

REVISED

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

DATE: May 13, 2026
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

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:30 AM

ROLL CALL

1. **Blue Ridge Mall TIF Plan – Termination: Consideration of approval of the termination of the Blue Ridge Mall TIF Plan, the termination of Redevelopment Project Areas 1-6, and other matters related thereto. (David Leader)**

The purpose of this hearing is for the TIF Commission to consider recommending to the City Council of Kansas City, Missouri, termination of the Blue Ridge Mall 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 Interstate 70 and on the north, 43rd Street on the south, Blue Ridge Boulevard on the east, and Northern Avenue on the west, all in Kansas City, Jackson County, Missouri.

The purpose of the Blue Ridge Mall TIF Plan was for the demolition of the Blue Ridge Mall building; demolition of the associated parking garages; surface parking lot renovation and landscaping; construction of retail/entertainment and institutional uses of approximately 470,000 square feet; surface parking lot renovation and landscaping; improvements to 43rd Street; and redevelopment of the Kaiser Building into Veterans Administration uses.

The Plan has a Total Project Cost of \$87,915,375, and TIF Reimbursable Project Costs of \$27,704,555. RPAs 1 & 2 are scheduled to expire in 2029. RPAs 3-6 are scheduled to expire in 2033. Staff and the developer recommend terminating the Plan and Redevelopment Project Areas 1-6 early.

Recommendation: The staff recommends that the Commission make a recommendation to the Council to terminate the Blue Ridge Mall 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 BLUE RIDGE MALL TAX INCREMENT FINANCING PLAN, AND TERMINATING THE DESIGNATION OF TAX INCREMENT FINANCING FOR REDEVELOPMENT PROJECT AREAS 1-6,
(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 – 9:35 AM

ROLL CALL

2. **Overlook TIF Plan – Third Amendment: Consideration of approval of the Third Amendment of the Overlook 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 approval of the Third Amendment of the Overlook TIF Plan (the “Third Amendment”). The purpose of the Third Amendment is to amend the legal descriptions and maps of the Redevelopment Area to facilitate the designation of a reduced in acreage Redevelopment Project Area 1 and a newly defined Redevelopment Project Area 2, the Budget of Redevelopment Project Costs, the Anticipated Sources of Funds, and the Development Schedule.

Notices: All notices required by the TIF statute have been published and/or mailed as required by law.

The Overlook Tax Increment Financing Plan, was originally approved by Ordinance No. 200942, December 3, 2020, and subsequently amended by the First Amendment, approved by Ordinance No. 221036, December 8, 2022, and by the Second Amendment, approved by Ordinance No. 250433 on July 17, 2025 (collectively the “TIF Plan”).

Redevelopment Area: The Redevelopment Area, as described in the TIF Plan is generally bounded by Swope Parkway on the north, 49th Street on the south, Chestnut Avenue on the west, and College Avenue on the east, all in Jackson County, Kansas City, Missouri.

Objective of the Third Amendment: To amend the legal descriptions and maps of the Redevelopment Area in relation to the Redevelopment Project Areas 1 and 2, modify the scope of the Project Improvements, modify the Estimated Budget of Redevelopment Project Costs, the Sources of Funds described in the TIF Plan, and the Development Schedule. These proposed amendments will require updating various portions of text in the TIF Plan and Exhibits.

Proposed Third Amendment to the Overlook TIF Plan:

Redevelopment Project Area Boundaries

The TIF Plan Redevelopment Area and Redevelopment Project Area have boundaries that are coterminous. This amendment proposes the reduction of the boundaries of the Redevelopment Project Area to only include what has now been platted as Lot 1, Offices of Overlook, a subdivision in Kansas City, Jackson County, Missouri, upon which the initial Project and Public Improvements have been constructed, and identify this area as Redevelopment Project Area 1. The remaining undeveloped portion of the Redevelopment Area will be designated as Redevelopment Project Area 2 for which the TIF Plan continues to provides for approximately 80,000 square feet of office space, two multifamily buildings totaling approximately 140 units, three commercial spaces totaling approximately 12,000 square feet, 325 parking spaces, the addition of a health and fitness trail, public plaza areas and outdoor park. The estimated

Redevelopment Project Costs for the Redevelopment Project Area 2 development have not been presented in this Third Amendment. Such information will need to be provided in future TIF Plan amendments which will also include revenue projections for PILOTS and EATS anticipated to be generated from the additional redevelopment, and sources of funds for such development.

Exhibit 5 Budget of Redevelopment Project Costs

Set forth below is the Proposed Third Amendment updated Exhibit 5 Budget of Redevelopment Project Costs.

