

Board Meeting Agenda

Tax Increment Financing Commission

City of Kansas City, Missouri

DATE: October 14, 2026
TIME: **9:30 a.m.**
PLACE: Economic Development Corporation Board Room, 4th Floor
300 Wyandotte
Kansas City, Missouri

Videoconference

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/244378717857566?p=MN0hb8JKa1aGmxwtiJ>

Meeting ID: 244 378 717 857 566
Passcode: i6pC39Z8

PUBLIC HEARING AGENDA ITEMS

JACKSON COUNTY/HICKMAN MILLS

PUBLIC HEARING – 9:30 AM

ROLL CALL

1. **Santa Fe TIF Plan – Termination: Consideration of approval of the termination of the Santa Fe 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 Santa Fe 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, as described by the Plan, is generally bounded by 87th Street on the north, Interstate 435 on the east, Bannister Road on the south, and U.S. Highway 71 on the west in Kansas City, Jackson County, Missouri.

The purpose of the Santa Fe TIF Plan was to cure the blighted conditions that existed on the 516 acres including those areas selected for redevelopment projects by means of mine stabilization and land reclamation, clearance of deteriorating buildings and structures, provision for adequate street layout, utilities, and other site improvements, and removal of other unsanitary and unsafe conditions.

The Plan has a Total Project Cost of \$121,255,262, and TIF Reimbursable Project Costs of \$87,507,282.

Recommendation: staff recommends that the Commission make a recommendation to the Council that acknowledges the expiration of the Santa Fe Tax Increment Financing Plan and acknowledge expiration of the designation of the Redevelopment Area and the Redevelopment Project Areas 1, 1a, 1b, 1c, 2a, 2b, 2c, 2d, 2e, 2f, 2g, 2h, 2i, 2j, 2k, 3a, 3b, 3c, 3d, 3e, 3f, 4a, 4b, 4c, 4d, 4e, 4f, 4g, 4h, 4i, 5a, 5b, 5c, 5d, and 5e. Additionally, declare as surplus all Payments in Lieu of Taxes and Economic Activity Taxes, if any, on deposit in the Special Allocation Fund established in connection with the Redevelopment 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 SANTA FE TAX INCREMENT FINANCING PLAN (B) ACKNOWLEDGE EXPIRATION OF THE DESIGNATION OF THE REDEVELOPMENT AREA AND THE REDEVELOPMENT PROJECT AREAS 1, 1A, 1B, 1C, 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2I, 2J, 2K, 3A, 3B, 3C, 3D, 3E, 3F, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 5A, 5B, 5C, 5D, AND 5E (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.

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:35 AM

ROLL CALL

2. **Grand Boulevard Corridor TIF Plan – Termination: Consideration of approval of the termination of the Grand Boulevard Corridor 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 Grand Boulevard Corridor 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.

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

The Redevelopment Area is described by the Plan as being generally bound by E. 6th Street on the north, Main Street/Walnut Street on the west, E. 12th Street on the south, and Oak Street on the east in Kansas City, Jackson County, Missouri.

The purpose of the Grand Boulevard Corridor TIF Plan was to provide redevelopment of the 50,000 square foot Western Union Building for office and retail use, beautification of two surface parking lots, within Redevelopment Project Areas K1 and L1. TIF revenues generated by these project areas were used to reimburse costs of building renovation, streetscape enhancements and surface parking lot improvements.

The Plan has a Total Project Cost of \$7,788,675, and TIF Reimbursable Project Costs of \$4,242,274.

Recommendation: staff recommends that the Commission make a recommendation to the Council that acknowledges the expiration of the Grand Boulevard Corridor Tax Increment Financing Plan and acknowledges the expiration of the designation of the Redevelopment Area and the Redevelopment Project Areas K-1, K-2, and L-1. Additionally, declare as surplus all Payments in Lieu of Taxes and Economic Activity Taxes, if any, on deposit in the Special Allocation Fund established in connection with the Redevelopment 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) ACKNOWLEDGE EXPIRATION OF THE GRAND BOULEVARD CORRIDOR TAX INCREMENT FINANCING PLAN (B) ACKNOWLEDGE EXPIRATION OF THE DESIGNATION OF THE REDEVELOPMENT AREA AND THE REDEVELOPMENT PROJECT AREAS K-1, K-2, AND L-1 (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.

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:40 AM

ROLL CALL

3. 11th Street Corridor TIF Plan – Termination: Consideration of approval of the termination of the 11th Street Corridor 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 11th Street Corridor 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 described by the Plan is generally bound by 6th, 7th, and 8th Streets on the north, Wyandotte, Broadway, and Central on the east, 14th Street on the south, and Summit on the west, all in Jackson County, Kansas City, Missouri.

The purpose of the 11th Street Corridor TIF Plan was to provide redevelopment of the Centennial Building and the attached parking garage, development of Cathedral Square Project, upgrade of utilities and additional parking; completion of streetscape improvements on Pennsylvania Avenue and Jefferson. Rehabilitation of Thayer, Poindexter Building, 700

Central Building, and Lyric Building. Acquisition of 1009 and 1015 Central and expanded use by Crosswords Academy and public improvements and appurtenances throughout the Redevelopment Plan Area.

The Plan has a Total Project Cost of \$249,458,583, and TIF Reimbursable Project Costs of \$93,140,253.

