

Board Meeting Agenda

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: August 14, 2024
TIME: **9:30 a.m.**
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

Videoconference

<https://us06web.zoom.us/j/89120225749?pwd=cHc3OTlpMmFNK2pqZFIGdEROazlvdz09>

Meeting ID: 891 2022 5749

Passcode: 199445

By Telephone: +1 312 626 6799

PUBLIC HEARING AGENDA ITEMS

PLATTE-CLAY COUNTIES/PLATTE RIII

PUBLIC HEARING – 9:35 AM

ROLL CALL

1. **Platte Purchase Development– Eighth Amendment: Consideration of approval of the Eighth Amendment of the Platte Purchase Development Plan, and other matters related thereto. (David Leader) Exhibit 1**

Purpose: The purpose of this hearing is to consider recommending to the City Council of Kansas City, Missouri the approval of the proposed Amended Eighth Amendment to the Platte Purchase Development Plan (the “Plan”) which provides for (1) modifications to the Site Plan, (2) modifications to the description of the Public Infrastructure Improvements (3) modifications to the Estimated Redevelopment Project Costs, (4) modifications to the Sources of Funds, (4) modifications to the Redevelopment Schedule, and (5) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.

Boundaries of Redevelopment Plan Area: The Redevelopment Area described by the Plan, as amended, is generally located at the intersection of 152 Highway and N Platte Purchase Drive, extending north along the west side of N Platte Purchase Drive to a point approximately 1,200 feet south of NW 100th Street and extending 1,200 to 3,000 feet to the west of N Platte Purchase Drive; extending north along the east side of N Platte Purchase Drive to N Fountain Hill Drive and 1,000 feet to the east of N Platte Purchase Drive; and extending south of M-152 along the east side of N Platte Purchase Drive to approximately NW 88th Street on the south and approximately 1,200 feet east of N Platte Purchase Drive; and extending south of M-152 along the west side of N Platte Purchase Drive approximately 1,800 feet, extending 600 to 1,000 feet west of N Platte Purchase Drive including approximately 371 acres of land in Kansas City, Clay County, Missouri.

Notices: Notices regarding the public hearing were sent to all affected taxing jurisdictions by certified mail on 6/21/2024. Notices were published in newspapers of general circulation about the proposed redevelopment on 7/9/2024, and 7/29/2024.

Staff prepared and delivered notices by certified mail regarding the public hearing on 8/2/2024 to the person or persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land located within the redevelopment project or plan area, which shall be subject to payments in lieu of taxes and economic activity taxes.

General Description of the Platte Purchase Development Plan: The Platte Purchase Development Plan (the “Plan” or “Redevelopment Plan”) provides for public infrastructure improvements within and adjacent to the Redevelopment Area, including street improvements, traffic signalization, trails, sanitary sewer lines and related improvements to support commercial development within the Redevelopment Area and to adequately address

the conditions qualifying the Redevelopment Area as an Economic Development Area (collectively, the “Public Improvements”).

Redevelopment Project Costs: The estimated Redevelopment Project Costs to implement the road and public infrastructure improvements contemplated by the Plan are approximately \$92,288,860. The Plan proposes that \$76,394,990 of the Redevelopment Project Costs be reimbursed with Economic Activity Taxes generated and deposited in the Special Allocation Fund.

Projections and Application of Payments in Lieu of Taxes and Economic Activity Taxes: The total Economic Activity Tax (“EATS”) revenues estimated to be generated during such time that tax increment financing is authorized by ordinance is approximately \$111,882,182 and such amount shall be made available, upon annual appropriation, to pay eligible Redevelopment Project Costs. No Payments in Lieu of Taxes deposited into the Special Allocation Fund will be used to pay or reimburse any reimbursable Redevelopment Project Costs during the period tax increment financing shall be authorized. The Payments In Lieu of Taxes generated within the Redevelopment Project Areas and deposited into the Special Allocation Fund shall be declared surplus and shall be remitted to the affected Taxing Districts in accordance with the Act.

Anticipated Sources of Funds: The estimated EATS anticipated to be utilized to fund eligible Redevelopment Project is \$76,394,990 and the remaining Redevelopment Project Costs in the amount of \$15,893,870 shall be funded from contributions from Public Improvements Advisory Committee (PIAC), Kansas City Water Services, Platte County, Line Creek Regional Detention Development Contributions and Federal Grants referenced on Exhibit 6 to the Plan, entitled Sources of Funds.