Budget of Redevelopment Project 1 Costs							
Project Costs							
	Total	TIF	CCED	PIAC	Debt/Equity	STIF	
Land Costs							
Acquisition	\$ 650,000				\$ 650,000		
Holding Costs	\$ 50,340				\$ 50,340		
Pre-Development							
Legal	\$ 155,000				\$ 155,000		
Architectural Design	\$ 1,374,122				\$ 1,374,122		
Planning/Zoning/Plats	\$ 85,600				\$ 85,600		
Entitlements	\$ 233,560				\$ 233,560		
Arterial Street Impact	\$ 65,344				\$ 65,344		
Permitting	\$ 28,929				\$ 28,929		
Hard Costs							
Construction GMP	\$ 22,316,950	\$ 2,995,838			\$ 16,325,274	\$ 2,995,838	
Site Clearance & Prep	\$ 5,177,508		\$ 5,150,000		\$ 27,509		
Public Improvements	\$ 150,000			\$ 150,000	\$ -		
Artwork	\$ 80,000				\$ 80,000		
AV/Security	\$ 360,178				\$ 360,178		
Materials Testing	\$ 20,289				\$ 20,289		
Finance Costs							
Construction Interest	\$ 750,000				\$ 750,000		
Closing	\$ 35,000				\$ 35,000		
Reserves	\$ 25,000				\$ 25,000		
Title	\$ 20,000				\$ 20,000		
Totals	\$ 31,577,821	\$ 2,995,838	\$ 5,150,000	\$ 150,000	\$ 20,286,146	\$ 2,995,838	

Budget of Redevelopment Project 2 Costs

Land Costs	\$0.00
Pre-Development	\$0.00
Hard Costs	\$0.00
Finance Costs	\$0.00
Total	\$0.00

Exhibit 7 Anticipated Sources of Funds

	<u>TIF Plan</u>	<u>Third Amendment</u>	
Sources			
Debt & Equity	23,220,495	Debt & Equity	20,286,145
PIAC	150,000	PIAC	150,000
CCED	5,150,000	CCED	5,150,000
TIF	5,991,676	TIF	5,991,676*
	34,512,171		31,577,821

* \$2,995,838 PILOTS and EATS + \$2,995,838 Additional City EATS

The total Redevelopment Project Costs for Redevelopment Project Area 1 are \$31,577,821. The Third Amendment provides the value for the Redevelopment Project Costs eligible for reimbursement of \$11,141,676. This is approximately 35% of the updated total Budget of Redevelopment Project Costs.

Exhibit 8 Development Schedule

	TIF Plan	Third Amendment	
Event	Year of Completion	Year of Completion (RPA1)	Year of Completion (RPA2)
Design Completion	2023	2024	2026
City / Agency Approvals	2023	2024	2027
Financing Closing	2024	2024	2027
Begin Construction	2024	2024	2027
Complete Construction	2026	2026	2029

The intent of the Outlook TIF Plan remains unchanged.

Statutory Findings: The Third Amendment does not alter certain previously required Statutory findings made by the TIF Commission. Specifically,

1. **Blighted Area:** The Third Amendment does alter the previous finding that the Redevelopment Area on the whole is a blighted area and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed “but for” the adoption of tax increment financing.

2. **Finding the Area Conforms to the City’s Comprehensive Plan:** The changes contemplated by the Third Amendment are of a nature that they do not alter the TIF Commission’s previous finding that the Overlook TIF Plan conforms to the Swope Valley Area Plan and FOCUS, the comprehensive plan for the development of the City as a whole.

3. **Redevelopment Schedule:** The TIF Plan is now comprised of a Redevelopment Area with two Redevelopment Project Areas. The TIF Plan description of the planned projects within the Redevelopment Area remains similar to those described in the original TIF Plan, as amended, which can be completed no later than twenty-three (23) years from the adoption of the ordinances approving the Redevelopment Project.
Date to Adopt Redevelopment Project: The Third Amendment does not provide for the adoption of an Ordinance approving any Redevelopment Projects later than ten (10) years from the adoption of the Plan.
Date to Retire Obligations: In the event Obligations are issued to finance Redevelopment Project Costs, it is anticipated that such Obligations will be retired in less than twenty-three (23) years from the adoption of the Ordinance approving the Redevelopment Project of Redevelopment Project Area 1 to be approved by the City Council from which TIF Revenue is utilized to pay principal and interest on such Obligations.
Acquisition by Eminent Domain: This Third Amendment does not contemplate that any property located within a Redevelopment Project Areas will be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving such Redevelopment Project.

