

**REVISED**

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

DATE: July 8, 2026  
TIME: **9:30 a.m.**  
PLACE: Economic Development Corporation Board Room, 4<sup>th</sup> Floor  
300 Wyandotte  
Kansas City, Missouri

**Videoconference**

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

**Meeting ID: 891 2022 5749**

**Passcode: 199445**

**By Telephone: +1 312 626 6799**

# PUBLIC HEARING AGENDA ITEMS

## *JACKSON COUNTY/KCMO*

### **PUBLIC HEARING – 9:30 AM**

#### *ROLL CALL*

1. **19<sup>th</sup> Terrace and Central TIF Plan - Termination: Consideration of approval of the termination of the 19th Terrace and Central TIF Plan, 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 19th Terrace and Central TIF Plan.

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

The Redevelopment Plan Area is generally bounded by 17th Street on the north, Southwest Boulevard on the south, Wyandotte Street on the east, and Broadway on the west in Kansas City, Jackson County, Missouri.

The purpose of the 19th Terrace and Central TIF Plan was to provide for the stabilization and improvement of an area in the vicinity of Custom Color Corporation. The Plan was amended over time. The improvements from this plan, as described, are 17,500 sq ft of rehabilitated office space and 3,000 sq ft of new construction office space, 11,000 sq ft of rehabilitated warehouse space, and the rehabilitation of 150 parking spaces.

The Plan has a Total Project Cost of approximately \$2,928,000 million, and TIF Reimbursable Project Costs of \$822,500. All costs are certified and paid. Staff and the developer recommend terminating the Plan and project areas early, prior to the 2032 end date.

**Recommendation:** Staff recommends that the Commission make a recommendation to the Council that it terminate the designation of the Redevelopment Area and designation of Redevelopment Project Areas 8, 9, and 15, and acknowledge the expiration of Redevelopment Project Areas 6, 7, 10, 11, and 13 of the 19th Terrace and Central TIF plan.

*Invite questions/comments from the Commission*

*Invite comments from the public*

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

*(2 OF 2) RECOMMEND THAT CITY COUNCIL PASS AN ORDINANCE (A) TERMINATE THE 19TH TERRACE & CENTRAL TAX INCREMENT FINANCING PLAN (B) TERMINATE THE DESIGNATION OF THE REDEVELOPMENT AREA AND THE REDEVELOPMENT PROJECT AREAS 8, 9, AND 15, (C) ACKNOWLEDGE EXPIRATION OF REDEVELOPMENT PROJECT AREAS 6, 7, 10, 11, AND 13 AND (D) 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 AREAS, IF ANY, AS SURPLUS, AND DISSOLVING THE SPECIAL ALLOCATION FUND.*

## **CLAY COUNTY/NKC**

### **PUBLIC HEARING – 9:35 AM**

#### **ROLL CALL**

2. **Prospect North TIF Plan - Termination: Consideration of approval of the termination of the Prospect North TIF Plan, and other matters related thereto. (David Leader) Exhibit**

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

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

The Redevelopment Plan Area is generally bounded by NE 82nd Street on the north, Agnes on the west, the northern city limit of Gladstone, MO on the south, and Missouri State Highway 1 on the east in Kansas City, Clay County, MO.

The purpose of the Prospect North TIF Plan was to provide for the mixed-use development of 88.7 acres of land within the redevelopment area. The Plan assisted with the construction of Maple Woods Parkway between Missouri State Highway 1 and Agnes, as well as with significant repairs to Agnes, including raising the road out of the floodplain, and the construction of new streets and bridge improvements. Stalled development and lower-than-projected revenues required the city to pay bond payments on the infrastructure.

The Plan has a Total Project Cost of \$129,751,999, and TIF Reimbursable Project Costs of \$27,425,570. Staff and the developer recommend terminating the Plan and project areas early, prior to the 2033 end date.

**Recommendation:** Staff recommends that the Commission make a recommendation to the Council that it terminate the designation of the Redevelopment Area and designation of Redevelopment Project Areas 1, 2, and 3 of the Prospect North TIF plan.

