

**REVISED**

**Board Meeting Agenda**  
**Tax Increment Financing Commission**  
City of Kansas City, Missouri

DATE: October 9, 2024  
TIME: **9:30 a.m.**  
PLACE: Economic Development Corporation Board Room, 4<sup>th</sup> 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

## *JACKSON COUNTY/KCMO*

### **PUBLIC HEARING – 9:30 AM**

#### *ROLL CALL*

1. **12<sup>th</sup> & Wyandotte TIF Plan - Termination: Consideration of approval of the termination of the 12th and Wyandotte TIF Plan and other matters related thereto. (David Leader) Exhibit 1**

The purpose of this hearing is for the TIF Commission to consider recommending to the City Council of Kansas City, Missouri, termination of the 12th and Wyandotte TIF Plan.

**Notices:** In accordance with Section 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of this hearing.

The Redevelopment Area is generally bounded by 11<sup>th</sup> Street on the north, Baltimore Street on the east, 13<sup>th</sup> and 12<sup>th</sup> Streets on the south, and Wyandotte Street and Central Street on the west, in Kansas City, Jackson County, Missouri.

The purpose of the 12th and Wyandotte TIF Plan was to renovate the existing Allis Plaza Hotel, demolish the Muehlebach Tower at 12<sup>th</sup> & Wyandotte, construction of a new 450-room hotel with underground parking, the renovation of the Muehlebach Hotel Convention Center on Baltimore Street, and Construction of above grade pedestrian walkways linking the hotels and the Twelve Wyandotte Plaza Office Building.

The projects total \$34,043,780, and all certified costs have been reimbursed. Although the 23-year clock does not expire until 2029, staff and the developer recommend terminating the Plan and project areas early.

**Recommendation:** The staff recommends that the Commission make a recommendation to the Council that it terminates the 12th and Wyandotte TIF plan.

*Actions recommended:* (1 of 2) Close the public hearing.

(2 of 2) Recommend that the City Council pass an ordinance (a) terminating the 12th and Wyandotte Tax Increment Financing Plan, and terminating the designation of all project areas, (b) declaring all payments in lieu of taxes and economic activity taxes on deposit in the special allocation fund established in connection with the Redevelopment Project Area, if any, as surplus, and dissolving the special allocation fund.

## JACKSON COUNTY/HICKMAN MILLS

### PUBLIC HEARING – 9:35 AM

2. **87<sup>th</sup> & Hillcrest Road TIF Plan - Termination:** Consideration of approval of the termination of the 87<sup>th</sup> Street & Hillcrest Road TIF Plan and other matters related thereto. (David Leader) Exhibit 2

The purpose of this hearing is for the TIF Commission to consider recommending to the City Council of Kansas City, Missouri, the termination of the 87<sup>th</sup> Street & Hillcrest Road TIF Plan.

**Notices:** In accordance with Section 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of this hearing.

The Redevelopment Plan Area is described as an area generally bounded by Hillcrest Road on the east, 87<sup>th</sup> Street on the north, and adjoins the Santa Fe TIF Area to the west and south in the city of Kansas City, Jackson County, Missouri.

The purpose of the 87<sup>th</sup> & Hillcrest TIF Plan was to develop approximately 25 acres of blighted land located at 87<sup>th</sup> Street & Hillcrest Road, to be used as headquarters for Dean Machinery Co. Headquarters. The project anticipated 35,000 sf of new office space, 6,000 sf of new retail space, 100,000 sf of new industrial space, and 160 new parking spaces. The property was sold to Foley Industries in 2011.

The \$64 million project is complete, and all certified costs (in the amount of \$14.5 million) have been reimbursed. Although the 23-year clock does not expire until 2030, staff and the developer recommend terminating the Plan and single project area early.

**Recommendation:** The staff recommends that the Commission make a recommendation to the Council to terminate the 87<sup>th</sup> Street & Hillcrest Road TIF plan.

*Actions recommended:* (1 OF 2) CLOSE THE PUBLIC HEARING.