4. **Relocation Plan:** The changes contemplated by the Third Amendment are of a nature that they do not alter the previous relocation assistance plan that is a part of the Overlook TIF Plan.

5. **Cost-Benefit Analysis:** The changes contemplated by the Third Amendment are of a nature that they do not alter existing cost-benefit analysis attached to the Plan and approved by the City, which assessed the economic impact of the Plan on each affected Taxing District and provided sufficient information to evaluate whether the Redevelopment Project of Redevelopment Project Area 1, as proposed by the Plan, and constructed, was financially feasible.

6. **Gambling Establishment:** The Third Amendment does not include development or redevelopment of any gambling establishment.

Staff believes that the Third Amendment to the Overlook TIF Plan meets all the statutory requirements of the TIF Act. If the Commission desires to recommend to the City Council the approval of the Third Amendment of the Overlook TIF Plan, the following actions are required:

Invite comments from the public

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

(2 OF 2) APPROVAL OF THE THIRD AMENDMENT OF THE OVERLOOK TIF PLAN INCLUDING THE AMENDMENT TO THE BOUNDARIES OF REDEVELOPMENT PROJECT AREA 1, AND THE DESIGNATION OF REDEVELOPMENT PROJECT AREA 2, AND FORWARD THESE RECOMMENDATIONS TO CITY COUNCIL FOR APPROVAL.

PUBLIC HEARING – 9:40 AM

ROLL CALL

- 3. 47th & Broadway TIF Plan: Consideration of approval of the 47th & Broadway TIF Plan, and others matters related thereto. (*David Leader*)**

Invite comments from the public

Action recommended: CONTINUE THE PUBLIC HEARING TO 9:35 A.M. JUNE 10, 2026.

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 from the April 8, 2026, 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 May 2026 are included in the Commission’s Board Packets for review prior to the meeting. The following items are included:

- Cost Certifications (**Exhibit 5**)

Overlook: Consideration of certification of costs totaling \$5,991,676 and other matters related thereto. (Jennifer Brasher)

Request from:	Oz Development Company, LLC
Total amount requested:	\$5,991,676
Use of funds:	TIF Reimbursable costs
Cost certifier:	Novak Birks
Questioned or disallowed costs:	None
EATs reporting requirement:	none at this time

Notes: Acquisition, demolition and construction costs contemplated by the Overlook TIF Plan.

Recommendation: Per the Novak Birks Independent Accountant’s Report, dated April 14, 2026, approve the certification of Reimbursable Project Costs in the amount of \$5,991,676 that were incurred by Oz Development Company, LLC (the “Redeveloper”) in connection with the implementation of the Overlook TIF Plan.

Subject to the Commission’s receipt of a fully-executed a Second Amendment to that certain Redevelopment, dated July 9, 2021, as amended on December 15, 2022, between the TIFC and the Redeveloper, and the satisfaction of the terms and conditions of such amended Redevelopment Agreement, approve the reimbursement of certified costs in the amount of \$5,991,676.

KCI Corridor : Consideration of reclassification of costs totaling \$11,032.65 and other matters related thereto. (Jennifer Brasher)

In April 2026 the certification of Reimbursable Project Costs in the amount of \$143,722.80 was approved, by Resolution, of the Commission. In order to reimburse certain costs in accordance with that certain Reimbursement Prioritization Agreement dated June 19, 2018, and as amended (the “Prioritization Agreement”), the Interdependent Accountant’s Report of Ralph C Johnson and Company, p.c. originally dated on September 2024, was revised, pursuant to that certain Independent Accountant’s Report, dated March 16, 2026, to reclassify certain soft costs for legal fees and construction interest that were related, in general, to the KCI Corridor TIF Plan to specific Public Improvements contemplated by the KCI Corridor TIF Plan, as follows:

	<u>Previously</u>	<u>Change in Line</u>	<u>Current</u>
	<u>Approved</u>	<u>Item Charge</u>	<u>Certification</u>
Commission Expenses	33,761.49	-	33,761.49
Project 7D	98,928.66	10,585.32	109,513.98
Project 17	(626.82)	-	(626.82)
Project 21	626.82	447.33	1,074.15
Legal Fees	1,069.50	(1,069.50)	-
Interest	9,963.15	(9,963.15)	-
	<u>143,722.80</u>	<u>-</u>	<u>143,722.80</u>

Recommendation: Per the Ralph C Johnson and Company, p.c. Independent Accountant’s Report, dated March 16, 2026, approves the recertification of Reimbursable Project Costs in the amount of \$143,722.80 that were incurred by MD Management, Inc. (the “Redeveloper”) in connection with the implementation of the Public Improvement 7D and Public Improvement 21, as each is described by the KCI Corridor TIF Plan, and certain TIFC administrative expenses.