*Invite questions/comments from the Commission*

*Invite comments from the public*

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

*(2 OF 2) RECOMMEND THAT CITY COUNCIL PASS AN ORDINANCE (A) TERMINATE THE PROSPECT NORTH TAX INCREMENT FINANCING PLAN (B) TERMINATE THE DESIGNATION OF THE REDEVELOPMENT AREA AND THE REDEVELOPMENT PROJECT AREAS 1, 2, AND 3 (C) DECLARING ALL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND ESTABLISHED IN CONNECTION WITH THE REDEVELOPMENT PROJECT AREA, IF ANY, AS SURPLUS, AND DISSOLVING THE SPECIAL ALLOCATION FUND.*

## **PUBLIC HEARING – 9:40 AM**

### **ROLL CALL**

**3. North Oak TIF Plan - Fifteenth Amended and Restated Amendment: Consideration of approval of the Fifteenth Amendment to the North Oak TIF Plan in the form of the Fifteenth Amended and Restated Plan, and other matters related thereto. (David Leader) Exhibit 3**

The purpose of this hearing is for the TIF Commission to consider recommending to the City Council of Kansas City, Missouri, approval of the Fifteenth Amended and Restated Amendment of the North Oak TIF Plan ("TIF Plan") (the "Fifteenth Amendment"). The purpose of the Fifteenth Amendment is to consolidate all previous Plan Amendments, and provide for certain modifications to the Budget of the Redevelopment Project Costs, and the inclusion of all conforming changes within the text and Exhibits to the TIF Plan in furtherance of the foregoing in modifications.

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

The original North Oak Tax Increment Financing Plan was approved by the Ordinance No. 050104 on February 24, 2005, and has been subsequently amended by the First Amendment, as approved by Ordinance No. 060534 on July 20, 2006, the Third Amendment, as approved by Ordinance No. 070996 on October 11, 2007, the Fourth Amendment, as approved by Ordinance No. 090832 on October 1, 2009, the Fifth Amendment, as approved by Ordinance No. 100083 on February 11, 20210, the Sixth Amendment, as approved by Ordinance No. 1000705 on September 30, 2010, the Seventh Amendment, as approved by Ordinance No. 120172 on March 1, 2012, the Eighth Amendment, as approved by Ordinance No.160670 on September 8, 2016, the Ninth Amendment, as approved by Ordinance No.170739 on October 5, 2017; the Tenth Amendment, as approved by Ordinance No.180053 on February 1, 2018, the Eleventh Amendment, as approved by Ordinance No.190925 on August 27, 2020, the Twelfth Amendment, as approved by Ordinance No.220665 on August 11, 2022, the Thirteenth Amendment, as approved by Ordinance No. 230212 on March 9, 2023, and the Fourteenth Amendment, as approved by Ordinance No. 240944 on October 31, 2024 (collectively, referred to herein as the " TIF Plan"). The Second Amendment was withdrawn prior to the Commission's consideration.

**Redevelopment Area:** Redevelopment Area. The Redevelopment Area includes five (5) noncontiguous areas, which include the following:

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

**Objective of the Fifteenth Amendment:** To amend the Budget of Redevelopment Project Costs, the Sources of Funds for All Estimated Redevelopment Project Costs, the Estimated Redevelopment Schedule, and insert a new Exhibit 15, Redeveloper City Affidavit. These proposed amendments will require updating various sections of the TIF Plan and its Exhibits.

