

REVISED

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

DATE: June 10, 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

CLAY COUNTY/NKC

PUBLIC HEARING – 9:30 AM

ROLL CALL

1. **Parvin Road TIF Plan – Sixteenth Amendment: Consideration of approval of the Sixteenth Amendment of the Parvin Road TIF Plan, and other matters related thereto. (David Leader) Exhibit 1**

Purpose: The purpose of this hearing is to consider recommending to the City Council of Kansas City, Missouri the approval of the proposed Sixteenth Amendment (the “Sixteenth Amendment”) to the Parvin Road Tax Increment Financing Plan (the “Plan”), which (A) modifies the description of the improvements described by the Plan, (B) modifies the Site Plan attached to the Plan, (C) modifies the estimated Redevelopment Schedule to implement the improvements described by the Plan, (D) modifies the estimated Redevelopment Project Costs, (E) modifies the Sources of Funds, (F) supplements the Evidence of Financing and (g) provides for 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 Sixteenth Amendment, are generally bounded by N.E. 48th Street, Pravin Road and the boundary of Kansas City on the north, the boundary of Kansas City and the railroad tracks on the east, Missouri Route 210 and the railroad tracks on the south and North Bennington Avenue on the west in Kansas City, Clay County, Missouri (the “Redevelopment Area”).

Notices: Notices regarding the public hearing were sent to all affected taxing jurisdictions by certified mail on April 26, 2026. Notices were published in newspapers of general circulation of the proposed redevelopment, on May 11, 2026 and May 31, 2026.

Staff prepared and delivered notices by certified mail regarding the public hearing on April 26, 2026 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 Parvin Road TIF Plan: The Parvin Road Tax Increment Financing Plan (the “Plan”) provides for the construction of, or improvements to, certain roadways, curbing, traffic signals, storm sewers, water lines, utilities and related public infrastructure improvements within and adjacent to the Redevelopment Area, as necessary to accommodate an expansion of the existing above ground industrial park and its underground industrial and commercial complex known as the Subtropolis, including the widening of NE 48 Street, beginning at Worlds of Fun Drive and continuing east approximately 3,600 linear feet.

Changes proposed by the Sixteenth Amendment to the Parvin Road TIF Plan: The changes proposed by the Sixteenth Amendment to the Parvin Road TIF Plan include the removal of the following improvements:

1. Project Area 1 Improvements

- a. A traffic signal at the intersection of N.E. Parvin Road and Great Midwest Drive;
- b. A traffic signal at the intersection of N.E. Parvin Road and Randolph Road; and
- c. A traffic signal at the intersection of N.E. Parvin Road and North Skiles Avenue; and
- d. Public improvements located at 3899 N Ewing Avenue including, but not be limited to grading, storm sewers and detention, public and private utilities, streetlights, drive approaches, landscaping, environmental and historical mitigation and contributions towards any off-site public improvements (the “Removed Project Area 1 Improvements”).

2. Project Area 2 Improvements

- a. A traffic signal at the intersection of N.E. Parvin Road and Kentucky. (the “Removed Project Area 2 Improvements.”)

Redevelopment Project Costs: The estimated Redevelopment Project Costs to implement the Public Improvements, as well as the TIF Reimbursable Project Costs have been reduced by \$9,132,920 as a direct result of the removal of the Removed Project Area 1 Improvements and the Removed Project Area 2 improvements, such that the total Estimated Redevelopment Project Costs is \$83,172,060 and the total TIF Reimbursable Project Costs is \$58,672,694.

The Source of Funds: As a result of the reduced Estimated Redevelopment Project Costs, the Sources of Funds have been modified as follows:

1.	Amount of Redevelopment Project Costs Reimbursable from Payments in Lieu of Taxes (PILOTS) and Economic Activity Taxes (EATS)	\$ 58,672,694
2.	Amount of Redevelopment Project Costs funded with Private or other Public Sources	\$ 24,499,366
	Total Redevelopment Project Costs	\$ 83,172,060

Redevelopment Schedule

The Redevelopment Schedule has been modified to extend the date of completion of the remaining Project Area 3 Improvements to September 17, 2031, and to extend the date of completion of the remaining Project Area 4 Improvements to December 31, 2027.