Initial Equalized Assessed Value: According to the 2016 records at the Clay County Assessor’s Office, the total initial equalized assessed valuation of the portion of the Redevelopment Area located within Clay County is approximately \$21,420. According to the 2016 records at the Platte County Assessor’s Office, the total initial equalized assessed valuation of the portion of the Redevelopment Area located within Platte County is approximately \$93,823. Following the completion of the improvements contemplated by the Plan, it is estimated that the assessed value of the real property within the Redevelopment Area will increase to approximately \$23,482.971.

Estimate as to the Equalized Assessed Value after Redevelopment: When the Public Improvements, together with all real property located within the Redevelopment Project Areas that is supported by such Public Improvements have been completed, the total assessed valuation of the of the Redevelopment Area is estimated to be \$13,754,736.

Evidence of the Commitments to Finance the Project Costs: Evidence of Commitments to finance the Redevelopment Projects is attached as Exhibit 10 to the Plan.

The Anticipated Type and Term of the Sources of Funds, including Obligations, to pay Redevelopment Project Costs: The anticipated type and term of sources of Funds, including Obligations, is set forth in Section IV.E. of the Plan.

Statutory Findings: It is Staff’s recommendation that the Eighth Amendment to the Platte Purchase Development Plan meets each of the required statutory findings identified by the TIF Act Statute. Specifically,

- **Economic Development Area:** The Amended Eighth Amendment to the Plan does not alter the Commission’s and City’s previous finding that the Redevelopment Area on the whole, based upon the report attached to the Plan, as Exhibit 9, is an Economic Development Area.
- **But-For Analysis:** The Amended Eighth Amendment to the Plan does not alter the Commission’s and City’s previous finding that the Redevelopment Area 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 tax increment financing.
- **Finding the Area Conforms to the City’s Comprehensive Plan:** The Redevelopment Plan, as amended by the Amended Eighth Amendment, conforms to the City’s KC Spirit Playbook and the applicable Area Plan.
- **Redevelopment Schedule:** The Redevelopment Plan, as amended by the Amended Eighth Amendment, provides that the estimated date of completion of any redevelopment project described by the Plan and retirement of obligations incurred to finance redevelopment project costs identified by the Plan shall not occur later than twenty-three (23) years after such redevelopment project is approved by ordinance.
- **Relocation Plan:** The Redevelopment Plan, as amended by the Amended Eighth Amendment, contains a relocation assistance plan. The Plan does not contemplate the relocation of any businesses or residents.
- **Gambling Establishment:** The Redevelopment Plan, as amended by the Amended Eighth Amendment, does not include development or redevelopment of any gambling establishment.
- **Acquisition by Eminent Domain:** The Redevelopment Plan, as amended by the Amended Eighth Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving such Redevelopment Project.
- **Date to Adopt Redevelopment Project:** The Redevelopment Plan, as amended by the Amended Eighth Amendment, does not provide for the adoption of an Ordinance approving any Redevelopment Project later than ten (10) years from the adoption of the Plan.

Action recommended: (1 OF 2) CLOSING THE PUBLIC HEARING.

(2 OF 2) APPROVAL OF THE AMENDED EIGHTH AMENDMENT TO THE BARRY TOWNE TAX INCREMENT FINANCING PLAN AND FORWARD THE RECOMMENDATIONS TO THE CITY COUNCIL FOR APPROVAL AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:40 AM

ROLL CALL

2. **Union Hill TIF Plan – Fourth Amendment: Consideration of approval of the Fourth Amendment of the Union Hill TIF Plan and other matters related thereto. (David Leader)**

Action recommended: CONTINUE THE PUBLIC HEARING TO 9:35 A.M. SEPTEMBER 11, 2024.

JACKSON COUNTY/HICKMAN MILLS

PUBLIC HEARING – 9:50 AM

ROLL CALL

3. **Pioneer Plaza TIF Plan – First Amendment: Consideration of approval of the First Amendment of the Pioneer Plaza TIF Plan and other matters related thereto. (David Leader)**

Action recommended: CONTINUE THE PUBLIC HEARING TO 9:40 A.M. OCTOBER 9, 2024.