**Proposed Fifteenth Amendment to the North Oak TIF Plan:**

**Exhibit 5 Budget of Redevelopment Project Costs**

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

North Oak Corridor TIF Plan			
Fifteenth Amendment			
	Project Costs	TIF Reimbursable	STIF Reimbursable
<b>Projects 1 &amp; 2</b>			
TIF Staff/Legal/Administrative Expenses <sup>1</sup>	\$ 350,000	\$ -	
Survey Consulting Service	2,800	-	
Building Purchase/Rehabilitation/Tenant Improvements	17,000,000	-	
Furniture, Fixture and Equipment	13,000,000	-	
Infrastructure improvements	-	-	
Streetscape Design	104,396	104,396	
<b>Subtotal</b>	<b>\$ 30,457,196</b>	<b>\$ 104,396</b>	
<b>Projects 3-6</b>			
<b>Development Costs</b>			
Land Costs			
Land	\$ 8,219,880	\$ 2,840,252	\$ -
<b>Total Land Costs</b>	<b>\$ 8,219,880</b>	<b>\$ 2,840,252</b>	<b>\$ -</b>
Hard Costs			
Anchor Retail Shell	\$ 8,100,000	\$ -	\$ -
Anchor Retail Building Upgrades	675,000	-	-
Anchor Retail Sitework	1,950,000	-	-
Junior Box Shell	1,540,000	-	-
Junior Box Façade Upgrades	56,882	56,882	-
Buildings Constructed on Pad Sites - Shell	7,500,000	-	-
Pad Site - Sitework/Landscaping	2,040,000	-	-
Site/Landscape (Continental Engineering Estimate)	4,962,594	3,078,979	-
<b>Total Hard Costs</b>	<b>\$ 26,824,476</b>	<b>\$ 3,135,861</b>	<b>\$ -</b>
Soft Costs			
Professional Services Fees	\$ 2,120,000	\$ -	\$ -
Financing Cost	1,450,442	1,450,442	-
Interest Carry	1,272,000	-	-
Points	232,000	-	-
Closing - Loan and Land	75,000	-	-
Development Fee	1,200,000	-	-
Preliminary Studies	25,000	-	-
Taxes During Construction	15,000	-	-
TIF Commission Fees	146,261	146,261	-
Investment Banking Fee (IRR C&P)	480,940	-	-
Contingency	2,300,000	309,603	-
<b>Total Soft Costs</b>	<b>\$ 9,316,644</b>	<b>\$ 1,906,307</b>	<b>\$ -</b>
Public Improvements			
Park Land Dedication	\$ 229,900	\$ 229,900	\$ -
Additional Vivion Road ROW	405,000	405,000	-
Wetland Mitigation	14,991	14,991	-
Replace Water Main at Oak & Vivion that Frequently Breaks	108,624	108,624	-
Replace Overhead Electric Lines with Underground Lines	106,442	106,442	-
Sidewalks along Vivion Road and North Oak	71,837	71,837	-
Ornamental Perimeter Lighting	153,419	153,419	-
Offsite Road Improvements	390,100	390,100	-
Extraordinary Cost of Runoff Detention	1,230,269	1,230,269	-
North Oak Corridor Housing & Infrastructure Program - ENCORE	1,000,000	1,000,000	-
North Troost Trail - Design and Construction	430,000	-	430,000
Gorman Park Pool Construction	1,530,000	-	1,530,000
Public Infrastructure (Roads, Sidewalks, Curbs, Sewar Lines)	919,381	-	919,381
YMCA - Costs of Acquisition and Demolition	278,408	-	278,408
Sidewalk (NE 45th Street and NE 45th Terrace)	100,000	-	100,000
Sidewalk (N. Holmes south of Greenfield to 42nd Street)	450,000	-	450,000
Intersection at NE 48th Street and NE Vivion Road	350,000	-	350,000
The North Oak Development Program	8,154,800	7,944,800	210,000
Vivion Road Streetscape from Highland to Olive Street	500,000	500,000	-
<b>Total Public Improvements Costs</b>	<b>\$ 16,423,171</b>	<b>\$ 12,155,382</b>	<b>\$ 4,267,789</b>
<b>Subtotal</b>	<b>\$ 60,784,170</b>	<b>\$ 20,037,801</b>	<b>\$ 4,267,789</b>
<b>TOTAL</b>	<b>\$ 91,241,366</b>	<b>\$ 20,142,197</b>	<b>\$ 4,267,789</b>
ASSUMPTIONS:			
In addition, 5% of the annual PILOTS and Economic Activity Taxes deposited in the Special Allocation Fund shall be retained by the TIF Commission or the City (as the case may be) to cover incidental expenses incurred by the TIF Commission and the City that relate to the be determined and allocated prior to allocation of any other reimbursable costs.			
1 This amount is an estimated total budget for plan and project administration expenses to be reimbursed to the selected consultant and the TIF Commission. The selected consultants will submit annually a budget for plan and project administration expenses which will be reviewed and approved by the TIF Commission.			

**Exhibit 7 Sources of Funds for All Estimated Redevelopment Project Costs**

1. Estimated Amount Reimbursable Costs funded with PILOTS and Economic Activity Taxes (EATS)

Project Area 1 & 2	\$2,472,840
Project Areas 3 through 6	\$13,143,912
<u>Public Improvements</u>	<u>\$12,155,382</u>
<b>TOTAL</b>	<b>\$27,772,134</b>

2. Estimated Reimbursable Costs funded with STIF

Project Area 1 & 2	\$0
Project Areas 3 through 6	\$0
<u>Public Improvements</u>	<u>\$4,267,789</u>
<b>TOTAL</b>	<b>\$4,267,789</b>