Statutory Findings: It is the Staff's recommendation that the Sixteenth Amendment to the Parvin Road Tax Increment Financing Plan meets each of the required statutory findings identified by the TIF Act. Specifically,

- **Economic Development Area:** The Sixteenth 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, is an Economic Development Area.
- **But-For Analysis:** The Sixteenth 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 10 to the Plan, as amended by the Sixteenth 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 Sixteenth Amendment, conforms to the City's comprehensive development plan.
- **Redevelopment Schedule:** The Redevelopment Plan, as amended by the Sixteenth 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 Sixteenth 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 Sixteenth Amendment, does not include development or redevelopment of any gambling establishment.
- **Acquisition by Eminent Domain:** The Redevelopment Plan, as amended by the Sixteenth 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 Sixteenth 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.

Invite comments from the public

Action recommended:

(1 of 2) CLOSING THE PUBLIC HEARING.

(2 of 2) APPROVAL OF THE SIXTEENTH AMENDMENT TO THE PARVIN ROAD TAX INCREMENT FINANCING PLAN AND FORWARD THE RECOMMENDATIONS TO THE CITY COUNCIL FOR APPROVAL.

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:35 AM

ROLL CALL

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

Action recommended:

CONTINUE THE PUBLIC HEARING TO 9:30 A.M. JULY 8, 2026.

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

MINUTES

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

Minutes from the May 13, 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

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

The Cost Consent Agenda items for June 2026 are included in the Commission’s Board Packets for review prior to the meeting. The following items are included:

- Cost Certifications (**Exhibit 4**)

Historic Northeast TIF Plan: Consideration of certification of costs totaling \$528,760 and other matters related thereto. (Jennifer Brasher)

Request from: Historic Northeast Lofts LLC
Total amount requested: \$528,760
Use of funds: TIF Reimbursable costs
Cost certifier: Hood and Associates CPAs PC
Questioned or disallowed costs: None
EATs reporting requirement: 75%

Notes: Cost related to Draw #20. Funds were used for Hard Costs, General Conditions, Hard Cost Contingency, Special Inspections, Preconstruction Marketing, Cost Certification/ Consulting, Architect – Supervisory, and Additional Contingency.

Recommendation: Approval of reimbursement and direct pay of certified costs per the conditions of the redevelopment agreement in the amount of \$528,760 from bond draw.

Platte Purchase TIF Plan: Consideration of certification of costs totaling \$178,887.45 and other matters related thereto. (Jennifer Brasher)

Request from: Ashlar Homes
Total amount requested: \$178,887.45
Use of funds: Project 10 Phase 2
Cost certifier: Ralph C. Johnson & Company, p.c.
Questioned or disallowed costs: None
EATs reporting requirement: 100%

Notes: Costs for Line Creek Parkway project 10 Phase 2 report 2017-74; submission 11. To be paid from bond project funds.

Recommendation: Approval of certified costs of \$178,887.45 with a reimbursable amount of \$178,887.45 per the conditions of the redevelopment agreement.

Bannister & Wornall TIF Plan: Consideration of certification and reimbursement of costs totaling \$1,799,536.85 and other matters related thereto. (Jennifer Brasher)

Request from: Burns & McDonnell
Total amount requested: \$1,799,536.85
Use of funds: Project A & B Interest
Cost certifier: Ralph C. Johnson & Company, p.c.
Questioned or disallowed costs: none
EATs reporting requirement: 100%

Notes: Report 2015-25 Costs project A & B Interest.

Recommendation: Approval of certified costs of \$1,799,536.85 with a reimbursable amount of \$1,799,536.85 per the conditions of the redevelopment agreement, not to exceed approved budget totals.

Parvin Road TIF Plan: Consideration of certification and reimbursement of costs totaling \$397,876 and other matters related thereto. (Jennifer Brasher)

Request from:	Hunt Midwest.
Total amount requested:	\$399,320
Use of funds:	48 th ST Widening
Cost certifier:	Novak Birks p.c.
Questioned or disallowed costs:	\$1,444
EATs reporting requirement:	100%

Notes: Pay App #6 costs for 48th St Widening.

Recommendation: Approval of certified costs of \$399,320 with a reimbursable amount of \$397,876 per the conditions of the redevelopment agreement, not to exceed approved budget totals.

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

5. KCI Corridor TIF Plan: – Forthcoming

AGREEMENTS RELATED TO SPECIFIC TIF PLANS

6. 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 6

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 6** 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 6** 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.