(2 OF 2) RECOMMEND THAT THE CITY COUNCIL PASS AN ORDINANCE (A) TERMINATING THE 87<sup>TH</sup> & HILLCREST TAX INCREMENT FINANCING PLAN, TERMINATING THE DESIGNATION OF PROJECT 1, (B) DECLARING ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND ESTABLISHED IN CONNECTION WITH THE REDEVELOPMENT PROJECT AREA, IF ANY, AS SURPLUS, AND DISSOLVING THE SPECIAL ALLOCATION FUND.

## PUBLIC HEARING – 9:40 AM

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

*Action recommended:* CONTINUE THE PUBLIC HEARING TO 9:30 AM, DECEMBER 11, 2024.

## JACKSON COUNTY/KCMO

## PUBLIC HEARING – 9:45 AM

4. **Country Club Plaza TIF Plan - Termination: Consideration of approval of the termination of the Country Club Plaza TIF Plan and other matters related thereto. (David Leader) Exhibit 4**

The purpose of this hearing is for the TIF Commission to consider recommending to the City Council of Kansas City, Missouri, the termination of the Country Club Plaza TIF Plan.

**Notices:** In accordance with Section 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of this hearing.

The Redevelopment Area is described by the Plan as generally bounded by Summit Street and Pennsylvania Avenue on the west, 46<sup>th</sup> Street on the north, Wyandotte and Broadway Streets on the east, Nichols, 48<sup>th</sup> Street, and Ward Parkway on the south, and an area generally bounded by Wornall Road on the west, by 46<sup>th</sup> Street on the north, J.C. Nichols Parkway on the east and by 46<sup>th</sup> Street Terrace on the south and by an generally bounded by Wornall Road on the west, 49<sup>th</sup> Street on the north, Main Street on the east and 50<sup>th</sup> Street on the south in Kansas City, Jackson County, Missouri.

The Country Club Plaza TIF Plan included approximately 1,705,120 square feet of new construction on the Plaza, 295,382 square feet of rehabilitation to existing structures on the Plaza, and 350 residential apartments in the Plaza area. Additionally, 2,835 new parking spaces were constructed.

The projects total \$276,460,690, and all certified costs have been reimbursed. Although the 23-year clock does not expire until 2030, staff and the developer recommend terminating the Plan and project areas early.

**Recommendation:** The staff recommends that the Commission recommend to the Council that it terminate the Country Club Plaza TIF plan.

*Actions recommended:* (1 OF 2) CLOSE THE PUBLIC HEARING.

(2 OF 2) RECOMMEND THAT THE CITY COUNCIL PASS AN ORDINANCE (A) TERMINATING THE COUNTRY CLUB PLAZA TAX INCREMENT FINANCING PLAN, TERMINATING THE DESIGNATION OF PROJECT AREAS 1, 7, AND 8, (B) DECLARING ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND ESTABLISHED IN CONNECTION WITH THE REDEVELOPMENT PROJECT AREA, IF ANY, AS SURPLUS, AND DISSOLVING THE SPECIAL ALLOCATION FUND.

## **PUBLIC HEARING – 9:50 AM**

### **5. The Summit TIF Plan - Termination: Consideration of approval of the termination of The Summit TIF Plan and other matters related thereto. (David Leader) Exhibit 5**

The purpose of this hearing is for the TIF Commission to consider recommending to the City Council of Kansas City, Missouri, termination of the Summit TIF Plan.

**Notices:** In accordance with Section 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of this hearing.

The Redevelopment Area is generally bound by the Kansas City Terminal Railway on the north, W. Pennway on the east, the W. 26th Street on the south, and Southwest Boulevard on the west., along with the property on the southwest corner of Pershing Road & Kessler Road (the “Redevelopment Area”), all in Kansas City, Jackson County, Missouri.

The Summit TIF Plan provided funding through tax increment financing for a series of redevelopment projects divided into sub-projects. The last remaining active project areas are 8, 9A, and 25. The projects total \$29,607,552, and all certified costs have been reimbursed.

**Recommendation:** The staff recommends that the Commission recommend to the Council that it terminate the Summit TIF plan.