Subject to the satisfaction of the conditions of the Redevelopment Agreements between the TIFC and MD Management, Inc., related to Public Improvement 7D and Public Improvement 21, approve the reimbursement of certified costs in the amount of \$143,722.80 in accordance with the Prioritization Agreement.

Historic Northeast TIF Plan: Consideration of certification of costs totaling \$1,010,666 and other matters related thereto. (Jennifer Brasher)

Request from: Historic Northeast Lofts LLC
Total amount requested: \$1,010,666
Use of funds: Hard Costs, General Conditions, Hard Cost Contingency, and Special Inspections
Cost certifier: Hood and Associates CPAs PC
Questioned or disallowed costs: None
EATs reporting requirement: 68%

Notes: Cost related to Hard Costs, General Conditions, Hard Cost Contingency, and Special Inspections

Recommendation: Per the Hood and Associates CPA’s PC’s Independent Accountant’s Report, dated April 28th, 2026, approve the certification of Reimbursable Project Costs in the amount of \$1,010,666 that were incurred by Historic Northeast Lofts LLC (the “Redeveloper”) in connection with Hard Costs, General Conditions, Hard Cost Contingency and Special Inspections contemplated by the Historic Northeast TIF Plan.

Subject to the satisfaction of the conditions of the Redevelopment Agreement between the TIFC and Historic Northeast Lofts LLC, approve the reimbursement and/or direct pay of certified costs in the amount of \$1,010,666 from a bond draw.

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

6. Platte Purchase Development Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance No. 2 in Connection with the Partially Completed Improvements, Project 10 in the Platte Purchase Development Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 6

This Certificate of Partial Completion and Compliance is issued to the Ashlar Homes, LLC (the “Redeveloper”) in accordance with Section 14 of the Redevelopment Agreement, dated November 17, 2022, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper (the “Redevelopment Agreement”) for the design and construction of certain improvements to Line Creek Parkway, beginning at the current terminus of the future NW 93rd Street and NW 110th Street/NW Tiffany Springs Parkway (“Public Improvements”), as contemplated by the Platte Purchase Development Plan, as amended (the “TIF Plan”).

Specifically, this Certificate of Partial Completion and Compliances relates to the completion of a portion of the Public Improvements that are described on Exhibit A, attached hereto (the “Partially Completed Improvements”), and for which Redevelopment Project Costs through September 4, 2025 were submitted and certified, pursuant to Ralph C. Johnson & Company, P.C.’s Independent Accountant’s Report, dated March 16, 2026 (the “Certification Report”) and Resolution No. 4-10-26 (the “Certification of Costs Resolution”).

	Budget	Actual
Public Improvement Costs	\$5,342,000	\$3,568,478
Eligible Reimbursement Costs	\$5,342,000	\$3,568,478

Reimbursement Policy and the Commission, pursuant to the Cost Certification Resolution, have certified all Eligible Reimbursable Project Costs incurred and submitted to the Commission to date that relate to Partially Completed Public Improvements described on Exhibit A.

Action recommended:

APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE OF PLATTE PURCHASE WITH ASHLAR HOMES, LLC FOR COSTS RELATED TO PARTIALLY COMPLETED PUBLIC IMPROVEMENTS, AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

7. **Union Hill TIF Plan: Consideration of Approval of a Certificate of Partial Completion and Compliance No. 3 in Connection with the Partially Completed Public Improvements within the Union Hill TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 7**

This Certificate of Completion and Compliance is issued to the City of Kansas City, Missouri, (the “Redeveloper”) in accordance with the Agreement (the “Redevelopment Agreement”), dated February 20, 2025, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper for the implementation of certain public infrastructure improvements, including, but not limited to, repairing, replacing or constructing new sidewalks, brick pavers, curbs or curb extensions, and planting trees and shrubs (“Partially Completed Public Improvements”), as described by the Union Hill Development Plan, as amended (the “TIF Plan”), the Redevelopment Agreement and **Exhibit A**, attached hereto and which Redevelopment Project Costs were requested by the Redeveloper as of December 31, 2025 and thereafter submitted and certified, pursuant to the Ralph C. Johnson & Company, P.C.’s Independent Accountant’s Report, dated March 30, 2026 (the “Certification of Costs Report”) and Commission Resolution 4-10-26 (the “Certification of Costs Resolution”).