7. **KCI Corridor TIF Plan: Consideration of acceptance of the recommendations of the KCI Corridor TIF Plan Advisory Committee, and other matters related thereto.** (*Wesley Fields*)

The KCI Corridor TIF Plan Advisory Committee (the “Advisory Committee”) met on May 15, 2026, to consider certain recommendations to the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) related to the KCI Corridor Tax Increment Financing Plan (the “KCI Corridor TIF Plan”).

The Advisory Committee recommends that the Commission:

1. Amend the KCI Corridor TIF Plan to include the design and construction of a sewer line extension along NW Skyview Avenue and N. Ambassador Drive and the reimbursement of costs related thereto in an amount not to exceed \$500,000;
2. Enter into a Redevelopment Agreement which shall provide for the design and construction of a sewer line extension along NW Skyview Avenue and N. Ambassador Drive and the reimbursement of costs related thereto in an amount not to exceed \$500,000; and
3. Enter into an amendment to the KCI Corridor Reimbursement Prioritization Agreement to provide that the reimbursement of costs related to the design and construction of a sewer line extension along NW Skyview Avenue and N. Ambassador Drive come after the reimbursement of costs related to TI and T1B Trails, but before all other costs identified in the KCI Corridor TIF Plan, except for such costs identified in the Reimbursement Prioritization Agreement.

Staff recommends acceptance and approval of the recommendations as presented above.

Action recommended

APPROVAL OF THE RECOMMENDATIONS OF THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN

8. **800 Grand TIF Plan: Consideration of a Redevelopment Agreement between the TIF Commission and 800 Grand KCMO, LLC regarding certain improvements contemplated by the 800 Grand TIF Plan and other matters related thereto.** (*Wesley Fields*) *Exhibit 8*

On November 12, 2025, the TIF Commission adopted Resolution No. 11-2-25 recommending that the City Council of Kansas City, Missouri (the “Council”) approve the 800 Grand Tax Increment Financing Plan (the “Plan”).

The Plan provides for the construction of a new 24-story, approximately 645,000 square foot mixed-use residential building with approximately 319 multi-family residential units, approximately 28,000 square feet of commercial/retail space, an approximately 1,600 seat theater designed to host a wide variety of entertainment events, and approximately 574 parking spaces (collectively, the “Residential Building Improvements”), and the rehabilitation of the adjacent Scarritt and Arcade buildings, which rehabilitation shall provide for an approximately 174,00 square foot hotel that shall contain approximately 169 guest rooms, approximately 10,500 square feet of meeting space, and approximately 16,000 square feet of food, beverage and commercial/retail spaces (collectively, the “Hotel Improvements”, and together with the

Residential Building Improvements, the “Project Improvements”), along with related public and private infrastructure and site improvements, including but not limited to, roads, streets, curbing, sidewalks and any other similar public improvements that support the Project Improvements (collectively, the “Infrastructure Improvements”) within an area generally bound by Walnut Street on the west, 8th Street on the north, Grand Boulevard on the east, and 9th Street on the south, all in Kansas City, Jackson County, Missouri (the “Redevelopment Area”).

Pursuant to the Plan, the estimated Redevelopment Project Costs to implement the Project Improvements and Infrastructure Improvements is \$532,391,976, and it is anticipated that the Redevelopment Project Costs will be funded from the following sources: (A) Economic Activity Taxes generated and collected within the Redevelopment Area in the amount of \$42,774,943, (B) Additional City EATS in an amount up to \$54,217,989, (C) CID Revenue in an amount of approximately \$11,975,146 (D) private equity in the amount \$113,115,790, (E) construction and conventional debt in the amount of approximately \$109,564,306, and (F) commercial property assessed clean energy loans in the aggregate amount of approximately \$200,743,802. Notwithstanding the foregoing, in no event shall the Commission reimburse Redevelopment Project Costs with Economic Activity Taxes and Additional City EATS with more than 20% of the total Redevelopment Project Costs incurred in connection with the implementation of the Project Improvements and Infrastructure Improvements.

800 Grand KCMO, LLC (the “Redeveloper”) desires to enter into a Redevelopment Agreement with the Commission, in a form substantially similar to **Exhibit 8** (the “Redevelopment Agreement”), which shall provide, in part, that (A) the Redeveloper shall cause the construction of the Project Improvements and the Infrastructure Improvements to be completed by 2030, in accordance with the terms and conditions of the Redevelopment Agreement and that the Commission, subject to the terms and conditions of the Redevelopment Agreement, shall reimburse Redeveloper, up to \$96,992,932 from Economic Activity Taxes and Additional City EATS generated and collected within the Redevelopment Area; provided in no event shall the Commission reimburse the Redeveloper more than 20% of the total Redevelopment Project Costs incurred by the Redeveloper to implement the Project Improvements and Infrastructure Improvements.

