

# TWENTY-SECOND AMENDMENT TO THE SHOAL CREEK PARKWAY TAX INCREMENT FINANCING PLAN

---

KANSAS CITY, MISSOURI

## TIF COMMISSION APPROVAL:

---

**DATE:** **RESOLUTION No.**

## CITY COUNCIL APPROVAL:

---

**4/14/2022** **220298**  
**DATE:** **ORDINANCE No.**

**Twenty-Second Amendment  
to the Shoal Creek  
Tax Increment Financing Plan**

The Twenty-Second Amendment (hereinafter the “Twenty-Second Amendment”) to the Shoal Creek Parkway Tax Increment Financing Plan (the “Plan”) is intended to amend the Plan, as approved by the City Council of Kansas City, Missouri by Ordinance No. 941443 and as subsequently amended by the First Amendment to the Plan, as approved by Ordinance No. 971310, the Second Amendment to the Plan, as approved by Ordinance No. 021283, as amended and approved by Ordinance No. 030545, the Third Amendment to the Plan, as approved by Ordinance No. 040457, the Fourth Amendment to the Plan, as approved by Ordinance No. 041218, the Fifth Amendment to the Plan, as approved by Ordinance No. 060903, the Sixth Amendment to the Plan, as approved by Ordinance No. 061320, the Seventh Amendment to the Plan, as approved by Ordinance No. 080419, the Eighth Amendment to the Plan, as approved by Ordinance No. 081118, the Ninth Amendment to the Plan, as approved by Ordinance No. 090262, the Tenth Amendment to the Plan, as approved by Ordinance No. 110073, the Eleventh Amendment to the Plan, as approved by Ordinance No. 130532, the Twelfth Amendment to the Plan, as approved by Ordinance No. 160592, the Thirteenth Amendment to the Plan, as approved by Committee Substitute for Ordinance No. 170327, the Fourteenth Amendment to the Plan, as approved by Ordinance No. 180583, the Fifteenth Amendment to the Plan, as approved by Ordinance No. 190216, the Sixteenth Amendment, as approved by Ordinance No. 190894, the Seventeenth Amendment, as approved by Ordinance No. 200217, the Eighteenth Amendment, as approved by Ordinance No. 201016, the Nineteenth Amendment, as approved by Ordinance No. 210134, the Twentieth Amendment, as approved by Ordinance No. 210500 and the Twenty-First Amendment, as approved by Ordinance No. 210750 (collectively, the Shoal Creek Parkway Tax Increment Financing Plan, as amended, shall hereinafter be referred to as the “Plan”).

The Twenty-Second Amendment (1) modifies the Budget of Redevelopment Project Costs, (2) modifies the Development Schedule and (3) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing. The Twenty-Second Amendment does not alter or modify the intent of the Plan, except for those changes specifically mentioned herein.

**Amendment No: 1:** Delete Exhibit 4, entitled “Estimated Redevelopment Project Costs”, and insert the revised Exhibit 4, attached hereto, in lieu thereof.

**Amendment No: 2:** Delete Exhibit 9, entitled “Development Schedule”, and insert the revised Exhibit 9, attached hereto, in lieu thereof.

**EXHIBIT 4**

**Estimated Redevelopment Project Costs**

[See Attached]