	Budget	Actual
Public Improvement Costs	\$4,441,184	\$2,757,711
Eligible Reimbursement Costs	\$4,441,184	\$2,757,711

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 Eligible Reimbursable Project Costs incurred and submitted to the Commission to date that relate to Partially Completed Public Improvements described on **Exhibit A**.

Action recommended: APPROVAL OF THE CERTIFICATE OF COMPLETION AND COMPLIANCE OF UNION HILL WITH THE CITY OF KANSAS CITY FOR COSTS RELATED TO THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS, AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

8. I-29 & I-435 TIF Plan Consideration of Approval of a Certificate of Partial Completion and Compliance in Connection with the Partially Completed Public Improvements within the I-29 & I-435 TIF Plan, and other matters related thereto. (Sandra L. Rayford) Exhibit 8

This Certificate of Partial Completion and Compliance is issued to Kansas City Airport Parking, LC (the “Redeveloper”) in accordance with the Agreement (the “Redevelopment Agreement”), dated April 11, 2024 and amended on August 5, 2024 between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper, for the implementation of certain public infrastructure and project improvements described by the I-29 & I-435 Tax Increment Financing Plan, as amended (the “TIF Plan”).

This Certificate of Partial Completion is issued to the Redeveloper in accordance with Section 17 of the Redevelopment Agreement for all such requirements and obligations in connection with the construction of a portion of certain Public Improvements described on **Exhibit A** and, attached hereto (the “Partially Completed Public Improvements”), and for which costs were submitted and certified pursuant to Hood & Associates, CPA, P.C. Independent Accountant’s Report (the “Cost Certification Report”), dated March 24, 2026 and Commission Resolution No. 4-10-26 (the “Certification of Costs Resolution”), as contemplated by the TIF Plan.

I-29 & I-435 TIF PLAN:

	Budget	Actual to Date
Total Redevelopment Project Costs	\$55,858,613	\$4,644,900
Total TIF Reimbursable Project Costs	\$13,838,053	\$4,644,900

The Redeveloper has complied with the Commission’s Certification of Costs and Reimbursement Policy, as amended from time to time, and the Commission, pursuant to the Certification of Costs Resolution, has certified all Redevelopment Project Costs incurred that are eligible for reimbursement and that relate to implementation of the Partially Completed Public Improvements

Action recommended:

APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE FOR I-29 & I-435 TIF PLAN FOR THE KANSAS CITY AIRPORT PARKING, LLC FOR COSTS RELATED TO THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

AGREEMENTS RELATED TO SPECIFIC TIF PLANS

9. **Columbus Park TIF Plan: Consideration of a Redevelopment Agreement between the TIF Commission and Edward Franklin Building Company, LLC, regarding the implementation of the Columbus Park Tax Increment Financing Plan (Christine Bushyhead) Exhibit 9**

On September 10, 2025, the TIF Commission adopted Resolution No. 9-7-25, recommending that the City Council of Kansas City, Missouri (the "Council") approve the Columbus Park Tax Increment Financing Plan (the "Plan").

On October 23, 2025, the Council, by Ordinance No. 250892, approved the Columbus Park Tax Increment Financing Plan, pursuant to the authority granted the Council by the TIF Act.

On April 9, 2026, the Council, by the passage of Ordinance No. 260282, provided that to the extent the implementation of the Plan required the application of City Code Sections 3-421-3-469, Minority and Women's Business Enterprise (the "MBE/WBE Requirements"), the application of the MBE/WBE Requirements shall only apply to the Public Improvements scope of work of the Plan.

The Plan provides for the construction of (1) new for-sale detached and attached housing in the Columbus Park Neighborhood, comprised of approximately 158 units of single-family homes and townhomes with related parking spaces and infrastructure improvements, including the remediation of site conditions to protect existing infrastructure and to remove environmental issues from previous ownerships (the "Project Improvements"); and (2) construction or reconstruction of public infrastructure improvements, including, but not limited to sanitary and storm sewer, utilities, sidewalks, streets, alleys, and any other required or desired infrastructure, that support and enhance the Project Improvements (collectively, the "Public Improvements"); within an area generally bounded by East 3rd Street to the north, Gillis Street on the East, East 5th Street on the south, and Cherry Street on the West in Kansas City, Jackson County, Missouri (the "Redevelopment Area").