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

MINUTES

4. **Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto. (La’Sherry Banks) Exhibit 4**

Minutes of the July 10, 2024, meeting are included for the Commission’s review prior to the meeting.

Action recommended: ACCEPTANCE OF THE ADMINISTRATIVE COMMISSION AND RELATED COUNTIES/SCHOOL DISTRICTS MINUTES AS PRESENTED.

COST CONSENT ITEMS RELATED TO SPECIFIC TIF PLANS

5. Cost Consent Agenda: Consideration of approval of the Cost Consent Agenda, and other matters related thereto. (Gloria Garrison) Exhibit 5

The Cost Consent Agenda items for August 2024 are included in the Commission’s Board Packets for review prior to the meeting. The following items are included:

- Cost Certifications (**Exhibit 5, 5A, 5B, 5C, 5D, 5E, 5F**)

North Oak TIF Plan: Consideration of certification of costs totaling \$450,000 and other matters related thereto. (Gloria Garrison)

Request from: City of Kansas City, MO
Total amount requested: \$450,000
Use of funds: Sidewalk (N Holmes South of Greenfield to 42nd St)
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 67% compliant for the current reporting period (1st Half 2024, reports are due 7-31-2024). 100% Compliant for the last reporting period.

Notes: This is the first and final certification request for the North Oak proactive project N Holmes Sidewalks and Intersection at NE 48th Street and NE Vivion Road.

Recommendation: Approval of certification of costs totaling \$450,000. Reimbursement is subject to the issuance of a Certificate of Completion and Compliance.

Platte Purchase TIF Plan: Consideration of certification of costs totaling \$48,688.86 and other matters related thereto. (Gloria Garrison)

Request from: Ashlar Homes, LLC
Total amount requested: \$48,688.86
Use of funds: Proj 10 Phase 2
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 100% compliant for the current reporting period (1st Half 2024, reports are due 7-31-2024). 100% Compliant for the last reporting period.

Notes: Certification Report 2017 - 63 for costs related to submission #4, project Proj 10 Phase 2.

Recommendation: Approval of certification of costs totaling \$48,688.86 to be paid from future bond funds or SAF as available. Reimbursement is subject to the issuance of a Certificate of Completion.

Platte Purchase TIF Plan: Consideration of certification of costs totaling \$107,723.60 and other matters related thereto. (Gloria Garrison)

Request from:	Hunt Midwest
Total amount requested:	\$107,723.60
Use of funds:	Proj 7C
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	100% compliant for the current reporting period (1 st Half 2024, reports are due 7-31-2024). 100% Compliant for the last reporting period.

Notes: Certification Report 2017 - 64 for costs related to commission expenses, Proj 7C, N. Platte Purchase Drive between NE 108th St and Platte Purchase Park.

Recommendation: Approval of certification of costs totaling \$107,723.60 to be paid from bond funds. Reimbursement is subject to the issuance of a Certificate of Completion.

Platte Purchase TIF Plan: Consideration of certification of costs totaling \$338,000, and other matters related thereto. (Gloria Garrison)

Request from:	City of Kansas City, MO
Total amount requested:	\$610,503
Use of funds:	TS1 Twin Creeks Trail Segment 1
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	\$272,503
EATs reporting requirement:	100% compliant for the current reporting period (1 st Half 2024, reports are due 7-31-2024). 100% Compliant for the last reporting period.

Notes: Certification Report 2017 - 65 for costs related to TS1 – Twin Creeks Trail System – Segment 1. Per the TIF Plan and related Agreement the max reimbursable is \$338,000. Only the TIF Reimbursable total was certified for reimbursement.

Recommendation: Approval of certification of costs totaling \$338,000 to be paid from bond funds. Reimbursement is subject to the issuance of a Certificate of Completion.

KCI Corridor TIF Plan: Consideration of certification of costs totaling \$120,123.06 and other matters related thereto. (Gloria Garrison)

Request from: MD Management
Total amount requested: \$120,123.06
Use of funds: Commission Expenses and Project 7D Costs
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 63% compliant for the current reporting period (1st Half 2024, reports are due 7-31-2024). 79% Compliant for the last reporting period.