**Twenty-Second Amendment to the Shoal Creek TIF Plan  
Exhibit 4**

	<b>Project Costs</b>	<b>Reimbursable Costs</b>
<b>Commission Expenses (Notes)</b>		
Legal	500,000	500,000
Staff Time	400,000	400,000
Plan and Project Administration Expenses (Notes)	100,000	100,000
	<b>1,000,000</b>	<b>1,000,000</b>
<b>Street Improvements (Notes)</b>		
<b>A. Shoal Creek Parkway Construction</b>		
1. Hodge Park south to Interstate 435 (includes enhancements and lighting)	7,564,755	4,207,000
2. Hodge Park north to NE 96th Street	3,995,000	3,995,000
3. NE 96th Street west to Interstate 435	12,025,000	12,025,000
4. Interstate 435 west to N. Brighton	5,221,639	5,221,639
5. Interstate 435 west to N Pleasant Valley (Searcy Creek Parkway)	10,000,000	4,400,000
6. NE 108th Street to Staley Road	4,877,808	4,877,808
Design of Searcy Creek & Shoal Creek Parkways	450,000	450,000
Study from 100th to Brighton	100,000	100,000
Waterline	650,000	0
<b>Subtotal for Shoal Creek Parkway</b>	<b>44,884,202</b>	<b>35,276,447</b>
<b>B. Northeast 72nd Street Between Gladstone CL to N. Brighton</b>	<b>3,800,000</b>	<b>3,800,000</b>
<b>C. Maplewoods Parkway between Indiana to Interstate 435</b>		
1. M-1 to N. Spruce (Along NE 80th Street)	4,550,000	4,550,000
2. NE 80th to NE 77th Street ( Along N. Spruce)	2,630,000	2,630,000
3. NE 77th to N. Brighton Ave	6,620,000	6,620,000
4. N. Brighton to Searcy Creek Parkway	26,300,000	8,450,000
Acquisition	150,000	150,000
Alignment of Maplewoods Parkway	132,000	132,000
<b>Subtotal for Maplewoods Parkway</b>	<b>40,382,000</b>	<b>22,532,000</b>
<b>D. Northeast 76th Street/Soccer Drive</b>		
1. 650 feet west of Flintlock to Shoal Creek Parkway	5,900,000	5,900,000
2. Shoal Creek Parkway to N. Brighton	19,115,252	19,115,252
3. N. Brighton to Maplewoods Parkway	2,300,000	2,300,000
4. Box Culvert near Flintlock	1,855,134	1,055,134
5. Sidewalks: Shoal Creek Parkway to N Stark	400,000	400,000
<b>Subtotal for NE 76th Street</b>	<b>29,570,386</b>	<b>28,770,386</b>
<b>E. Northeast 96th Street between Shoal Creek Pkwy and N. Flintlock Road</b>	5,796,120	5,146,120
Waterline	119,417	119,417
<b>Subtotal for NE 96th Street</b>	<b>5,915,537</b>	<b>5,265,537</b>
<b>F. North Flintlock Road</b>		
1. NE 96th Street to Missouri Route 152	6,268,731	4,496,000
2. Missouri Route 152 to NE 76th Street	6,271,475	5,137,200
3. Flintlock Flyover	27,000,000	1,198,000
4. N. Flintlock: Traffic Signalization at NE 90th Street	350,000	350,000
<b>Subtotal for N Flintlock Road</b>	<b>39,890,206</b>	<b>11,181,200</b>
<b>G. North Brighton Avenue</b>		
1. Missouri Route 152 to NE 80th Street	2,164,482	1,804,000
2. 1941 linear feet south of NE 79th Street to N Pleasant Valley	16,000,000	16,000,000
3. N.E. 80th Street to a point 2700 linear feet south of N.E. 79th Street	2,287,028	2,098,624
4. Waterline	122,631	122,631
5. SKW Design & Construction Services	51,142	51,142
6. NE 58 <sup>th</sup> to Pleasant Valley	8,900,000	8,900,000
<b>Subtotal for N. Brighton Avenue</b>	<b>29,525,283</b>	<b>28,976,397</b>
<b>H. North Eastern Avenue</b>		
1. Intersection of 291 & N Eastern Missouri Route 291, north approx 2,000 linear feet	1,225,433	1,100,433
2. South of Kellybrook Elementary School approx 2,000 linear feet	820,021	820,021
3. Shoal Creek Parkway Roundabout north approx 5,240 linear feet	3,606,763	2,531,763
4. NE 108th St to 291	3,360,000	3,360,000
<b>Subtotal for N. Eastern Avenue</b>	<b>9,012,217</b>	<b>7,812,217</b>