To the extent the Commission finds the terms and conditions of the Redevelopment Agreement to be acceptable, staff and legal counsel recommend its approval, subject to the City Council’s approval of the First Amendment to the 800 Grand TIF Plan in a form substantially similar to **Exhibit 8** to the Board Packet.

Action recommended:

APPROVAL OF THE REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND 800 GRAND KCMO, LLC IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 8, ATTACHED HERETO, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL AND SUBJECT TO THE CITY COUNCIL’S APPROVAL OF THE FIRST AMENDMENT TO THE 800 GRAND TIF PLAN IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 8, ATTACHED HERETO

9. **800 Grand TIF Plan: Consideration of a Tax Contribution and Disbursement Agreement among the TIF Commission, the City of Kansas City, Missouri, and 800 Grand KCMO, LLC, in connection with the 800 Grand TIF Plan and other matters related thereto. (Wesley Fields) Exhibit 9**

On November 12, 2025, the TIF Commission adopted Resolution No. 11-2-25 recommending that the City Council of Kansas City, Missouri (the “Council”) approve the 800 Grand Tax Increment Financing Plan (the “Plan”).

The Plan provides for the construction of a new 24-story, approximately 645,000 square foot mixed-use residential building with approximately 319 multi-family residential units, approximately 28,000 square feet of commercial/retail space, an approximately 1,600 seat theater designed to host a wide variety of entertainment events, and approximately 574 parking spaces (collectively, the “Residential Building Improvements”), and the rehabilitation of the adjacent Scarritt and Arcade buildings, which rehabilitation shall provide for an approximately 174,00 square foot hotel that shall contain approximately 169 guest rooms, approximately 10,500 square feet of meeting space, and approximately 16,000 square feet of food, beverage and commercial/retail spaces (collectively, the “Hotel Improvements”, and together with the Residential Building Improvements, the “Project Improvements”), along with related public and private infrastructure and site improvements, including but not limited to, roads, streets, curbing, sidewalks and any other similar public improvements that support the Project Improvements (collectively, the “Infrastructure Improvements”) within an area generally bound by Walnut Street on the west, 8th Street on the north, Grand Boulevard on the east, and 9th Street on the south, all in Kansas City, Jackson County, Missouri (the “Redevelopment Area”).

800 Grand KCMO, LLC (the “Redeveloper”) intends to enter into a Redevelopment Agreement (the “Redevelopment Agreement”) with the Commission, which shall provide that the Redeveloper shall implement the Project Improvements and Infrastructure Improvements contemplated by the TIF Plan, and the Commission, subject to the terms of the Redevelopment Agreement, shall reimburse the Redeveloper for certain certified costs related thereto.

The Plan further provides that the estimated Redevelopment Project Costs to implement the Project Improvements and Infrastructure Improvements is \$532,391,976, and it is anticipated that the Redevelopment Project Costs will be funded from the following sources: (A) Economic Activity Taxes generated and collected within the Redevelopment Area in the amount of \$42,774,943, (B) Additional City EATS in an amount up to \$54,217,989, (C) CID Revenue in an amount of approximately \$11,975,146 (D) private equity in the amount \$113,115,790, (E) construction and conventional debt in the amount of approximately \$109,564,306, and (F) commercial property assessed clean energy loans in the aggregate amount of approximately \$200,743,802. Notwithstanding the foregoing, in no event shall the Commission reimburse Redevelopment Project Costs with Economic Activity Taxes and Additional City EATS with more than 20% of the total Redevelopment Project Costs incurred in connection with the implementation of the Project Improvements and Infrastructure Improvements.

The Redeveloper desires to set forth their agreements regarding the utilization and disbursement procedures of Additional City EATS for the payment of certain certified Redevelopment Project Costs related to the implementation of the Project Improvements and Infrastructure Improvements. Attached to the Board Packet is the form of a Tax Contribution and

Disbursement Agreement, which provides, in part, for the procedure of the certification and payment or reimbursement of Reimbursable Costs that are to be funded with Tax Contributions.