Notes: Certification Report 2021-31 for Commission Expenses, project 7D, Old Tiffany Springs Road Construction, and related Soft Costs.

Recommendation: Approval of the certification of costs totaling \$120,123.06 to be paid from bond funds.

Union Hill TIF Plan: Consideration of certification of costs totaling \$65,826 and other matters related thereto. (Gloria Garrison)

Request from: Union Hill Properties
Total amount requested: \$65,826
Use of funds: Commission Expenses
Cost certifier: Ralph Johnson
Questioned or disallowed costs: None
EATs reporting requirement: 36% compliant for the current reporting period (1st Half 2024, reports are due 7-31-2024). 86% Compliant for the last reporting period.

Notes: Certification Report 2019-02 for Commission Expenses – Plan and Project preparation expenses incurred by Developer

Recommendation: Approval of certification of costs totaling \$65,826.

Metro North TIF Plan: Consideration of certification of costs totaling \$1,376,636 and other matters related thereto. (Gloria Garrison)

Request from: Metro North Crossing, LLC
Total amount requested: \$1,376,636
Use of funds: Project Costs
Cost certifier: Hood & Associates CPA's PC
Questioned Costs (For time) None
EATs reporting requirement: 58% compliant for the current reporting period (2nd Half 2023, reports are due 1-31-2024). 67% Compliant for the last reporting period.

Notes: Certification Report Draw #10 for sitework/ landscaping/ signage, demolition/ renovation, general conditions, and construction interest.

Recommendation: Approval of the costs totaling \$1,376,636

Action recommended: APPROVAL OF THE COST CONSENT AGENDA AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

6. **Overlook TIF Plan: Consideration of the Certification of Redevelopment Project Costs #19**
(Heather Brown) (Exhibit 6)

A plan for redevelopment known as the “Overlook Tax Increment Financing Plan” (the “TIF Plan”) for an area designated therein as the redevelopment area (the “Redevelopment Area”) was approved by the City Council of the City (the “Council”) by its passage of Ordinance No.200942 (the “TIF Ordinance”).

The TIF Plan provides that the estimated reimbursable Redevelopment Project Costs related to the implementation of projects improvements described therein are approximately \$23,283,520, which include (1) approximately \$2,995,838 of Economic Activity Taxes and (2)(a) approximately \$2,995,838 of Additional City EATs, (b) approximately \$150,000 sales tax approved and allocated by the Public Improvements Advisory Committee (PIAC) and (c) approximately \$5,150,000 in sales tax recommended by the Central City Economic Development Board (collectively, the City’s Additional Tax Contributions”).

On July 9, 2021, the Commission, the City, the Redeveloper and Novak Birks, P.C. (the “Cost Certifier”) entered into a Tax Contribution and Disbursement Agreement, which was amended on February 2, 2022, December 15th, 2022, May 10th 2023 and on June 22nd, 2023 (collectively, the “Tax Contribution Agreement”), and which provides, in part, for the procedures related to the certification of redevelopment project costs and the disbursement of the City’s Additional Tax Contributions.

In accordance with the Tax Contribution Agreement and pursuant to the Cost Certifier’s Report to the Commission #25 July 11th, 2024 (the “Cost Certifier Report”), which, with the consent of the City, the Redeveloper requested \$38,186 in costs and the Certifier certified \$37,463 of redevelopment project costs related to Landscaping, Concrete, General Contractor, Miscellaneous Metals and Contingency for reimbursement from CCEDI and questioned costs of \$723. Based upon such certification and consent by the City, Central City Sales Tax contributed by the City to the Commission was utilized to pay such redevelopment project costs identified by the Cost Certifier Report.

In accordance with Exhibit B to the Tax Contribution Agreement, entitled, “Cost Certification and Payment Procedures,” staff recommends that the Commission approve certification of \$37,463 of redevelopment project costs funded with Central City Sales Tax.

