

**REVISED**

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

DATE: September 11, 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 – 9:35 AM**

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

1. **Union Hill TIF Plan – Fourth Amendment: Consideration of approval of the Fourth Amendment of the Union Hill TIF Plan, and others 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 (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:** Notices regarding the public hearing were sent to all affected taxing jurisdictions by certified mail on 5/24/24. Notices were published in newspapers of general circulation of 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 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 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, is \$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.

## *CLAY/PLATTE RIII*

### **PUBLIC HEARING – 9:40 AM**

#### *ROLL CALL*

2. **Platte Purchase Development Plan – Eighth Amendment: Consideration of approval of the Eighth Amendment of the Platte Purchase Development Plan, and others matters related thereto. (David Leader) Exhibit 2**

**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 eastside 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 of 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 PLATTE PURCHASE TAX INCREMENT FINANCING PLAN AND FORWARD THE RECOMMENDATIONS TO THE CITY COUNCIL FOR APPROVAL.

## ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

### MINUTES

3. **Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto. (La’Sherry Banks) Exhibit 3**

Minutes of August 14, 2024 meeting Minutes 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

4. **Cost Consent Agenda: Consideration of approval of the Cost Consent Agenda, and other matters related thereto. (Gloria Garrison) Exhibit 4**

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

- Cost Certifications (**Exhibit 4**)

**Platte Purchase TIF Plan: Consideration of certification of costs totaling \$433,353.47 and other matters related thereto. (Gloria Garrison)**

|                                 |                                                                                                                                                      |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Request from:                   | Ashlar Homes, LLC                                                                                                                                    |
| Total amount requested:         | \$433,353.47                                                                                                                                         |
| Use of funds:                   | Project 10 phase 2                                                                                                                                   |
| Cost certifier:                 | Ralph Johnson                                                                                                                                        |
| Questioned or disallowed costs: | None                                                                                                                                                 |
| EATs reporting requirement:     | 100% compliant for the current reporting period (1 <sup>st</sup> Half 2024, reports are due 7-31-2024). 100% Compliant for the last reporting period |



Notes: Certification Report 2017 - 66 for costs related to submission #5, project Proj 10 phase 2.

Recommendation: Approval of certification of costs totaling \$433,353.47 to be paid from future bond funds or SAF as available. Reimbursement is subject to the issuance of a Certificate of Completion.

**Union Hill TIF Plan: Consideration of certification of costs totaling \$13,475.50 and other matters related thereto. (Gloria Garrison)**

|                                 |                                                                                                                                                    |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Request from:                   | Union Hill Properties                                                                                                                              |
| Total amount requested:         | \$13,475.50                                                                                                                                        |
| Use of funds:                   | Commission Expenses                                                                                                                                |
| Cost certifier:                 | Ralph Johnson                                                                                                                                      |
| Questioned or disallowed costs: | None                                                                                                                                               |
| EATs reporting requirement:     | 50% compliant for the current reporting period (1 <sup>st</sup> Half 2024, reports are due 7-31-2024). 86% Compliant for the last reporting period |

Notes: Certification Report 2019-03 for Commission Expenses – Plan and Project preparation expenses incurred by Developer

Recommendation: Approval of certification of costs totaling \$13,475.50.

*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.

**5. KCI Corridor TIF Plan: Consideration of rescission of Resolution No. 5-2-24 which approved certification of costs totaling \$394,855.12 and the approval of certification of costs in the reduced amount of \$376,833.12 and other matters related thereto. (Gloria Garrison) Exhibit 5**

|                                 |                                                                                                                                                     |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Request from:                   | MD Management, Inc                                                                                                                                  |
| Total amount requested:         | \$376,833.12                                                                                                                                        |
| Use of funds:                   | 7D road construction and soft costs                                                                                                                 |
| Cost certifier:                 | Ralph Johnson                                                                                                                                       |
| Questioned or disallowed costs: | None                                                                                                                                                |
| EATs reporting requirement:     | 73% 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: Certification Report 2021-30 for costs related to construction, soft costs and commission expenses, Project 7D. The request for costs related to this report was originally submitted in March 2024 but revised in August 2024.