<b>I. Northeast 108th Street</b>		
1. North Smalley Street to I-435	4,156,749	4,156,749
2. Interstate 435 west to Shoal Creek Parkway	6,461,000	4,611,000
<b>Subtotal for N.E. 108th Street</b>	<b>10,617,749</b>	<b>8,767,749</b>
<b>J. I-35 and MO-291 Intersection</b>	<b>16,000,000</b>	<b>3,000,000</b>
<b>K. NE 104th Street from MO-291 to A Highway</b>		
1. MO-291 to half mile east of MO-291	3,300,000	3,300,000
2. 1/2 mile east of MO-291 to Liberty/Kansas City city limits	5,360,000	5,360,000
3. Liberty/KCMO City Limits to A Highway (KCMO Share)	200,000	200,000
4. Signal at MO-291	450,000	450,000
<b>Subtotal for N.E. 104th Street</b>	<b>9,310,000</b>	<b>9,310,000</b>
<b>L1. MO-152: Interstate 35 Interchange (KCMO Share)</b>	<b>15,000,000</b>	<b>1,500,000</b>
<b>L2. MO-152 Shoal Creek Parway to Interstate 35</b>	<b>450,000</b>	<b>450,000</b>
<b>M. Pleasant Valley Road</b>		
1. Intersection with Brighton	2,000,000	2,000,000
2. Brighton to Searcy Creek Parkway	5,750,000	5,750,000
<b>Subtotal for Pleasant Valley Road</b>	<b>7,750,000</b>	<b>7,750,000</b>
<b>N. Hodge Park Improvements</b>		
1. General Park Improvements & Completing Hodge-Smithville Trail within park	1,420,000	1,420,000
2. Destination Playground	622,000	622,000
3. Multi-purpose playing fields	1,348,000	1,348,000
4. Parking Lot Improvements	250,000	250,000
5. Waterline Extension to north side of park	980,000	980,000
<b>Subtotal for Hodge Park</b>	<b>4,620,000</b>	<b>4,620,000</b>
<b>O. Public Infrastructure related to a Fire Station</b>	3,224,000	<b>3,500,000</b>
<b>Subtotal for Public Infrastructure</b>	<b>3,500,000</b>	<b>2,900,000</b>
<b>P. Trail Segment - Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road</b>	<b>1,400,000</b>	<b>1,400,000</b>
<b>Q. N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue to a point 1,960 linear feet east of N. Booth Avenue</b>	5,913,763	4,506,526
1. Financing Costs Related to N. Booth and MO Highway 152	656,367	656,367
<b>Subtotal for N. Booth Ave &amp; MO Hwy 152</b>	<b>6,570,130</b>	<b>5,162,893</b>
<b>R. Public Detentions</b>	1,002,847	1,002,847
1. Financing Costs Related to Public Detentions	143,207	143,207
<b>Subtotal for Public Detentions</b>	<b>1,146,054</b>	<b>1,146,054</b>
<b>S. Public Utilities (Storm Sewer, Sanitary Sewer, Water Main and Dry Utility)</b>	2,735,257	2,735,257
1. Financing Costs Related to Public Utilities	393,820	393,820
<b>Subtotal for Public Utilities</b>	<b>3,129,077</b>	<b>3,129,077</b>
<b>T. Woodneath Library Improvements</b>		
1. Paving	98,185	98,185
2. Walkways & Trails	75,325	75,325
3. Exterior Electrical Lighting	69,366	69,366
4. Site Utility Extensions	23,393	23,393
5. Sitework/Earthwork - Trails	250,890	250,890
6. Sod- Trails	11,479	11,479
7. Permits, Bonds and Insurance	21,146	21,146
9. Fee	11,033	11,033
10. Contingency	23,400	23,400
<b>Subtotal for Woodneath Library Improvements</b>	<b>584,217</b>	<b>584,217</b>
<b>U. Traffic Signal at NE 108th Street and Cookingham Drive</b>	<b>260,000</b>	<b>173,000</b>
<b>V. N. Sherman - Street Lights between NE Cookingham Drive and NE 116th Street</b>	<b>50,000</b>	<b>50,000</b>
<b>W. Maplewoods Parkway - Shoal Creek Parway to NE 112th Street, including the construction of a water line</b>	<b>3,224,000</b>	<b>1,000,000</b>
<b>X. Maplewoods Parkway - beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive</b>	<b>7,500,000</b>	<b>7,500,000</b>
<b>TOTAL</b>	<b>294,638,058</b>	<b>203,057,174</b>