*Actions recommended:* (1 OF 2) CLOSE THE PUBLIC HEARING.

(2 OF 2) RECOMMEND THAT THE CITY COUNCIL PASS AN ORDINANCE (A) TERMINATING THE SUMMIT TAX INCREMENT FINANCING PLAN AND TERMINATING THE DESIGNATION OF ALL PROJECT AREAS, (B) DECLARING ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND ESTABLISHED IN CONNECTION WITH THE REDEVELOPMENT PROJECT AREA, IF ANY, AS SURPLUS, AND DISSOLVING THE SPECIAL ALLOCATION FUND.

**CLAY COUNTY/NKC**

**PUBLIC HEARING – 9:55 AM**

**ROLL CALL**

**6. North Oak TIF Plan – Fourteenth Amendment: Consideration of approval of the North Oak TIF Plan and other matters related thereto. (David Leader) Exhibit 6**

**Purpose:** The purpose of this hearing is to consider recommending to the City Council of Kansas City, Missouri the approval of the proposed Fourteenth Amendment to the North Oak Tax Increment Financing Plan (the “Plan”) which (a) modifies Façade and Site Improvement Guidelines, (b) modifies the Budget of Redevelopment Project Costs, (c) modifies the Sources of Funds and (d) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing.

**Boundaries of Redevelopment Plan Area:** The Redevelopment Area includes five (5) noncontiguous areas, which include the following: (1) an area generally bounded by NE 43rd Street on the north, property line of the old Farmland Building (3301 North Oak Trafficway) on the south, the western property line of commercial properties facing North Oak Trafficway on the west and the eastern property line of commercial properties facing North Oak Trafficway on the east; (2) an area generally bounded by southern boundary of the existing Baptist Seminary buildings on the north, Vivion Road on the south, western boundary of a tract commonly known as the President’s house on the east and North Oak Trafficway on the west; (3) an area generally bounded by Interstate 29 on the north, the City limits of Kansas City, Missouri on the south, Interstate 35 on the east, and Main Street on the west; (4) an area generally bounded by two properties on the south side of Vivion Road, bounded by NE 47th Street on the west, I-29 on the on the south and north and the property line of the YMCA property line facility located at 1101 NE 47th Street on the west; and (5) an area that begins on Vivion Rd, approximately 100 feet west of the intersection of N Highland Ave, and continues east on Vivion Rd until terminating after the intersection of Vivion Rd, NE Gaddy Rd, and N Garfield Ave, all approximately 80 feet wide, all within Kansas City, Clay County, Missouri.

**Advisory Committee:** The North Oak Advisory Committee met and recommended approval of the proposed Fourteenth Amendment to the Plan.

**Notices:** Notices regarding the public hearing were sent to all affected taxing jurisdictions by certified mail on August 23, 2024. Notices were published in newspapers of general circulation of the proposed redevelopment on September 10, 2024, and September 30, 2024.

Staff prepared and delivered notices by certified mail regarding the public hearing on September 27, 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 North Oak Tax Increment Financing Plan:** The North Oak Tax Increment Financing Redevelopment Plan is a proactive tax increment financing plan to be developed by a public body, unless and until a private developer is so designated by the Commission, and shall be implemented, in part, to provide a source of revenue for the implementation of a North Oak Trafficway corridor plan. The Corridor Plan, as prepared by the City Planning and Development Department of the City, evaluates the existing conditions of the North Oak Trafficway and makes recommendations regarding strategies/improvements that need to be made along the corridor to stop its decline. It is anticipated that NorthPoint Development will occupy the old Farmland building located at 3301 North Oak Trafficway. NorthPoint Development intends to relocate 370 jobs along with an investment of \$12.7 million in real and personal property and improvements to real property. The Redevelopment Plan will be amended in the future to incorporate the changes recommended by the Department of City Planning and Development for the Corridor Plan.