Action Recommended:

APPROVAL OF THE CERTIFICATION OF \$37,463 OF REDEVELOPMENT PROJECT COSTS IDENTIFIED BY THE OVERLOOK TIF PLAN TO BE FUNDED WITH CENTRAL CITY SALES TAX, AS HAS BEEN CERTIFIED BY NOVAK BIRKS, P.C. AND CONSENTED TO BY THE CITY OF KANSAS CITY, MISSOURI AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS

7. 22nd & Main TIF Plan: Consideration of Approval of a Certificate of Partial Completion and Compliance in Connection with the Tracks 215 Partially Completed Project and Public Improvements within the 22nd & Main TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 7

This Certificate of Partial Completion and Compliance is issued to 22nd & Wyandotte, LLC (the “Redeveloper”) in accordance with the Redevelopment Agreement (the “Redevelopment Agreement”), dated November 24, 2021 and amended on August __, 2024, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and 22nd & Wyandotte, LLC (the “Redeveloper”) for the implementation of the 22nd & Main Tax Increment Financing Plan, as amended (the “TIF Plan”).

This Certificate of Partial Completion and Compliance is issued to the Redeveloper in accordance with Section 18 of the Redevelopment Agreement for all such requirements and obligations in connection with the construction of Project Improvements and Public Improvements that are identified on Exhibit D to the Redevelopment Agreement (the “Project and Public Improvements”) and in the 22nd & Main TIF Plan Schedule of Project Costs Submitted and Certified for Reimbursement, pursuant to an Independent Accountant’s Report, dated December 28, 2023, by Ralph C. Johnson & Company, PC (the “Partially Completed Project and Public Improvements”) and Resolution No. 1-2-24 (the “Cost Certification Resolution”).

REDEVELOPMENT PROJECT COSTS RELATED TO THE PROJECT IMPROVEMENTS AND PUBLIC IMPROVEMENTS:

	<u>Budget</u>	<u>Actual</u>
Total Cost of Project and Public Improvements	\$ 52,414,356	\$23,005,943
Redevelopment Costs Eligible for Reimbursement	\$ 3,952,400	\$ 3,952,400

The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy and the Commission, pursuant to the Cost Certification Resolution, has certified all Project and Public Improvements Costs incurred that relate to the Partially Completed Project and Public Improvements. Staff recommends approval of the Certificate of Partial Completion and Compliance.

Action recommended:

APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO 22ND & WYANDOTTE, LLC FOR COSTS RELATED TO THE PARTIALLY COMPLETED PROJECT AND PUBLIC IMPROVEMENTS CONDITIONED UPON EXECUTION AND DELIVERY OF THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT, AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

AGREEMENTS RELATED TO SPECIFIC TIF PLANS

8. Shoal Creek Parkway TIF Plan. Consideration of the First Amendment to the Redevelopment Agreement in connection with the implementation of the Shoal Creek Parkway TIF Plan, and other matters related thereto. (*Denvoir Griffin*) Exhibit 8

On November 10, 1994, the City Council of Kansas City, Missouri (the “City Council”) by way of Ordinance No. 941443, approved a plan for redevelopment known as the “Shoal Creek Parkway Tax Increment Financing Plan,” which has been amended from time to time by a series of Ordinances passed by the City Council (the “TIF Plan”) for an area designated therein as a redevelopment area (the “Redevelopment Area”).

The TIF Plan provides, among other things, for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including the installation of streetlights along N Sherman Road, between NE Cookingham Drive and NE 116th Terrace (the “Street Light Installation Project”).

On July 1, 2021, The Commission and the City of Kansas City, Missouri, through its Public Works Department (the “City”) entered into a Redevelopment Agreement, which provides for, among other things, the implementation of the Street Light Installation Project by the City in accordance with the terms and conditions of the Redevelopment Agreement by October 2021, and the reimbursement by the Commission of certain costs related thereto in an amount not to exceed \$50,000 (the “Redevelopment Agreement”).

The City desires to amend the Redevelopment Agreement to extend the date of completion of the Shoal Creek Trail Segment 3. Attached to the Commission’s Board Packet as **Exhibit 8** is a Third Amendment to the Redevelopment Agreement with the City which extends the date of completion for the Street Light Installation Project to December 2025.