**EXHIBIT 9**

**Development Schedule**

<b>Map Reference</b>	<b>Road Improvement Description</b>	<b>Completion Date</b>
A1	Shoal Creek Parkway: Hodge Park south to Interstate 435	Complete
A2	Shoal Creek Parkway: Hodge Park north to NE 96th Street	Complete
A3	Shoal Creek Parkway: NE 96th Street west to Interstate 435	Complete
A4	Shoal Creek Parkway: Interstate 435 to Brighton	Complete
A5	Searcy Creek Parkway: I-435 W to Pleasant Valley	Complete
A6	Shoal Creek Parkway: NE 108th Street to Staley Road Design of Searcy Creek and Shoal Creek Parkways Shoal Creek Parkway Study: 100th to Brighton Water Line	Complete
B	NE 72nd Street: Gladstone city limits to N Brighton	2032
C1-C4	Maple Woods Parkway: Indiana to Interstate 435	2032
D1	NE 76th: 650 linear feet west of N Flintlock to Interstate 435	2032
D2	Soccer Drive: Interstate 435 to Brighton	Complete
D3	Soccer Drive: N Brighton to Spruce Avenue	2032
D4	NE 76th box culvert	2032
D5	Sidewalks: Shoal Creek Parkway to N. Stark	Complete
E	NE 96th Street between Shoal Creek Parkway and N Flintlock Road	Complete
F1	N Flintlock: NE 96th Street to Missouri Route 152	Complete
F2	N Flintlock: Missouri Route 152 to NE 76th Street	Complete
F3	N Flintlock: 76th Street to the “Flintlock Flyover”	Complete

F4	N Flintlock: Traffic Signalization at NE 90 <sup>th</sup> Street, which may include a crosswalk in lieu of or in addition to the traffic signal	2022
G1	N Brighton: Missouri Route 152 to NE 80th Street	Complete
G2	N Brighton: 1941 linear feet south of NE 79th Street to N Pleasant Valley	2024
G3	N Brighton: NE 80th Street to 2700 linear feet south of NE 76th Street	Complete
G4	N. Brighton Water Line	2032
G5	SKW Design & Construction Services	2032
G6	NE 58 <sup>th</sup> Street to Pleasant Valley Road	2023
H1	N Eastern Avenue: Intersection at Highway 291	Complete
H2	N Eastern: South of Kellybrook Elementary School approximately 2,000 linear feet	Complete
H3	N Eastern Avenue: 96th Street to 106th Street	Complete
H4	N Eastern: 108th to Highway 291	2032
I1	NE 108th: Smalley to Interstate 435	Complete
I2	NE 108th: Interstate 435 to Staley Road	Complete
J	Interstate 35/Highway 291 Intersection	2032
K1	NE 104th: Highway 291 to A Highway	2021
K2	NE 104 <sup>th</sup> Street: ½ mile east of Highway 291 to Liberty/Kansas City city limits	2021
K3	NE 104 <sup>th</sup> Street: Liberty/Kansas City city limits to A Highway (KCMO share)	2021
K4	NE 104 <sup>th</sup> Street: Signal at Highway 291	2021
	Shoal Creek Parkway Study: 100th to Brighton Water Line	2021
L	Highway 152: Interstate 35 Interchange	2020
L1	Highway 152: Shoal Creek Parkway to Interstate 35	2022
L2	Highway 152: Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and Interstate 35	2023
M1	Pleasant Valley Road: Intersection with Brighton	2023
M2	Pleasant Valley Road: Brighton to Searcy Creek	2032
N	Hodge Park Improvements	2021
O	Infrastructure improvements related to the construction of a fire station within the Redevelopment Area	2019

P	Trail segment along Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road	2024
Q	N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue	2021
R	Public Detentions	2021
S	Public Utilities – Storm Water Sewer, Sanitary Sewers and a Water Main along MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue, and Dry Utilities	2021
T	Woodneath Library Improvements – Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency	2022
U	NE 108 <sup>th</sup> Street: Traffic signal at 108 <sup>th</sup> and NE Cookingham Drive	2021
V	N. Sherman: Street lights between NE Cookingham Drive and NE 116 <sup>th</sup> Terrace	2022
W	Maplewoods Parkway: Shoal Creek Parkway to NE 112 <sup>th</sup> Street, including the construction of a water line	2022
X	Maplewoods Parkway: NE 112 <sup>th</sup> Street extending north to and including the intersection at NE Cookingham Drive	2026