Changes in the request are shown in the table below:

|                             | Original Request | Current Request | Change in Amount |
|-----------------------------|------------------|-----------------|------------------|
| KCI Corridor                |                  |                 |                  |
| MDM - Legal Expenses        | \$ 6,915.00      | \$ 840.00       | \$ (6,075.00)    |
| MDM - Plan Admin            | -                | 6,075.00        | 6,075.00         |
| MDM- 7D Construction        | 360,440.00       | 360,440.00      | -                |
| MDM - Construction Interest |                  | 9,478.12        | 9,478.12         |
| MDM - 7D Soft Costs         | 27,500.12        |                 | (27,500.12)      |
|                             | \$ 394,855.12    | \$ 376,833.12   | \$ (18,022.00)   |

Reimbursement will be subject to the issuance of a Certificate of Partial Completion and Compliance.

Recommendation: Approval of rescission of **Resolution No. 5-2-24 which approved certification of costs totaling \$394,855.12 and the approval a new resolution which certifies costs in the reduced amount of \$376,833.12** for KCI Corridor Project 7D and ratifies the approval of previously certified costs for Bannister & Wornall, and another KCI Corridor certification which were contained in Resolution 5-2-24.

*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. KCI Corridor TIF Plan: Consideration of revised certification of costs totaling \$115,067.38 and rescind resolution 8-5-24 and other matters related thereto. (Gloria Garrison) Exhibit 6**

|                                 |                                                                                                                                        |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Request from:                   | MD Management, Inc                                                                                                                     |
| Total amount requested:         | \$115,067.38                                                                                                                           |
| Use of funds:                   | 7D legal fees and construction                                                                                                         |
| Cost certifier:                 | Ralph Johnson                                                                                                                          |
| Questioned or disallowed costs: | None                                                                                                                                   |
| EATs reporting requirement:     | 73% compliant for the current reporting period (1st Half 2024, reports are due 7-31-2024). 82% Compliant for the last reporting period |

Notes: Certification Report 2021-31 for costs related to construction, soft costs, and commission expenses, Project 7D. The request for costs related to this report was originally submitted in April 2024 and revised in August 2024.

Changes in the request are shown in the table below:

|                            | Original Request | Current Request | Change in Amount |
|----------------------------|------------------|-----------------|------------------|
| KCI Corridor               |                  |                 |                  |
| MDM Legal Expenses         | \$ 5,460.00      | 5,460.00        | \$ -             |
| MDM Plan Admin             | 1,035.00         | 1,035.00        | -                |
| MDM- 7D Construction       | 101,113.56       | 92,598.31       | (8,515.25)       |
| MDM - 7D Soft Costs        | 12,514.50        | 8,515.25        | (3,999.25)       |
| MDM - Construction Interst |                  | 7,458.82        | 7,458.82         |
|                            | \$ 120,123.06    | \$ 115,067.38   | \$ (5,055.68)    |

Reimbursement will be subject to the issuance of a Certificate of Partial Completion and Compliance.

Recommendation: Approval of rescission of **Resolution No. 8-5-24 which approved certification of costs totaling \$120,123.06 and the approval of a new resolution which certifies costs in the reduced amount of \$115,067.38** for KCI Corridor Project 7D and ratifies the approval of previously certified costs for Platte Purchase, North Oak, Metro North and Union Hill which were contained in Resolution 8-5-24.

*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**

**7. North Oak TIF Plan: Consideration of approval of a Certificate of Partial Completion and Compliance in connection with the North Holmes Sidewalks partially completed project and public improvements within the North Oak TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 7**

This Certificate of Partial Completion and Compliance is issued to the City of Kansas City, Missouri (the “Redeveloper”) in accordance with Section 11 of the Redevelopment Agreement, dated October 17, 2023, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and Redeveloper, as it may be modified, amended or restated from time to time (the “Redevelopment Agreement”) for all such requirements and obligations in connection with the construction of sidewalks along North Holmes Street, beginning at Greenfield Road and continuing approximately 1,100 linear feet and the intersection at NE 48<sup>th</sup> Street and NE Vivion Road (the “Public Improvements”), as contemplated by the North Oak Tax Increment Financing Plan, as amended (the “North Oak TIF Plan”). A portion of the Public Improvements have been completed (“Partially Completed Public Improvements”), and certain Redevelopment Project Costs incurred by the Redeveloper were submitted to and certified by the Ralph C. Johnson & Company, P.C.’s pursuant to its Independent Accountant’s Report, dated July 11, 2024 (the “Cost Certifier Report”) and approved by Commission Resolution No. 8-5-24.

The North Oak TIF Plan, which was approved by the City Council on February 24, 2005, by passing Ordinance No. 050104 and which has been amended several times thereafter by a series of ordinances passed by the City Council, provides for private and public infrastructure improvements within and adjacent to the Redevelopment Area described by the North Oak TIF Plan, including the Public Improvements.