**Redevelopment Project Costs:** The estimated Redevelopment Project Costs to implement the private and public infrastructure improvements contemplated by the Plan are approximately \$92,403,566. The Plan proposes that \$23,272,134 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:** Calculations of expected proceeds of Payments in Lieu of Taxes are based on current real property assessment formulas and current and anticipated property tax rates, both of which are subject to change due to many factors, including reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or classification. The estimated total Payments in Lieu of Taxes (PILOTS) generated within the Plan over the duration of the Plan is \$4,139,895. The PILOTS available to the Special Allocation Fund will only include 50% of the available PILOTS from year 11 through year 23, amounting to a total of \$1,007,511. Since there is Chapter 100 Bond abatement on the old Farmland building and Chapter 100 Bond abatement takes precedence over TIF, no property taxes will be redirected through TIF for the first ten-year period when Chapter 100 bond abatement is in effect. Any Payments in Lieu of Taxes that exceed the amount necessary for such reimbursement shall be declared surplus and be available for distribution to the various Taxing Districts in the Redevelopment Area in the manner provided by the Act.

**Statutory Findings:** It is the Staff's recommendation that the Fourteenth Amendment to the North Oak Tax Increment Financing Plan meets each of the required statutory findings identified by the TIF Act Statute. Specifically,

- **Economic Development Area:** The Fourteenth Amendment to the Plan does not alter the Commission's and City's previous finding that the Redevelopment Area, on the whole, is a Blighted Area.
- **But-For Analysis:** The Fourteenth 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 Fourteenth Amendment, conforms to the City’s KC Spirit Playbook and the applicable Area Plan.
- **Redevelopment Schedule:** The Redevelopment Plan, as amended by the Fourteenth 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 Fourteenth 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 Fourteenth Amendment, does not include development or redevelopment of any gambling establishment.
- **Acquisition by Eminent Domain:** The Redevelopment Plan, as amended by the Fourteenth 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 Fourteenth 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 FOURTEENTH AMENDMENT TO THE NORTH OAK TAX INCREMENT FINANCING PLAN AND FORWARD THE RECOMMENDATIONS TO THE CITY COUNCIL FOR APPROVAL.

## ***JACKSON COUNTY/KCMO***

### **PUBLIC HEARING – 10:00 AM**

#### ***ROLL CALL***

7. **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) Exhibit 7**

**Purpose:** The purpose of this hearing is to consider recommending to the City Council of Kansas City, Missouri, the approval of (A) the proposed Fourth Amendment (the “Fourth Amendment”) to the Union Hill Tax Increment Financing Plan (the “Plan”), which provides for (1) certain modifications to the description of the Redevelopment Area, (2) certain modifications to the Site Maps, (3) certain modifications to the description of Public Improvements, (4) certain modifications to the Redevelopment Schedule, (5) certain modifications to the Estimated Redevelopment Project Costs, (6) certain modifications to the Sources of Funds, (7) all Payments in Lieu of Taxed (PILOTs) generated and collected after April 30, 2025 to be declared surplus and distributed to the impacted Taxing Districts located



within the Redevelopment Area in accordance with the TIF Act, and (8) 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, as described by the Fourth Amendment, is generally bounded by Union Cemetery on the north, Main Street on the west, E. 31st Street on the south, and Forest Street on the east in Kansas City, Jackson County, Missouri.

**Notices:** On 5/24/24, notices regarding the public hearing were sent to all affected taxing jurisdictions by certified mail. They were also published in newspapers of general circulation about the proposed redevelopment on 6/10/24 and 7/1/24.

Staff prepared and delivered notices by certified mail regarding the public hearing on 6/28/24 to the person or persons in whose names the general taxes for the 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 Union Hill TIF Plan:** The Union Hill Tax Increment Financing Plan (the “Plan”) provides for the redevelopment of portions of the Redevelopment Area, including construction of a 106 room motel on the southeast corner of East 30th and Main Streets, acquisition and removal of spot-zoned, dilapidated and obsolete apartment buildings and making available those sites for construction of single family detached homes, rehabilitation of existing single family homes, construction of market rate and affordable multi-family communities, creation of a Neighborhood Infrastructure Improvement Fund to make available loans and/or grants for existing owner-occupied homes and commercial property owners, together with all necessary utilities and street improvements, the construction or reconstruction of public infrastructure improvements, including, but not limited to streetscape improvements, sidewalks, and any other required or desired infrastructure, that support and enhance the Project Improvements.