Pursuant to the Plan, the estimated Redevelopment Project Costs to implement the Project Improvements and Public Improvements of Redevelopment Project Areas 1-6 is \$97,802,930, and it is anticipated that the related Redevelopment Project Costs will be funded from the following sources: (A) Payments in Lieu of Taxes (PILOTS) generated and collected within the Redevelopment Areas in the amount of \$18,080,788 and (B) private investments of \$79,722,142.

The Columbus Park Tax Increment Financing Plan will have two Redevelopers, each of whom shall enter into a Redevelopment Agreement with the Commission (the "Redevelopment Agreement") in connection with the implementation of certain Redevelopment Project Areas ("RPA") of the Plan. Edward Franklin Building Company, LLC (the "Redevelopers") desires to enter into a Redevelopment Agreement with the Commission for the implementation of RPA 5-6 of the Plan.

Attached to the Commission's Board Packet as **Exhibit 9** is a Redevelopment Agreement with Edward Franklin Building Company, LLC (the "Redeveloper"), which provides, in part, that (A) the Redeveloper shall cause the construction of the Project Improvements and the Public Improvements in accordance with the terms and conditions of the Redevelopment Agreement

and that (B) the Commission, subject to the terms and conditions of the Redevelopment Agreement, shall reimburse Redeveloper up to \$8,475,959 from Payments in Lieu of Taxes (PILOTS) generated and collected within the Redevelopment Areas.

To the extent the Commission finds the terms of the Redevelopment Agreement, as outlined by this agenda item and as more particularly detailed in **Exhibit 9** to the Commission Board Packet, to be acceptable, staff and legal counsel recommend approval of such Redevelopment Agreement, subject to modifications accepted by the Chair, Executive Director, and legal counsel.

Action Recommended: APPROVAL OF THE REDEVELOPMENT AGREEMENT WITH EDWARD FRANKLIN BUILDING COMPANY, LLC REGARDING THE IMPLEMENTATION OF THE COLUMBUS PARK TAX INCREMENT FINANCING PLAN, REDEVELOPMENT PROJECT AREAS 5-6, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL.

10. Columbus Park TIF Plan: Consideration of a Redevelopment Agreement between the TIF Commission and Polar Dev, LLC, regarding the implementation of the Columbus Park Tax Increment Financing Plan (*Christine Bushyhead*) Exhibit 10

On September 10, 2025, the TIF Commission adopted Resolution No. 9-7-25 recommending that the City Council of Kansas City, Missouri (the "Council") approve the Columbus Park Tax Increment Financing Plan (the "Plan").

On October 23, 2025, the Council, by Ordinance No. 250892, approved the Columbus Park Tax Increment Financing Plan, pursuant to the authority granted the Council by the TIF Act.

On April 9, 2026, the Council, by the passage of Ordinance No. 260282, provided that to the extent the implementation of the Plan required the application of City Code Sections 3-421-3-469, Minority and Women's Business Enterprise (the "MBE/WBE Requirements"), the application of the MBE/WBE Requirements shall only apply to the Public Improvements scope of work of the Plan.

The Plan provides for the construction of (1) new for-sale detached and attached housing in the Columbus Park Neighborhood, comprised of approximately 158 units of single-family homes and townhomes with related parking spaces and infrastructure improvements, including the remediation of site conditions to protect existing infrastructure and to remove environmental issues from previous ownerships (the "Project Improvements"); and (2) construction or reconstruction of public infrastructure improvements, including, but not limited to sanitary and storm sewer, utilities, sidewalks, streets, alleys, and any other required or desired infrastructure, that support and enhance the Project Improvements (collectively, the "Public Improvements"); within an area generally bounded by East 3rd Street to the north, Gillis Street on the East, East 5th Street on the south, and Cherry Street on the West in Kansas City, Jackson County, Missouri (the "Redevelopment Area").

Pursuant to the Plan, the estimated Redevelopment Project Costs to implement the Project Improvements and Public Improvements of Redevelopment Project Areas 1-6 is \$97,802,930,

and it is anticipated that the related Redevelopment Project Costs will be funded from the following sources: (A) Payments in Lieu of Taxes (PILOTS) generated and collected within the Redevelopment Areas in the amount of \$18,080,788 and (B) private investments of \$79,722,142.

The Columbus Park Tax Increment Financing Plan will have two Redevelopers, each of whom shall enter into a Redevelopment Agreement with the Commission (the "Redevelopment Agreement") in connection with the implementation of certain Redevelopment Project Areas ("RPA") of the Plan. Polar Dev, LLC (the "Redeveloper") desires to enter into a Redevelopment Agreement with the Commission in connection with the implementation of RPA 1-4 of the Plan.