To the extent the Commission finds acceptable the terms of the First Amendment to the Redevelopment Agreement, as described in this agenda item and as more particularly set forth in **Exhibit 8**, staff and legal counsel recommend its approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

Action recommended:

APPROVAL OF THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND THE CITY OF KANSAS CITY, MISSOURI, THROUGH ITS PUBLIC WORKS DEPARTMENT IN CONNECTION WITH THE SHOAL CREEK PARKWAY TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

9. Shoal Creek Parkway TIF Plan. Consideration of the Third Amendment to a Redevelopment Agreement in connection with the implementation of the Shoal Creek Parkway TIF Plan, and other matters related thereto. (Denvoir Griffin) Exhibit 9

On November 10, 1994, the City Council of Kansas City, Missouri (the “City Council”) by way of ordinance No. 941443, approved a plan for redevelopment known as the “Shoal Creek Parkway Tax Increment Financing Plan,” which has been amended from time to time by a series of ordinances passed by the City Council (the “TIF Plan”) for an area designated therein as a redevelopment area (the “Redevelopment Area”).

The TIF Plan provides, among other things, for the design and construction of public infrastructure improvements within and adjacent to the Redevelopment Area, including the design and construction of a trail segment along Shoal Creek Parkway, between North Brighton Avenue and Pleasant Valley Road (the “Shoal Creek Trail Segment 3”)

On July 14, 2017, the city of Kansas City, Missouri (the “City”) and the Commission entered into a Redevelopment Agreement, which has been subsequently amended by a First and Second Amendment thereto (the “Redevelopment Agreement”), which provides, in part, (1) for the City to cause the design of the Shoal Creek Trail Segment 3 by July 31, 2023 and (2) for the Commission to pay for certain costs related thereto in accordance with the terms and conditions of the Redevelopment Agreement as described therein.

The City desires to amend the Redevelopment Agreement to extend the date of completion of the Shoal Creek Trail Segment 3. Attached to the Commission’s Board Packet as **Exhibit 9** is a Third Amendment to the Redevelopment Agreement with the City which extends the date of completion for the Construction of the Shoal Creek Trail Segment 3 to December 1, 2027.

To the extent the Commission finds acceptable the terms of the Third Amendment to the Redevelopment Agreement, as described in this agenda item and as more particularly set forth in **Exhibit 9**, staff and legal counsel recommend its approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

Action recommended:

APPROVAL OF THE THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND THE CITY OF KANSAS CITY, MISSOURI IN CONNECTION WITH THE SHOAL CREEK PARKWAY TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

10. Platte Purchase TIF Plan. Consideration of the First Amendment to a Redevelopment Agreement in connection with the implementation of certain trail improvements contemplated by the Platte Purchase TIF Plan, and other matters related thereto. (Denvoir Griffin) Exhibit 10

On July 28, 2016, the City Council of Kansas City, Missouri (the “City Council”), by way of Ordinance No. 160415, approved a plan for redevelopment known as the “Platte Purchase Development Plan,” which has been amended from time to time by a series of ordinances passed by the City Council (the “TIF Plan”) for an area designated therein as a redevelopment area (the “Redevelopment Area”).

The TIF Plan provides, among other things, for the design and construction of certain roadways and other public infrastructure improvement within and adjacent to the Redevelopment Area, including the design and construction of trails along Second Creek between Line Creek Parkway and NW 97th Street (the "TS1 Trail Improvements").

On March 20, 2020, The Commission and the City of Kansas City, Missouri (the “City”) entered into a Redevelopment Agreement, which provides, among other things, for (1) the design and construction of the TS1 Trail Improvements by December 2022 and (2) the Commission’s reimbursement for certain costs related thereto in an amount not in excess of \$338,000 in accordance with the terms of the Redevelopment Agreement as described therein (the “Redevelopment Agreement”).

The City desires to extend the date of completion of the TS1 Trail Improvements. Attached to the Commission’s Board Packet as **Exhibit 10** is a First Amendment to the Redevelopment Agreement with the City which extends the date of completion for the TS1 Trail Improvements to December 2024.

To the extent the Commission finds acceptable the terms of the First Amendment to the Redevelopment Agreement, as described in this agenda item and as more particularly set forth in **Exhibit 10** staff and legal counsel recommend its approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

Action recommended:

APPROVAL OF THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND THE CITY OF KANSAS CITY, MISSOURI IN CONNECTION WITH THE PLATTE PURCHASE TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL.