**Redevelopment Project Costs:** The estimated Redevelopment Project Costs to implement the improvements contemplated by the Plan, as amended by the proposed Fourth Amendment, are \$100,925,397. The Fourth Amendment proposes that \$14,273,719 of the Redevelopment Project Costs be reimbursed with certain Payments in Lieu of Taxes and 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 estimated Payments in Lieu of Taxes (“PILOTS”) generated during such time tax increment financing is authorized by ordinance is approximately \$15,373,711. Ninety percent (90%) of such PILOTS generated and collected will be used to pay eligible Reimbursable Project Costs and the remaining ten percent (10%) shall be declared surplus by the City Council of the City and thereafter distributed to the impacted Taxing Districts located within the Redevelopment Area; provided, however, and notwithstanding the foregoing, all PILOTS generated and collected after April 30, 2025 shall be declared surplus by the City Council of the City and thereafter distributed to the impacted Taxing Districts located within the Redevelopment Area.

The total Economic Activity Tax (“EATS”) revenues estimated to be generated and collected during such time that tax increment financing is authorized by ordinance is approximately \$8,654,469 and such amount shall be made available, upon annual appropriation, to pay eligible Reimbursable Project Costs.

**Anticipated Sources of Funds:** The estimated PILOTS and EATS anticipated to be utilized to fund eligible Redevelopment Project is \$14,273,719 and the remaining Redevelopment Project Costs in the amount of \$86,651,677 shall be funded with private debt and equity.

**Initial Equalized Assessed Value:** The total initial equalized assessed valuation of the property within the Redevelopment Area, which is to be subjected to Payments in Lieu of Taxes and Economic Activity Taxes, according to tax records at the Jackson County Assessor’s Office at the time the Plan was approved by Ordinance, was approximately \$1,097,720 for land and approximately \$1,637,840 for improvements. Following the completion of improvements contemplated by the Plan, it is estimated that the assessed value of the real property within the Redevelopment Area will increase by the amount set forth in Exhibit 8 of the Plan.

**Statutory Findings:** It is Staff’s recommendation that the Fourth Amendment to the Union Hill Tax Increment Financing Plan meets each of the required statutory findings identified by the TIF Act. Specifically,

- **Conservation Area:** The Fourth 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 12 and as supplemented by Exhibit 12A, is Conservation Area.
- **But-For Analysis:** The Fourth Amendment to the Plan does not alter the Commission’s and City’s previous finding, which is based upon the analysis set forth on Exhibit 9 and Exhibit 9A to the Plan, as amended by the Fourth Amendment, that the Redevelopment Area 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 Fourth Amendment, conforms to the City’s comprehensive development plan.
- **Redevelopment Schedule:** The Redevelopment Plan, as amended by the Fourth Amendment, provides that the estimated date of completion of any redevelopment project described by the Plan and the 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 Fourth 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 Fourth Amendment, does not include the development or redevelopment of any gambling establishments.
- **Acquisition by Eminent Domain:** The Redevelopment Plan, as amended by the Fourth 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 Fourth 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 FOURTH AMENDMENT TO THE UNION HILL TAX INCREMENT FINANCING PLAN AND FORWARD THE RECOMMENDATIONS TO THE CITY COUNCIL FOR APPROVAL.

## **ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS**

### **MINUTES**

8. **Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts and other matters related thereto. (La’Sherry Banks) Exhibit 8**

Minutes of the September 11, 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**

9. **Cost Consent Agenda: Consideration of approval of the Cost Consent Agenda and other matters related thereto. (Gloria Garrison) Exhibit 9**

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

- Cost Certifications (**Exhibit 9**)

**Parvin TIF Plan: Consideration of certification of costs totaling \$868,247 and other matters related thereto. (Gloria Garrison)**

Request from:	Hunt Midwest
Total amount requested:	\$868,247
Use of funds:	Project 4
Cost certifier:	Novak Birk
Questioned or disallowed costs:	None
EATs reporting requirement:	85% compliant for the current reporting period (1 <sup>st</sup> Half 2024, reports are due 7-31-2024). 82% Compliant for the last reporting period

Notes: Pay Application #144 for costs related to commission expenses, construction period interest, financing costs, construction costs, project management, and TIF administration Project 4.