**REDEVELOPMENT PROJECT COSTS INCURRED TO DATE:**

|                                                  | <u>Budget</u> | <u>Actual</u> |
|--------------------------------------------------|---------------|---------------|
| Total Redevelopment Project Costs                | \$800,000     | \$514,393     |
| G Redevelopment Costs Eligible for Reimbursement | \$800,000     | \$450,000     |

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 and relate to the implementation of the Partially Completed Public Improvements described in **Exhibit B**.

*Action recommended:* APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO THE CITY OF KANSAS CITY, MO, FOR COSTS RELATED TO THE NORTH OAK TIF PLAN PROJECT AND PUBLIC IMPROVEMENTS, AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

**8. Union Hill TIF Plan: Consideration of Approval of a Certificate of Completion and Compliance in Connection with the Completed Blight Remediation and Public Improvements within the Union Hill TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 8**

This Certificate of Completion and Compliance is issued to Union Hill Development Company (the “Redeveloper”) in accordance with the Agreement, dated August 31, 1999, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper, as amended by the First Amendment thereto, dated August 23, 2011, and the Second Amended dated September 14, 2016 (the “Redevelopment Agreement”), for certain blight remediation activities, including the acquisition and demolition of spot-zoned dilapidated and obsolete apartment buildings, and the implementation of certain public infrastructure improvements (“Blight Remediation and Public Improvements”), as described by the Union Hill Development Plan, as amended (the “TIF Plan”) and **Exhibit B**, attached hereto. This Certificate of Completion acknowledges and confirms the Redeveloper has satisfied all requirements and obligations set forth in the Redevelopment Agreement in connection with the completion of the Blight Remediation and Public Improvements, as described by the TIF Plan and Redevelopment Agreement.

The Union Hill TIF Plan, which was approved by the City Council on December 18, 1997, and which has been amended thereafter by a series of Ordinances passed by the City Council, provides for the Blight Remediation and Public Improvements within the Redevelopment Area, as more particularly described in the TIF Plan and **Exhibit B**, attached hereto.

**UNION HILL DEVELOPMENT PLAN:**

|                                                                    | <b>Budget</b>      | <b>Actual</b>      |
|--------------------------------------------------------------------|--------------------|--------------------|
| Estimated Reimbursable Costs for Plan Implementation               | \$127,000          | \$129,787          |
| Plan and Project Administration                                    | \$300,000          | \$59,324           |
| Plan and Project Preparation Expenses (Developer)                  | \$231,345          | \$231,345          |
| Plan Amendment Preparation Expenses (Developer)                    | \$125,000          | \$111,731          |
| <b>Total Administrative/Commission Expenses</b>                    | <b>\$948,345</b>   | <b>\$532,187</b>   |
| Total Cost for Acquisition and Blight Removal                      | \$5,672,418        | \$5,231,944        |
| Administrative Costs for Acquisition and Bligh Removal             | \$241,321          | \$241,321          |
| <b>Total Reimbursable Costs for Acquisition and Blight Removal</b> | <b>\$5,913,739</b> | <b>\$5,473,265</b> |
| Total Costs for Public Improvements                                | \$2,087,500        | \$391,317          |
| Administrative Costs for Public Improvements                       | \$162,500          | \$6,222            |
| <b>Total Reimbursable Costs for Public Improvements</b>            | <b>\$2,250,000</b> | <b>\$ 397,539</b>  |

The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy, as amended from time to time. The Commission has certified all Redevelopment Project Costs incurred in connection with the implementation of Blight Remediation and Public Improvements. Staff recommends approval of the Certificate of Completion and Compliance.

*Action recommended:* APPROVAL OF THE CERTIFICATE OF COMPLETION AND COMPLIANCE TO UNION HILL DEVELOPMENT COMPANY FOR COSTS RELATED TO COMPLETED BLIGHT REMOVAL AND PUBLIC IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

**9. Shoal Creek Parkway TIF Plan: Consideration of Approval of a Certificate of Completion and Compliance in Connection with the Project V Streetlights along N. Sherman Road Public Improvements within the Shoal Creek Parkway TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 9**

This Certificate of Completion and Compliance is issued to the City of Kansas City, Missouri (the “Redeveloper”) in accordance with Section 11 of the Amended and Restated Redevelopment Agreement, dated July 21, 2021 and amended on August \_\_, 2024, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper, as it may be modified, amended or restated from time to time (the “Redevelopment Agreement”) for the design and construction of a portion of the 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 116<sup>th</sup> Terrace (the “Completed Improvements”) that are identified on Exhibit A to the Shoal Creek Parkway TIF Plan – City of Kansas City, Missouri Schedule of Project Costs Submitted and Certified for Reimbursement through November 30, 2023 with Independent Accountant’s

Report (the “Certification Report”) dated December 11, 2023 by Hood & Associates CPAs, P.C.