To the extent the Commission finds the terms and conditions of the Tax Contribution and Disbursement Agreement to be acceptable, staff and legal counsel recommend its approval, subject to the City Council's approval of the First Amendment to the 800 Grand TIF Plan, as recommended by the Commission, in a form substantially similar to **Exhibit 9** to the Board Packet.

Action Recommended:

APPROVAL OF THE TAX CONTRIBUTION AND DISBURSEMENT AGREEMENT AMONG THE TIF COMMISSION, THE CITY OF KANSAS CITY, MISSOURI AND 800 GRAND KCMO, LLC IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 9, ATTACHED HERETO, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL AND SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE FIRST AMENDMENT TO THE 800 GRAND TIF PLAN IN A FORM SUBSTANTIALLY SIMILAR TO EXHIBIT 9, ATTACHED HERETO

10. 435 & SOCCER DRIVE TIF PLAN: Consideration of a Tax Contribution and Disbursement Agreement among the TIF Commission, Land Reserve, Inc., and the City of Kansas City, Missouri regarding the utilization of the Additional City EATs for the Payment of Certified Costs contemplated by the 435 & Soccer Drive TIF Plan and other matters related thereto. (Christine Bushyhead) Exhibit 10

On March 11, 2026, the Clay County KC TIF Commission adopted Resolution No. 3-2-26 recommending that the City Council of Kansas City, Missouri (the "Council") approve the 435 & Soccer Drive Tax Increment Financing Plan (the "TIF Plan").

On April 24, 2026, the Commission provided proper notice of a modification to the TIF Plan which reduces the amount of City Earnings Tax generated within the boundaries of the Redevelopment Project Areas to be captured by the TIF Plan from 100% for 30 years to 100% for 15 years, 75% for years 16-20 and 50% for years 21-23.

On May 21, 2026, the City Council did pass Committee Substitute Ordinance No. 260363 approving the TIF Plan and approving the City's contribution of Additional City EATs generated within the Redevelopment Area of the Redevelopment Plan and authorizing the City Manager to enter into a Tax Contribution and Disbursement Agreement.

The TIF Plan provides for the development of a mix of single-family homes, townhomes, and multi-family residential units, retail and restaurant space, a hotel and potential conference facilities, office buildings, entertainment and/or sports facilities, and other compatible uses ("Mixed-Use Development"), along with related public and private infrastructure and site improvements, including but not limited to roads, streets, curbing, sidewalks, trails (including trailheads), traffic control system and devices, signage, water distribution and supply systems, and other similar public improvements ("Infrastructure Improvements") that support the Mixed-Use Development.

Land Reserve, Inc. (the "Redeveloper") intends to enter into a Redevelopment Agreement (the "Redevelopment Agreement") with the Commission, which shall provide that the Redeveloper shall implement the Mixed-Use Development and Infrastructure Improvements contemplated

by the TIF Plan, and the Commission, subject to the terms of the Redevelopment Agreement, shall reimburse the Redeveloper for certain certified costs related thereto.

The TIF Plan further provides that the estimated Redevelopment Project Costs to implement the Infrastructure Improvements and Mixed-Use Development is \$2,260,132,203, plus Interest, and it is anticipated that the Redevelopment Project Costs will be funded from the following sources: (A) Economic Activity Taxes and Payments in Lieu of Taxes generated and collected within the Redevelopment Area in the amount of \$269,177,682, (B) Additional City EATs generated and collected within the Redevelopment Area in the amount of \$54,000,000, (C) CID Revenue in the amount of \$5,000,000, and (D) private equity and financing in the amount of \$1,931,954,521.

In accordance with the Redevelopment Agreement and the policies and procedures of the Commission, certain of Reimbursable Project Costs that are to be reimbursed with Additional City EATs, must be certified for payment or reimbursement by the Cost Certifier (on behalf of the Commission).

The Redeveloper and the City desire to set forth their agreements regarding the utilization and disbursement procedures of the Additional City EATs for the payment of certain certified Redevelopment Project Costs related to the implementation of the Infrastructure Improvements. Attached to the Board Packet as **Exhibit 10** is the form of a Tax Contribution and Disbursement Agreement, which provides, in part, for the procedure of the certification and payment or reimbursement of Reimbursable Project Costs that are to be funded with Additional City EATs.

To the extent the Commission finds the terms and conditions of the Tax Contribution and Disbursement Agreement to be acceptable, staff and legal counsel recommend its approval.