Recommendation: Approval of certification of costs totaling \$868,247. Reimbursement is subject to the issuance of a Certificate of Completion.

**Parvin TIF Plan: Consideration of certification of costs totaling \$356,331 and other matters related thereto. (Gloria Garrison)**

Request from:	Hunt Midwest
Total amount requested:	\$356,331
Use of funds:	48 <sup>th</sup> Street Widening Project
Cost certifier:	Novak Birk
Questioned or disallowed costs:	None
EATs reporting requirement:	85% compliant for the current reporting period (1 <sup>st</sup> Half 2024, reports are due 7-31-2024). 82% Compliant for the last reporting period

Notes: Pay Application #1 for costs related to construction period interest, project management, and Street Improvement Project 48<sup>th</sup> Street widening.

Recommendation: Approval of certification of costs totaling \$356,331. Reimbursement is subject to the issuance of a Certificate of Completion.

**KCI Corridor TIF Plan: Consideration of certification of costs totaling \$250,041.40 and other matters related thereto. (Gloria Garrison)**

Request from:	MD Management, Inc
Total amount requested:	\$250,041.40
Use of funds:	Project 7D
Cost certifier:	Ralph Johnson
Questioned or disallowed costs:	None
EATs reporting requirement:	83% compliant for the current reporting period (1 <sup>st</sup> Half 2024, 1 <sup>st</sup> half reports due 7-31-2024). 82% Compliant for the last reporting period

Notes: Certification Report 2021-32 for costs related to construction costs, construction period interest, TIF commission expenses, construction, and engineering project 7D.

Recommendation: Approval of certification of costs totaling \$250,041.40. Reimbursement is subject to the issuance of a Certificate of Completion.

**Historic Northeast TIF Plan: Consideration of certification of costs totaling \$14,235,001 and other matters related thereto. (Gloria Garrison)**

Request from:	Historic Northeast Lofts LLC
Total amount requested:	\$14,235,001
Use of funds:	Acquisition, consulting, soft costs
Cost certifier:	Hood CPAs
Questioned or disallowed costs:	\$12,500
Approved for Reimbursement:	\$14,222,501
EATs reporting requirement:	none at this time

Notes: Funds will be paid via bond draw and will be used primarily for acquisition and design. The final report will be issued after KCMO approves it and signs the representation letter.

Recommendation: Approval of reimbursement of non-questioned certified costs in the amount of \$14,222,501 from bond draws subject to the issuance of the final report.

*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.

**CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS**

**10. KCI Corridor TIF: Consideration of Approval of a Certificate of Partial Completion and Compliance in Connection with the Project 7D Public Infrastructure Improvements within the KCI Corridor TIF Plan and other matters related thereto. (Sandra L. Rayford)**  
**Exhibit 10**

This Certificate of Partial Completion and Compliance is issued to MD Management, Inc. (the “Redeveloper”) in accordance with Section 14 of the Amended and Restated Agreement dated January 8, 2014 which has been amended several times, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper (the “Redevelopment Agreement”) for all such requirements and obligations in connection with the construction of road and public infrastructure improvements contemplated by the KCI Corridor Tax Increment Financing Plan, as amended (the “KCI Corridor TIF Plan”) and that are identified on Exhibit A to the KCI Corridor TIF Plan – City of Kansas City, Missouri Schedule of Project Costs Submitted and Certified for Reimbursement through September 3, 2024 by Independent Accountant’s Revised Report (the “Certification Report”) dated September 4, 2024 by Ralph C. Johnson & Company, P.C. (All capitalized terms not defined herein shall have their respective meanings ascribed to them in the Redevelopment Agreement).