2. Estimated Reimbursable Costs funded with Private Debt/Equity and other sources

Project Area 1 & 2	\$28,379,960
Project Areas 3 through 6	\$35,483,683
<u>Public Improvements</u>	<u>\$0</u>
<b>TOTAL</b>	<b>\$64,863,643</b>

**Exhibit 8 Estimated Redevelopment Schedule Amendment**

<u>Public Improvement/ Project</u>	<u>Commencement</u>	<u>Completion</u>
Intersection of 48 <sup>th</sup> Street and NE Vivion Road	2024	2030

**Exhibit 15 Redeveloper City Affidavit**

RSMo 99.810 which sets forth the required elements of a redevelopment plan includes the requirement of a developer affidavit with the redevelopment plan attesting and affirming that the area designation be it blight, conservation or economic development study has been met. This is a blight and conservation area TIF Plan and the City has provided such an Affidavit for this Fifteenth Amendment.

The intent of the North Oak TIF Plan remains unchanged.

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

1. **Blight and Conservation Area:** The Fifteenth Amendment does not alter the previous finding that the Redevelopment Area on the whole is a blighted and conservation 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 Fifteenth Amendment are of a nature that they do not alter the TIF Commission’s previous finding that the TIF Plan conforms to FOCUS, the comprehensive plan for the development of the City as a whole, now KC Spirit Playbook, and the Briarcliff/Winnwood Area Plan.
3. **Redevelopment Schedule:** The TIF Plan is now comprised of a Redevelopment Area with five noncontiguous areas. The TIF Plan projects within the Redevelopment Area remain 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 Fifteenth 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.  
**Acquisition by Eminent Domain:** This Fifteenth 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 Fifteenth Amendment are of a nature that they do not alter the previous relocation assistance plan that is a part of the North Oak TIF Plan.
5. **Cost-Benefit Analysis:** The changes contemplated by the Fifteenth 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 TIF Plan on each affected Taxing District and provided sufficient information to evaluate whether the Redevelopment Projects, as proposed by the TIF Plan, and constructed, was financially feasible.
6. **Gambling Establishment:** The Fifteenth Amendment does not include development or redevelopment of any gambling establishment.

Staff believes that the Redevelopment Plan meets all the statutory requirements of the TIF Act.

Also, for a Redevelopment Plan located in Kansas City, Clay County, Missouri, the TIF Act requires that the City Attorney determine that the proposed redevelopment plan meets the minimum requirements of RSMo 99.810, which is generally the redevelopment plan contents

and required findings. The City Attorney made such a determination prior to the sending of the 45-day notice of public hearing to the Taxing Districts.

Staff believes that the Fifteenth Amendment to the North Oak 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 Fifteenth Amendment of the North Oak TIF Plan, the following actions are required:

*Invite questions/comments from the Commission*

*Invite comments from the public*

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

(2 OF 2) APPROVAL OF THE FIFTEENTH AMENDMENT OF THE NORTH OAK TIF PLAN, INCLUDING THE FIFTEENTH AMENDED AND RESTATED PLAN, AND FORWARD THIS RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL.

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

### **PUBLIC HEARING – 9:45 AM**

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

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

*Action recommended:* CONTINUE THE PUBLIC HEARING TO 9:40 A.M. AUGUST 12, 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 5**

Minutes from the June 10, 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**

6. **Cost Consent Agenda: Consideration of approval of the Cost Consent Agenda, and other matters related thereto. (Jennifer Brasher) Exhibit 6**

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

- Cost Certifications (**Exhibit 6**)

**Historic Northeast TIF Plan: Consideration of certification of costs totaling \$116,323 and other matters related thereto. (Jennifer Brasher)**

Request from:	Historic Northeast Lofts LLC
Total amount requested:	\$116,323
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 #21. Funds were used for Solar, General Conditions, Preconstruction Marketing, Architect – Supervisory, and Additional Contingency.

Recommendation: Approval of certified costs of \$116,323 and reimbursement and direct pay of certified costs per the conditions of the redevelopment agreement in the amount of \$116,323 from the bond draw.

**West Bottoms TIF Plan: Consideration of certification of costs totaling \$1,092,855 and other matters related thereto. (Jennifer Brasher)**

Request from:	City of Kansas City, Missouri
Total amount requested:	\$1,092,855
Use of funds:	Phase 1a (Tranche #1)
Cost certifier:	Hood and Associates CPAs PC.
Questioned or disallowed costs:	None
EATs reporting requirement:	NA

Notes: Costs for Phase 1a (Tranche #1): Public Infrastructure.