---

File #: 220298

---

ORDINANCE NO. 220298

Approving the Twenty-Second Amendment to the Shoal Creek Parkway Tax Increment Financing Plan and directing the City Clerk to send a copy of this ordinance to Clay County.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri (the "Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015 (the "Authorizing Ordinances") created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on November 10, 1994, the Council passed Ordinance No. 941443, which accepted the recommendations of the Commission as to the approval of Shoal Creek Parkway Tax Increment Financing Plan (the "Redevelopment Plan" or "Plan") and the designation of the Redevelopment Area described thereby as an economic development area, and authorized the Commission to take all such action as may be needed to effectuate the Redevelopment Plan; and

WHEREAS, the First Amendment to the Plan, which provides for the expansion of the boundaries of the Redevelopment Area and provides for the use of tax increment financing revenues to assist in financing construction of certain portions of Shoal Creek Parkway and sidewalks, street lights and appurtenances, was approved by the Council by Ordinance No. 971310, passed October 2, 1997; and

WHEREAS, the Second Amendment to the Plan, which provides for the addition of two redevelopment projects, the expansions of the Redevelopment Area and for the development of additional commercial space in the expanded Redevelopment Area, was approved by the Council by Ordinance No. 021283 passed on October 31, 2002, with the legal description revised by Ordinance No. 030545 on May 8, 2003; and

WHEREAS, the Third Amendment to the Plan, which provides for the construction of the Flintlock Flyover and Shoal Creek Parkway from I-435 to Pleasant Valley Road, was approved by the Council by Ordinance No. 040457, passed on April 29, 2004; and

WHEREAS, the Fourth Amendment to the Plan, which provides that 80% of the economic activity taxes generated and collected within the Redevelopment Area be utilized to



reimburse certain redevelopment project costs identified by the Fourth Amendment and further provides for revisions to the Budget of Redevelopment Project Costs, was approved by the Council by Ordinance No. 041218, passed on November 9, 2004; and

WHEREAS, the Fifth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and further provides for the expansion of the Redevelopment Area to include the proposed alignment of Maplewoods Parkway between Indiana and Brighton, was approved by the Council by Ordinance No. 060903, passed on August 31, 2006; and

WHEREAS, the Sixth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs, specifically for costs related to N. Brighton as well as Searcy Creek Parkway, was approved by the Council by Committee Substitute for Ordinance No. 061320, passed on December 14, 2006; and

WHEREAS, the Seventh Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and specifically for costs related to the acquisition of property and further provides for the removal of the Commission Representative from the Advisory Committee, placing him/her as an ex-officio member, was approved by the Council by Ordinance No. 080419, passed on May 8, 2008; and

WHEREAS, the Eighth Amendment to the Plan, which provides for the expansion of the Redevelopment Area and the addition of Redevelopment Project Areas, modifications to the Budget of Redevelopment Projects Costs, and modifications to the Estimated Economic Activity Taxes during the time tax increment financing is authorized, was approved by the Council by Ordinance No. 081118, passed on November 20, 2008; and

WHEREAS, the Ninth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and specifically for costs related to road improvements, was approved by the Council by Committee Substitute for Ordinance No. 090262, passed on April 16, 2009; and

WHEREAS, the Tenth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs, the issuance of bonds, modifications to the description of the Redevelopment Area, and the acquisition of right-of-way for road improvements, was approved by the Council by Ordinance No. 110073, passed on March 10, 2011; and

WHEREAS, the Eleventh Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and modifications to the Land Acquisition & Disposition Exhibit to include additional properties for right of way acquisition, was approved by the Council by Ordinance No. 130532, passed on July 25, 2013; and

WHEREAS, the Twelfth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs, the addition of certain public improvements and the expansion of the Redevelopment Area, was approved by the Council by Ordinance No. 160592, passed on August 25, 2016; and

WHEREAS, the Thirteenth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and the addition of certain public improvements, was approved by the Council by Ordinance No. 170327, passed on May 18, 2017; and

WHEREAS, the Fourteenth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and modifications to the Sources of Funds for all redevelopment project costs, was approved by the Council by Ordinance No. 180583, passed on August 23, 2018; and