11. 22nd & Main TIF Plan. Consideration of the First Amendment to a Redevelopment Agreement with 22nd & Wyandotte, LLC, in connection with the implementation of certain improvements contemplated by the 22nd & Main TIF Plan, and other matters related thereto. (Wesley Fields) Exhibit 11

On March 19, 1998, the City Council of Kansas City, Missouri (the “City Council”), by way of Ordinance No. 980230, approved a plan for redevelopment known as the “22nd & Main Tax Increment Financing Plan,” which has been amended from time to time by a series of ordinances passed by the City Council (the “TIF Plan”) for an area designated therein as a redevelopment area, which is bounded by Southwest Boulevard and 19th Street on the north,

Walnut Street on the east, the Kansas City Terminal Railway on the south and W. Pennway/Broadway on the west (the “Redevelopment Area”).

The TIF Plan provides, among other things, for the rehabilitation of the Freighthouse Building, the rehabilitation and construction of commercial and residential uses, together with the construction of parking and appurtenances, as well as necessary utilities, street improvements and public infrastructure, including the design and construction of an approximately 300-stall parking facility and an apartment complex containing approximately 150 residential units (the “Parking and Apartment Complex Improvements”).

On November 24, 2021, the Commission and 22nd & Wyandotte, LLC (the “Redeveloper”) entered into a Redevelopment Agreement, which provides, among other things, for (1) the design and construction of the Parking and Apartment Complex Improvements by March 31, 2024 and (2) the Commission’s reimbursement for certain costs related thereto in an amount not in excess of \$3,952,400 in accordance with the terms of the Redevelopment Agreement as described therein (the “Redevelopment Agreement”).

The Redeveloper desires to amend the Redevelopment Agreement to extend the date of completion of the Parking and Apartment Complex Improvements. Attached to the Commission’s Board Packet as **Exhibit 11** is a First Amendment to the Redevelopment Agreement with the City which extends the date of completion for the Parking and Apartment Complex Improvements to April 2025.

To the extent the Commission finds acceptable the terms of the First Amendment to the Redevelopment Agreement, as described in this agenda item and as more particularly set forth in **Exhibit 11** staff and legal counsel recommend its approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

Action recommended:

APPROVAL OF THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND 22ND & WYANDOTTE, LLC IN CONNECTION WITH THE IMPLEMENTATION OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE 22ND & MAIN TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL.

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

12. Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto. Exhibit 12

Action recommended:

NONE; INFORMATION ONLY.

13. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action Reports and Contract Compliance Reports, and other matters related thereto. (Sandra L. Rayford)**

The Affirmative Action/Contract Compliance Committee did not meet during the month of July 2024. Future MBE/WBE Reports on active projects will be provided by the Civil Rights and Equal Opportunity Department.

Action recommended: NONE, INFORMATION ONLY

14. **Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto. Exhibit 14, 14A**

The Governance, Finance and Audit Subcommittee met on August 7, 2024 to consider the following item:

- Monthly Financials prepared by Hood & Associates (Michael Keenen, Hood & Associates)
- Investment Report (Adrian Cory, KCMO)

Action recommended: ACCEPTANCE OF THE FINANCIAL AND INVESTMENT REPORTS.

15. **Neighborhood & Housing Subcommittee Report: Consideration of the Neighborhood & Housing Report, and other matters related thereto. Exhibit 15**

Action recommended: NONE; INFORMATION ONLY.

16. **Chair's Report: Consideration of the Chair's Report, and other matters related thereto.**

Action recommended: NONE; INFORMATION ONLY.

17. **Administrative: Consideration of the Executive Director's Report, and other matters related thereto.**

Action recommended: NONE; INFORMATION ONLY.

18. **KCMO/Clay County TIF Plans: Consideration of a request from Commissioner Nolte to discuss recommendations to the Kansas City Council on improvements to the redevelopment process.**

EXECUTIVE SESSION

19. **Consideration of legal matters, real estate matters, sealed bids or proposals, or confidential communications between the Commission pursuant to Section 610.021(1), (2), (12), or (17), RSMo, respectively. (Chair Canady)**

RESUME BUSINESS SESSION

20. Adjournment

high-performance work system
technology
organizational structure
people
processes
all work together