Recommendation: Approval of certified costs of \$1,092,855 with a reimbursable amount of \$1,092,855 per the conditions of the redevelopment agreement.

*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. **Platte Purchase Development Plan/Project 10 TIF: Consideration of Approval of a Certificate of Partial Completion and Compliance No. 3 in Connection with the Partially Completed Public Improvements within the KCI Corridor TIF Plan, other matters related thereto. (Sandra L. Rayford) Exhibit 7**

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 93<sup>rd</sup> Street and NW 110<sup>th</sup> 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 May 11, 2026 were submitted and certified, pursuant to Ralph C. Johnson & Company, P.C.’s Independent Accountant’s Report, dated May 26, 2026 (the “Certification Report”) and Resolution No. 6-4-26 (the “Certification of Costs Resolution”).

	<b>Budget</b>	<b>Actual</b>
Public Improvement Costs	\$5,342,000	\$3,737,365
Eligible Reimbursement Costs	\$5,342,000	\$3,737,365

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 Platte Purchase Development Plan/Project 10 Certification of Costs Resolution, has certified all Redevelopment Project Costs incurred that are eligible for reimbursement that relate to implementation of the Partially Completed Public Improvements. Staff recommends approval of the Certificate of Completion and Compliance.

*Action recommended:* APPROVAL OF THE CERTIFICATE OF COMPLETION AND COMPLIANCE TO ASHLAR HOMES, 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

### 8. 9<sup>th</sup> & Main TIF Plan. Consideration of the First Amendment to the Redevelopment Agreement, in connection with the implementation of the 9<sup>th</sup> & Main TIF Plan, and other matters related thereto. (Wesley Fields) Exhibit 8

On February 22, 2018, the City Council of Kansas City, Missouri (the “City Council”) by way of Ordinance No. 180124, approved a plan for redevelopment known as the “9<sup>th</sup> & Main Tax Increment Financing Plan,” which has been amended by Ordinance Mo. 180229 (the ”TIF Plan”) for an area designated therein as the a redevelopment area (the “Redevelopment Area”).

The TIF Plan provides, among other things, for the renovation and expansion of an office building for use as the headquarters for the McCownGordon Construction Company, which includes the renovation of approximately 43,000 square feet and construction of approximately 6,500 square feet of new office space (the “Project Improvements”), together with certain public infrastructure improvements, which consists of streetscape, signage, signaling, sidewalks and curbs and such other related public infrastructure improvements that support and enhance the Project Improvements (the “Public Improvements”).

On June 4, 2018, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and McCownGordon Construction, LLC (the “Redeveloper”) entered into A Redevelopment Agreement, which provides, among other things, (1) for the Redeveloper to complete the Project Improvement and Public Infrastructure Improvements, in accordance with the terms and conditions of the Original Agreement, by June 2019, and (2) for the Commission, subject to the terms and conditions of the Original Agreement, to reimburse the Redeveloper for certain costs related to the completion of the Project Improvements and Public Improvements in an amount not to exceed \$2,313,702, which represents approximately 4.8% of the total Redevelopment Project Costs incurred to complete the Project Improvements and Public Improvements”).

The Redeveloper notified the Commission that the total Redevelopment Project Costs to complete the Project Improvements and the Public Improvements were \$19,937,855.38, as opposed to the \$47,935,938 amount set forth in the Redevelopment Agreement.

The Redeveloper, pursuant to the First Amendment to the Redevelopment Agreement, attached to the Board Packet as **Exhibit 8**, had agreed to amend the Redevelopment Agreement to reduce the amount of reimbursable costs available to reimburse the Redeveloper to 4.8% of the total Redevelopment Project Costs incurred by the Redeveloper to complete the Project Improvements and Public Improvements.