Action recommended: APPROVAL OF THE TAX CONTRIBUTION AND DISBURSEMENT AGREEMENT AMONG THE TIF COMMISSION, THE CITY OF KANSAS CITY, MISSOURI AND LAND RESERVE, INC., IN THE FORM OF EXHIBIT 10 ATTACHED TO THE COMMISSION BOARD PACKET, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL

11. 435 & Soccer Drive TIF Plan: Consideration of a Redevelopment Agreement between the TIF Commission and Land Reserve, Inc. regarding the implementation of the 425 & Soccer Drive Tax Increment Financing Plan (Christine Bushyhead) Exhibit 11

On March 11, 2026, the Clay County KC TIF Commission adopted Resolution No. 3-2-26 recommending that the City Council of Kansas City, Missouri (the "Council") approve the 435 & Soccer Drive Tax Increment Financing Plan (the "TIF Plan").

On April 24, 2026, the Commission provided proper notice of a modification to the TIF Plan which reduces the amount of City Earnings Tax generated within the boundaries of the Redevelopment Project Areas to be captured by the TIF Plan from 100% for 30 years to 100% for 15 years, 75% for years 16-20 and 50% for years 21-23.

On May 21, 2026, the Council, by Committee Substitute Ordinance No. 260363, approved the 435 & Soccer Drive Tax Increment Financing Plan, pursuant to the authority granted the Council by the TIF Act.

Committee Substitute Ordinance No. 260363 also provided that to the extent the implementation of the TIF Plan required the application of City Code Sections 3-421-3-469, Minority and Women's Business Enterprise, City Code Section 3-501-3-527, Construction Employment Program, and City Code Section 3-622(b)(2), Prevailing Wage, (collectively "Contracting Requirements"), the application of the Contracting Requirements shall only apply to the Infrastructure Improvements scope of work of the TIF Plan.

The TIF Plan anticipates the development of a mix of single-family homes, townhomes, and multi-family residential units, retail and restaurant space, a hotel and potential conference facilities, office buildings, entertainment and/or sports facilities and other compatible uses ("Mixed-Use Development"). The anticipated Mixed-Use Development is more particularly described in the litany of Redevelopment Projects A-R in the TIF Plan. The Redevelopment Area is noncontiguous and has been determined to be an economic development area which limits the use of TIF Revenues for financing infrastructure improvements only. The TIF Plan provides for Infrastructure Improvements to support the Redevelopment Projects. The Redevelopment Area is generally described as: (A) an area that is generally bounded by NE Shoal Creek Parkway on the east, I-435 on the west, the intersection of I-435 and NE Shoal Creek Parkway on the south, and Highway 152 on the north, and (B) an area that is generally bounded by NE Shoal Creek Parkway on the east, I-435 on the west, Highway 152 on the south, and N. Barry Road on the north, all in Kansas City, Clay County, Missouri.

The TIF Plan further provides that the estimated Redevelopment Project Costs to implement the Infrastructure Improvements and Mixed-Use Development is \$2,260,132,203, plus Interest, and it is anticipated that the Redevelopment Project Costs will be funded from the following sources: (A) Economic Activity Taxes and Payments in Lieu of Taxes generated and collected within the Redevelopment Area in the amount of \$269,177,682, (B) Additional City EATs generated and collected within the Redevelopment Area in the amount of \$54,000,000, (C) CID Revenue in the amount of \$5,000,000, and (D) private equity and financing in the amount of \$1,931,954,521.

Attached to the Commission's Board Packet as **Exhibit 11** is a Redevelopment Agreement with Land Reserve, Inc. (the "Redeveloper"), which provides, in part, that (A) the Redeveloper shall cause the construction of the Project Improvements and the Infrastructure 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 \$323,177,682 from Payments in Lieu of Taxes (PILOTS), Economic Activity Taxes (EATS) and Additional City EATs generated and collected within the Redevelopment Project 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 11** 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 LAND RESERVE, INC. REGARDING THE IMPLEMENTATION OF THE 435 & SOCCER DRIVE TAX INCREMENT FINANCING PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL.

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

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

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

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

Monthly Financials prepared by Hood & Associates (Michael Keenan)

Investment Report presented by Cory Adrian, KCMO

Action recommended: ACCEPTANCE OF THE FINANCIAL REPORT.
ACCEPTANCE OF THE INVESTMENT REPORT.

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

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

CLOSED SESSION

18. 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

19. **Adjournment**

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