Attached to the Commission's Board Packet as **Exhibit 10** is a Redevelopment Agreement with Polar Dev, LLC (the "Redeveloper"), which provides, in part, that (A) the Redeveloper shall cause the construction of the Project Improvements and the Public Improvements in accordance with the terms and conditions of the Redevelopment Agreement and that (B) the Commission, subject to the terms and conditions of the Redevelopment Agreement, shall reimburse Redeveloper up to \$9,604,829 from Payments in Lieu of Taxes (PILOTS) generated and collected within the Redevelopment Areas

To the extent the Commission finds the terms of the Redevelopment Agreement, as outlined by this agenda item and as more particularly detailed in **Exhibit 10** to the Commission Board Packet, to be acceptable, staff and legal counsel recommend approval of such Redevelopment Agreement, subject to modifications accepted by the Chair, Executive Director, and legal counsel.

Action Recommended: APPROVAL OF THE REDEVELOPMENT AGREEMENT WITH POLAR DEV, LLC REGARDING THE IMPLEMENTATION OF THE COLUMBUS PARK TAX INCREMENT FINANCING PLAN, REDEVELOPMENT PROJECT AREAS 1-4, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL.

11. TIF Administrative: Approval of the Second Amendment to the Financial Accounting and Limited Partial Assignment and Assumption Agreement with the City of Kansas City, Missouri. (Wesley Fields) Exhibit 11

The EDC and the City of Kansas City, Missouri (the "City") entered into that certain agreement, effective May 1, 2015, which provides, inter alia, that the EDC shall provide economic development services, including administrative support for the Commission's activities. The Mayor of the City appointed a Working Committee to evaluate options for outsourcing Commission accounting and financial reporting services. The City retained BKD to assist the Working Committee in (A) evaluating the duties, responsibilities, and output for Commission accounting and financial reporting services, (B) reviewing and evaluating the price of available transition options for Commission accounting and financial reporting services, including appropriate staffing and operating resources and (C) providing a report to the City and the Commission; and

The Working Committee, after reviewing and evaluating all options presented by BKD, recommended that the Commission proceed with taking all actions necessary to transition all

Commission accounting and financial reporting services to the City, provided the City will outsource all such services to a third-party administrator; and

The Commission, accepted the recommendation of the Working Committee and on May 1, 2016, the Commission and the City entered into that certain Financial Accounting and Limited Partial Assignment and Assumption Agreement, which was amended on June 9, 2021 (and as amended from time to time) (collectively, the “Financial Services Agreement”) and which provides, in part, for the City to provide the Commission with accounting and financial reporting services through April 30, 2026, with the understanding that the City would contract with a professional third-party to perform the services. The Financial Services Agreement further provides that if and to the extent there are no funds on deposit in an applicable Special Allocation Fund to pay costs and expenses of the Commission, on a timely basis, the TIF Commission and its agents shall bill redevelopers, pursuant to the terms of the respective Funding Agreements between the Commission and each such respective redeveloper; provided, however, if and to the extent a redeveloper fails to pay amounts due and owing under a Funding Agreement, on a timely basis, the TIF Commission or its Executive Director shall notify the City to pay such direct administrative and professional services costs and expenses from the City’s imprest account, which is maintained for the benefit of the Commission to fund administrative and professional costs and expenses of the Commission.

The City desires to amend the Financial Services Agreement, including (A) increasing the amount maintained in the imprest account to \$120,000 and (B) extending the term of the Financial Services Agreement to April 30, 2031 (the “Amendment Modifications”).

Attached to the Board Packet as **Exhibit 11**, a Second Amendment to the Financial Services Agreement, which incorporates the Amendment Modifications. To the extent the Commission finds the terms of the Second Amendment to Financial Services Agreement to be acceptable, staff and counsel recommend its approval.

Action recommended:

APPROVAL OF THE SECOND AMENDMENT TO THE FINANCIAL ACCOUNTING AND LIMITED PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI, IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 12 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL

12. Overlook TIF Plan - Second Amendment: Consideration of the Approval of a Second Amendment to the Agreement among the TIF Commission, the Planned Industrial Development Authority of Kansas City, Missouri and Oz Development, LLC, in connection with the implementation of the Overlook TIF Plan (Christine Bushyhead) Exhibit 12

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 “TIF Area”) was approved by the City Council of the City (the “City Council”) by its passage of Ordinance No. 200942 (the “TIF Ordinance”). A plan known as the Overlook PIEA General Development Plan (the “PIEA Plan”) for an area designated therein (the “PIEA Area”) was approved by the Council by its passage of Ordinance No. 200990 (the “PIEA Ordinance”). The PIEA Area and the TIF Area are coterminous (together, the “Redevelopment Area”).