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

*Action recommended:*

APPROVAL OF THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND MCCOWN GORDON CONSTRUCTION, LLC, LLC IN CONNECTION WITH THE 9<sup>TH</sup> & MAIN TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL

**9. Overlook TIF Plan: Consideration of an Assignment and Assumption Agreement for the Implementation of the Overlook Tax Increment Financing Plan, as amended, and the Overlook PIEA General Development Plan (Christine Bushyhead) Exhibit 9**

Oz Development Company, LLC ("Redeveloper" and "Assignor"), the Planned Industrial Expansion Authority of Kansas City, Missouri ("Authority"), and the Commission entered into an Agreement for the implementation of certain improvements contemplated by the Overlook Tax Increment Financing Plan, as amended, (the "TIF Plan") and the Overlook PIEA General Development Plan, said Agreement dated July 9, 2021 (the "Agreement"). The form of the Agreement is the form of the Commission's Redevelopment Agreement and contains the provisions which govern the development of the Public Improvements and Project Improvements of the TIF Plan, and subsequent certification of costs, redevelopment project costs reimbursements, and issuance of a Certificate of Completion. The Agreement has been subsequently amended twice.

Set forth in the TIF Plan, as most recently amended by Ordinance No. 260539, passed July 2, 2026, are 2 Redevelopment Project Areas. Redevelopment Project Area 1 ("RPA1") described the development of Public Improvements and Project Improvements which have been constructed. The Commission considered and approved on May 13, 2026, the Certification of Costs eligible for reimbursement for the RPA1 improvements pursuant to the terms of the Agreement. The Redeveloper is currently in the process of obtaining a Certificate of Completion and Compliance for the RPA1 Public Improvements and Project Improvements.

Under the terms of the Agreement, once the Certificate of Completion is approved, the remaining rights, duties, and obligations, generally, of the Agreement are for the Redeveloper/Assignor to maintain the property, prepare and file the described TIF reports, and receive reimbursements from the Special Allocation Fund ("SAF") of RPA1 for the certified redevelopment project costs.

Oz Development, LLC and Purposeful Place, LLC ("Assignee") entered into a Real Estate Purchase and Sale Contract for Lot 1, Offices of Overlook, a subdivision in Kansas City, Jackson County, Missouri, which is also the land area of RPA1 of the TIF Plan, as amended. As part of that transaction, the Redeveloper/Assignor desires to assign to the Assignee the remaining rights, duties, and obligations of the Agreement specific to RPA1, including the right to reimbursement from the SAF for the certified RPA1 redevelopment project costs.

Pursuant to Section 28 of the Agreement, the Redeveloper may make such an assignment with the written consent of the Commission in the event that [1] the Commission and the Authority determines in their reasonable discretion that the proposed assignee has the financial ability to perform the Redeveloper's duties and obligations under this Agreement in relation to the portion of the Project Improvements and Public Improvements to be undertaken by such proposed assignee and [2] the proposed assignee shall agree in writing to perform the Redeveloper's duties and obligations under this Agreement.

The Assignee has provided the Commission and Authority documents sufficient to evidence the ability of the Assignee to perform. The Assignment and Assumption Agreement under consideration provides for the written commitment of the Assignee to perform.

The Assignment and Assumption Agreement, attached as Exhibit 9 to the Commission Board Packet, has been prepared by legal counsel and reviewed by staff. To the extent the Commission finds acceptable the terms of the Assignment and Assumption Agreement as described in this agenda item and as more particularly set forth on Exhibit 9, staff and legal counsel recommend approval, subject to modifications accepted by the Chair, Executive Director and legal counsel and conditioned upon the Commission's approval of the issuance of the Certificate of Completion and Compliance for Redevelopment Project Area 1 improvements.

*Action recommended:* APPROVAL OF THE ASSIGNMENT AND ASSUMPTION AGREEMENT AMONG THE COMMISSION, OZ DEVELOPMENT COMPANY, LLC, THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI, AND PURPOSEFUL PLACE, LLC IN CONNECTION WITH THE OVERLOOK TIF PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL AND CONDITIONED UPON THE COMMISSION'S APPROVAL OF THE ISSUANCE OF THE CERTIFICATE OF COMPLETION AND COMPLIANCE FOR REDEVELOPMENT PROJECT AREA 1 IMPROVEMENTS

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

**10. Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto. Exhibit 10**

*Action recommended:* NONE; INFORMATION ONLY.

**11. 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 June 2026 due to a lack of quorum.

*Action recommended:* NONE; INFORMATION ONLY.

**12. Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto. Exhibit 12 & 12A**

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.

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

*Action recommended:* NONE; INFORMATION ONLY.

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

*Action recommended:* NONE; INFORMATION ONLY.

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

*Action recommended:* NONE; INFORMATION ONLY.

## **CLOSED SESSION**

16. 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 a roll call vote*) (*Chair Canady*)

## **RESUME BUSINESS SESSION**

**17. Adjournment**