WHEREAS, the Fifteenth Amendment to the Plan, which provides for a modification to the boundaries of the Redevelopment Area; modifications to the boundaries of Redevelopment Project Areas F, N and O; the removal of Redevelopment Project Areas C, E, H, I, Q, S, T, U, V, W, X, Y, AA, and BB; modifications to the description of the public improvements; modifications to the Budget of Redevelopment Project Costs; and modifications to the Sources and Uses, was approved by the Council by Ordinance No. 190216, passed on April 18, 2019; and

WHEREAS, the Sixteenth Amendment, which provides for (a) modifications to the description of the public improvements contemplated by the Plan, (b) modifications to the Budget of Redevelopment Project Costs, and (c) modifications to the Sources of Funds, passed on November 14, 2019; and

WHEREAS, the Seventeenth Amendment, which provides for provides for modifications Redevelopment Schedule as to the completion of the public improvements contemplated by the Plan passed on March 26, 2020; and

WHEREAS, the Eighteenth Amendment, which provides for (a) modifications to the boundaries of Redevelopment Project Area N and Redevelopment Project Area P, (b) modifications to the description of public improvements described by the Plan, (c) modifications to the Budget of Redevelopment Project Costs, (d) modifications to the Sources of Funds and (e) modifications to the Development Schedule passed on December 20, 2020; and

WHEREAS, the Nineteenth Amendment, which provides for (a) modifications to the Budget of Redevelopment Project Costs and (b) modifications to the Sources of Funds passed on March 7, 2021; and

WHEREAS, the Twentieth Amendment, which provides for (a) modifications to the Budget of Redevelopment Project Costs and (b) modifications to the Sources of Funds, was passed on June 17, 2021; and

WHEREAS, the Twenty-First Amendment, which provides for (a) modifications to the boundaries of the Redevelopment Area, (b) modifications to the description of public improvements described by the Plan, (c) modifications to the Budget of Redevelopment Project Costs, (d) modifications to the Sources of Funds and (e) modifications to the Development Schedule passed on September 16, 2021; and

WHEREAS, the Twenty-Second Amendment provides for (a) modifications to the Budget of Redevelopment Project Costs and (2) modifications to the Development Schedule; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Twenty-Second Amendment, a copy of which is attached hereto, is hereby approved.

Section 2. That all terms used in this Ordinance, not otherwise defined herein, shall be construed as defined in the Act.

Section 3. That the Council finds that:

- (a) Good cause has been shown for amendment of the Redevelopment Plan, and that the findings of the City Council in Ordinance Nos. 941443, 971310, 021283, 030545, 040457, 041218, 060903, 061320, 080419, 081118, 090262, 110073, 130532, 160592, 170327, 180583, 190216, 201016, 210134, 210500, and 210750 with respect to the Redevelopment Plan are not affected by the Twenty-Second Amendment and apply equally to the Twenty-Second Amendment;
- (b) The Redevelopment Area, as amended, is an economic development area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan, as amended by the Twenty-Second Amendment, and the utilization of tax increment financing;
- (c) The areas selected as Redevelopment Projects include only those parcels of real property and improvements which will be directly and substantially benefited by the public improvements described by the Redevelopment Plan, as amended by the Twenty-Second Amendment;
- (d) The Redevelopment Plan, as amended by the Twenty-Second Amendment, and each Redevelopment Project, conform to the comprehensive plan for the development of the City as a whole;
- (e) The estimated dates of completion of the respective Redevelopment Projects and retirement of any obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Twenty-Second Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project authorized by the Plan, as amended;
- (f) A plan has been developed for relocation assistance for businesses and residences;

- (g) The Twenty-Second Amendment does not alter the cost-benefit analysis previously incorporated within the Redevelopment Plan.
- (h) The Twenty-Second Amendment does not include the initial development or redevelopment of any gambling establishment; and
- (i) A study has been completed and the findings of such study satisfy the requirements set out in subdivision (1) of Section 99.810, RSMo.

Approved as to form and legality:



Emalea Black  
Assistant City Attorney



Authenticated as Passed

  
\_\_\_\_\_  
Quinton Lucas, Mayor  
\_\_\_\_\_  
Marilyn Sanders, City Clerk

APR 14 2022

\_\_\_\_\_  
Date Passed