The Shoal Creek Parkway TIF Plan, which was approved by City Council on November 10, 1994 by its passage of Ordinance No. 941443 and which has been amended several times thereafter by a series of Ordinances passed by the City Council, provides for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including the Completed Improvements.

|                              | <b>Budget</b> | <b>Actual</b> |
|------------------------------|---------------|---------------|
| Public Improvement Costs     | \$50,000      | \$45,000      |
| Eligible Reimbursement Costs | \$50,000      | \$45,000      |

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 that relate to the Completed Improvements described in **Exhibit A**.

*Action recommended:* APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO THE CITY OF KANSAS CITY, MO FOR COSTS RELATED TO THE SHOAL CREEK PARKWAY PARTIALLY COMPLETED PROJECT FOR PUBLIC IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

**10. KCI Corridor TIF Plan: Consideration of Approval of a Certificate of Partial Completion and Compliance in Connection with the Project 7D Partially Completed Road and 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 April 30, 2024 by Independent Accountant’s Revised Report (the “Certification Report”) dated August 29, 2024 by Ralph C. Johnson & Company, P.C.

**Redevelopment Project Costs**

|                                                | <b>Budget</b> | <b>Actual</b> |
|------------------------------------------------|---------------|---------------|
| Public Improvement 7D Soft Costs               | \$ 75,000     | \$ 55,561     |
| Total Public Improvement 7D Reimbursable Costs | \$ 75,000     | \$ 55,561     |

|                                                       |             |             |
|-------------------------------------------------------|-------------|-------------|
| Public Improvement 7D Engineering Costs               | \$ 142,275  | \$ 28,305   |
| Public Improvement 7D Reimbursable Engineering Costs  | \$ 142,275  | \$ 28,305   |
| Public Improvement 7D Road Construction Costs         | \$1,732,725 | \$1,222,225 |
| Public Improvement 7D Reimbursable Construction Costs | \$1,532,725 | \$1,222,225 |

The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy, as amended from time to time, that relate to the Improvement Costs certified by the Commission, pursuant to the Certification of Costs Resolution. Staff recommends approval of the Partial Certificate of Partial Completion and Compliance.

*Action recommended:* APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO MD MANAGEMENT, INC. FOR COSTS RELATED TO THE KCI CORRIDOR PARTIALLY COMPLETED ROAD AND INFRASTRUCTURE IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

**AGREEMENTS RELATED TO SPECIFIC TIF PLANS**

**11. KCI Corridor TIF Plan. Consideration of the First Amendment to an Agreement with Hunt Midwest Real Estate Development, Inc., in connection with the Design of a Portion of 108<sup>th</sup> Street/Shoal Creek, as contemplated by the KCI Corridor TIF Plan, and other matters related thereto. (Denvoir Griffin) Exhibit 11**

On March 11, 1999, the City Council of Kansas City, Missouri (the “City Council”), by way of Ordinance No. 990256, approved a plan for redevelopment known as the “KCI Corridor 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 within and adjacent to the Redevelopment Area, including the design of 108<sup>th</sup> Street/Shoal Creek Parkway, beginning at N. Platte Purchase Drive and continuing to N. Green Hills Road (the “108<sup>th</sup> Street/Shoal Creek Street Design”).

On January 4, 2023, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and Hunt Midwest Real Estate Development, Inc. (“Hunt Midwest”) entered into an Agreement (the “Original Agreement”), which provides, among other things, for (1) Hunt Midwest to cause the 108<sup>th</sup> Street/Shoal Creek Street Design to be completed by December 31, 2023, and (2) the Commission, subject to the terms and conditions of the Original Agreement, to reimburse Hunt Midwest for certain costs related thereto in an amount not in excess of \$600,000.

Attached to the Commission’s Board Packet as **Exhibit 11** is a First Amendment to the Original Agreement with Hunt Midwest which (1) extends the date of completion of the 108<sup>th</sup> Street/Shoal Creek Street Design to December 31, 2025, and (2) increases the reimbursable amount for the 108<sup>th</sup> Street/Shoal Creek Street Design to \$700,000.