The KCI Corridor Tax Increment Financing Plan, which was approved by City Council on March 11, 1999 and which has been amended several times thereafter by a series of Ordinances passed by the City Council (the “TIF Plan”), provides for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including the Partially Completed Public Improvements described on Exhibit A.

**Redevelopment Project Costs**

	<b>Budget</b>	<b>Actual</b>
Reimbursable Commission Expenses	\$1,210,000	\$ 849,248
Public Improvement 7D Engineering Costs	\$ 142,275	\$ 30,164
Public Improvement 7D Reimbursable Engineering Costs	\$ 142,275	\$ 30,164
Public Improvement 7D Road Construction Costs	\$1,732,725	\$1,442,650
Public Improvement 7D Reimbursable Construction Costs	\$1,532,725	\$1,442,650
Reimbursable Construction Period Interest	\$ 360,000	\$ 138,806

The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy, and the Commission has certified all Redevelopment Project Costs incurred that are eligible for reimbursement related to the implementation of the Partially Completed Infrastructure Improvements described in **Exhibit A**.

*Action recommended:* APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO KCI CORRIDOR FOR COSTS RELATED TO PROJECT 7D PUBLIC INFRASTRUCTURE IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

**11. Parvin Road Corridor TIF Plan: Consideration of Approval of a Certificate of Partial Completion and Compliance in Connection with the Partially Completed Public Improvements within the Parvin Road TIF Plan and other matters related thereto. (Sandra L. Rayford) Exhibit 11**

This Certificate of Partial Completion and Compliance is issued to Hunt Midwest Real Estate Development, Inc. (the “Redeveloper”), in accordance with Section 19 of the Amended and Restated Redevelopment Agreement (the “Redevelopment Agreement”), dated June 8, 2013 and amended on March 16, 2018 , April 1, 2022, October 17, 2022 and June 27, 2024 between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper for the implementation of a portion of the Uncompleted Private Project Improvements and Uncompleted Public Improvements described on **Exhibit A**, attached hereto (the “Partially Completed Public Improvements”), and identified by the Parvin Road Corridor Tax Increment Financing Plan, as amended (the “TIF Plan”) and for which Redevelopment Project Costs were requested by the Redeveloper as of August 15, 2024 and thereafter submitted and certified, pursuant to the Novak Birks, P.C.’s Independent Accountant’s Report, dated August 30, 2024 (the “Cost Certifier Report”) and Commission Resolution No. 10-\_\_-24 (the “Certification of Costs Resolution”).

The TIF Plan, which was approved by City Council on December 14, 2000 and which has been amended several times thereafter by a series of Ordinances passed by the City Council, provides for the design of, expansion, and improvement of the public infrastructure within the Redevelopment Area necessary to accommodate an expansion of the existing above-ground industrial park and the underground industrial and commercial complex known as the SubTropolis, together with all appurtenances necessary to adequately address the existing conditions qualifying the Redevelopment Area as an Economic Development Area. The proposed infrastructure improvements include constructing and/or improving roadways, curbing, traffic signals, storm sewers, water lines, utilities, and related items necessary to adequately serve the expansion of the development complex. Certain expenses have been incurred by the Redeveloper and certified by the Cost Certifier Report in connection with the Partially Completed Public Improvements described in **Exhibit A**,

	<b>Budget</b>	<b>Actual</b>
Total Public Improvements	\$92,304,980	\$50,476,138

Public Improvement Costs Eligible for Reimbursement	\$67,805,614	\$50,476,138
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The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy, and the Commission has certified all Redevelopment Project Costs incurred that are eligible for reimbursement related to the Partially Completed Public Improvements described in **Exhibit A**.

*Action recommended:* APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR COSTS RELATED TO PARTIALLY COMPLETED PUBLIC IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

## **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 due to a lack of quorum.

*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 & Exhibit 14A**

- *Monthly Financials prepared by Hood & Associates (Michael Keenan)*
- *TIF Audit Report - AGH*

*Action recommended:* ACCEPTANCE OF THE FINANCIAL REPORT.  
ACCEPTANCE OF THE AUDIT REPORT

**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.

## **EXECUTIVE SESSION**

**18. 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**

**19. Adjournment**

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