The TIF Plan was subsequently amended by the First Amendment, approved by Ordinance No. 221036, December 8, 2022, and by the Second Amendment, approved by Ordinance No. 250433 on July 17, 2025. Currently, a Third Amendment is under consideration by the Commission for recommendation to the City Council for approval.

The TIF Plan provides generally for the construction of up to 80,000 square feet of new office building, two multifamily buildings totaling approximately 140 units, three commercial spaces totaling approximately 12,000 square feet, and 325 parking spaces, along with interior driveways, and the addition of a health and fitness trail and public plaza areas and outdoor park (the “Project Improvements”), together with the construction or reconstruction of such other public infrastructure improvements such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, structured parking facilities, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”).

The TIF Plan further provides that the estimated reimbursable Redevelopment Project Costs are approximately \$31,577,821, which includes (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, Oz Development Company, LLC (the “Redeveloper”) and the Planned Industrial Expansion Authority of Kansas City, Missouri (“PIEA”) (the “Parties”) entered into an Agreement (the “Redevelopment Agreement”), which provides for, among other things, the construction of the Project Improvements and the reimbursement of certain certified redevelopment project costs related to the same. On December 15, 2022, the Parties entered into a First Amendment to the Agreement.

The City Council may consider an amendment to the TIF Plan (“Third Amendment to the TIF Plan”), which shall (1) amend the boundaries of the current Redevelopment Project Area to only include what has now been platted as Lot 1, Offices of Overlook, a subdivision in Kansas City, Jackson County, Missouri, upon which the initial Project and Public Improvements have been constructed, and identify this area as Redevelopment Project Area 1 and (2) the remaining

undeveloped portion of the Redevelopment Area will be designated as Redevelopment Project Area 2 and (3) modify the Budget of Redevelopment Project Costs to reflect the final Redevelopment Project Costs for Redevelopment Project Area 1 and (4) modify the related Anticipated Sources of Funds and (4) modify the Redevelopment Schedule to include the Redevelopment Project 2 schedule (the “Proposed TIF Plan Modifications”). The Redeveloper desires to amend the Redevelopment Agreement to incorporate the Proposed TIF Plan Modifications.

The Second Amendment to the Redevelopment Agreement, attached as **Exhibit 12** to the Commission Board Packet, which incorporates the Proposed TIF Plan Modifications, has been prepared by legal counsel and reviewed by staff. To the extent the Commission finds acceptable the terms of the Second Amendment to the Redevelopment Agreement, as described in this agenda item and as more particularly set forth on **Exhibit 12**, staff and legal counsel recommend approval, subject to modifications accepted by the Chair, Executive Director and legal counsel and subject to the City Council’s approval of the Third Amendment to the TIF Plan.

Action recommended: APPROVAL OF THE THIRD AMENDMENT TO THE AGREEMENT AMONG THE COMMISSION, OZ DEVELOPMENT COMPANY, LLC, THE PLANNED INDUSTRIAL EXPANSON AUTHOITY OF KANSAS CITY, MISSOURI, IN CONNECTION WITH THE IMPLEMENTATION OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE OVERLOOK TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL AND SUBJECT TO THE CITY COUNCIL’S APPROVAL OF THE THIRD AMENDMENT TO THE OVERLOOK TAX INCREMENT FINANCING 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. (LaSundra Flournoy)

The Affirmative Action/Contract Compliance Committee did not meet in April 2026 due to a lack of quorum.

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 & 15A**

Monthly Financials prepared by Hood & Associates (*Michael Keenan*)

Budget (*Michael Keenan*)

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

Action recommended: NONE; INFORMATION ONLY.

CLOSED SESSION

19. The Board may elect to go into closed session to discuss:
1. Legal matters, pursuant to Section 610.021 (1), RSMo
 2. Real Estate matters, pursuant to Section 610.021 (2), RSMo
 3. Personnel matters, pursuant to Section 610.021(3), RSMo
 4. Sealed bids and sealed proposals, and related documents pursuant to Section 610.021(12), RSMo
 5. Confidential communications with its auditor, pursuant to Section 610.021(18) or
 6. Other matters covered by Section 610.021 (1-26), RSMo
([Motion and second required, along with roll call vote](#)) (*Chair Canady*)

RESUME BUSINESS SESSION

20. **Adjournment**

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