To the extent the Commission finds acceptable the terms of the First Amendment to the Original 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 ORIGINAL AGREEMENT BETWEEN THE TIF COMMISSION AND HUNT MIDWEST IN CONNECTION WITH THE KCI CORRIDOR TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL.



**12. Platte Purchase TIF Plan. Consideration of the First Amendment to an Agreement with MD Management, Inc., in connection with the Construction of Certain Public Infrastructure Improvements contemplated by the Platte Purchase Development Plan, and other matters related thereto. (Wesley Fields) Exhibit 12**

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 roadways within and adjacent to the Redevelopment Area, including certain public infrastructure improvements at the west corner of Tiffany Springs Road and Platte Purchase Drive (“Public Improvement 12”), certain public infrastructure improvements at the southwest corner of Tiffany Springs Road and Platte Purchase Drive (“Public Improvement 13”) and certain public infrastructure improvements at the southeast corner of Fountain Hill Drive and Platte Purchase Drive (“Public Improvement 14” and together with the Public Improvements 12 and 13, the “Public Improvements”).

On December 14, 2021, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and MD Management, Inc. (“MD Management”) entered into an Agreement (the “Original Agreement”), which provides, among other things, for (1) MD Management to cause the Public Improvements to be completed, and (2) the Commission, subject to the terms and conditions of the Original Agreement, to reimburse MD Management for certain costs related thereto in an amount not in excess of \$960,000 for costs related to Public Improvement 12, 12,480,988 for costs related to Public Improvement 13 and \$2,226,959 for costs related to Public Improvement 14.

The Redeveloper desires to amend the amount of Reimbursable Costs as it relates to Public Improvements 12 and 13 by increasing the amount of reimbursable costs related to Public Improvement 12 and reducing the amount of reimbursable costs related to Public Improvement 13 by the same amount, such that the total amount of reimbursable project costs remain the same.

Attached to the Commission’s Board Packet as **Exhibit 12** is a First Amendment to the Original Agreement with MD Management, which modifies the amount of reimbursable costs related to Public Improvement 12 and Public Improvement 13, as noted above.

To the extent the Commission finds acceptable the terms of the First Amendment to the Original Agreement, as described in this agenda item and as more particularly set forth in **Exhibit 12**, staff and legal counsel recommend its approval, subject to modifications accepted by the Chair, Executive Director and legal counsel and subject to the City Council’s approval of the Amended Eight Amendment to the TIF Plan, which shall include the modifications to the budget set forth in the First Amendment to the Original Agreement.

*Action recommended:* APPROVAL OF THE FIRST AMENDMENT TO THE ORIGINAL AGREEMENT BETWEEN THE TIF COMMISSION AND MD MANAGEMENT, INC. IN CONNECTION WITH THE PLATTE PURCHASE TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL AND SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE AMENDED EIGHTH AMENDMENT TO THE PLATTE PURCHASE TIF PLAN

## **ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS**

**13. Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto. Exhibit 13**

*Action recommended:* NONE; INFORMATION ONLY.

**14. 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. Enclosed with your packet is an MBE/WBE Report from the Civil Rights and Equal Opportunity Department on Professional and Construction Services activity through the end of July 31, 2024.

*Exhibit forthcoming*

*Action recommended:* NONE; INFORMATION ONLY.

**15. Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto. Exhibit 15**

The Governance, Finance and Audit Subcommittee met on September 4, 2024 to consider the following item:

- Monthly Financials prepared by Hood & Associates (*Michael Keenen, Hood & Associates*)

*Action recommended:* ACCEPTANCE OF THE FINANCIAL REPORT.

**16. Neighborhood & Housing Subcommittee Report: Consideration of the Neighborhood & Housing Report, and other matters related thereto. Exhibit 16**

*Action recommended:* NONE; INFORMATION ONLY.

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

*Action recommended:* NONE; INFORMATION ONLY.

18. **Chair’s Report (Jerry Nolte): Consideration of the Chair’s Report, and other matters related thereto.**

*Action recommended:* NONE; INFORMATION ONLY.

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

- Contract discussion to extend legal services contract with Bryan Cave Leighton & Paisner for one month.

*Action recommended:* APPROVE EXTENSION OF CONTRACT WITH BRYAN CAVE LEIGHTON & PAISNER FOR ONE MONTH.

## **EXECUTIVE SESSION**

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

## **RESUME BUSINESS SESSION**

21. **Adjournment**

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