Recommendation: staff recommends that the Commission make a recommendation to the Council that acknowledges the expiration of the 11th Street Corridor Tax Increment Financing Plan and acknowledge expiration of the designation of the Redevelopment Area and the Redevelopment Project Areas A, B, C, G3, H3, I, J, K, L, N, O, P, Q, R, S, T, U, V, W, X, and Y. Additionally, declare as surplus all Payments in Lieu of Taxes and Economic Activity Taxes, if any, on deposit in the Special Allocation Fund established in connection with the Redevelopment 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) ACKNOWLEDGE EXPIRATION OF THE 11TH STREET CORRIDOR TAX INCREMENT FINANCING PLAN (B) ACKNOWLEDGE EXPIRATION OF THE DESIGNATION OF THE REDEVELOPMENT AREA AND THE REDEVELOPMENT PROJECT AREAS A, B, C, G3, H3, I, J, K, L, N, O, P, Q, R, S, T, U, V, W, X, AND Y (C) DECLARING ALL PAYMENT IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES ON DEPOSIT IN THE SPECIAL ALLOCATION FUND ESTABLISHED IN CONNECTION WITH REDEVELOPMENT PROJECT AREA, IF ANY, AS SURPLUS AND DISSOLVING THE SPECIAL ALLOCATON FUND.

JACKSON COUNTY/KCMO

PUBLIC HEARING – 9:45 AM

ROLL CALL

4. **Downtown Library TIF Plan – Termination: Consideration of approval of the termination of the Downtown Library District, 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 Downtown Library 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 W. 9th Street on the north, Main Street on the east, E. 12th Street on the south, and Wyandotte Street on the west in Kansas City, Jackson County, Missouri.

The purpose of the Downtown Library was to create and enhance a downtown neighborhood anchored by the new central library facility to be in the renovated First National Bank Building located at the northeast corner of 10th and Baltimore. The Plan was amended over time. The Plan assisted with streetscape improvements within and adjacent to the proposed Redevelopment Area, and created a neighborhood improvement fund, as well as other related activated associated with the revitalization within the downtown loop.

The Plan has a Total Project Cost of approximately \$949,727, and TIF Reimbursable Project Costs of \$949,727. 6th Amendment to the Plan replaced “Budget of Redevelopment Project Costs” in its entirety. All costs are certified and paid.

Recommendation: staff recommends that the Commission make a recommendation to the Council to terminate Downtown Library Tax Increment Financing Plan, terminate the designation of the Redevelopment Area and Redevelopment Project Area 2, and acknowledge expiration of the designation of the Redevelopment Project Area 1. Additionally, declare as surplus all Payments in Lieu of Taxes and Economic Activity Taxes, if any, on deposit in the Special Allocation Fund established in connection with the Redevelopment 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 DOWNTOWN LIBRARY TAX INCREMENT FINANCING PLAN (B) TERMINATE THE DESIGNATION OF THE REDEVELOPMENT AREA AND THE REDEVELOPMENT PROJECT AREA (C) ACKNOWLEDGE EXPIRATION OF REDEVELOPMENT PROJECT AREA 1 (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.

JACKSON COUNTY/HICKMAN MILLS

PUBLIC HEARING – 9:50 AM

ROLL CALL

5. **Pioneer Plaza TIF Plan – 1st Amendment:** Consideration of approval of the First Amendment of the Pioneer Plaza TIF Plan, and others matters related thereto.
(David Leader) Exhibit 5

Purpose: The purpose of this hearing is to consider recommending to the City Council of Kansas City, Missouri the approval of the proposed First Amendment (the “First Amendment”) to the Pioneer Plaza Tax Increment Financing Plan (the “Plan”), which provides for (1) elimination of the description of the Redevelopment Project 2, (2) the elimination of the Project 2 Improvements, (3) modification to the Budget of Redevelopment Project Costs, (4) modifications to the anticipated Sources of Funds, (5) modifications to the Equalized Assessed Value after Redevelopment, (6) modifications to the But-For Analysis, (7) modifications to the Cost Benefit Analysis, (8) modifications to the Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes, (9) modifications to the evidence of “But For” and (9) the inclusion of all confirming 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 First Amendment, are generally bounded by Bannister Road on the north, Hillcrest Road on the east, E. 96th Place on the south and Drury Avenue on the west, in Kansas City, Jackson County, Missouri (the “Redevelopment Area”).

Notices: Notices regarding the public hearing were sent to all affected taxing jurisdictions by certified mail on 7/22/2026. Notices were published in newspapers of general circulation of the proposed redevelopment, on 8/10/2026 and 8/30/2026.

Staff prepared and delivered notices by certified mail regarding the public hearing on 8/30/2026 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 Pioneer Plaza TIF Plan: The Pioneer Plaza Tax Increment Financing Plan (the “Plan”) provides for the acquisition and demolition of an existing vacant retail building and the construction of an approximately 48,500 square-foot full service grocery store, including a pharmacy, and other necessary site improvements, including the construction of a new surface parking lot that will include new lighting, signage and repair of any concrete or asphalt. The Plan further provides for the construction or reconstruction of such other public infrastructure improvements, which may consist of signage, signaling, sidewalks and curbs and

such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”).

Changes proposed by the First Amendment to the Pioneer Plaza TIF Plan: The changes proposed by the First Amendment to the Pioneer Plaza TIF Plan include the following:

1. Removal of the Project Area 2 Improvements, which includes the removal of the development of a fast-food pad site.
2. The removal of Redevelopment Project Costs related to the elimination of the Project Area 2 Improvements, but an increase in financing costs related to the Project 1 Improvements and Public Improvements, which results in an overall increase of Redevelopment Project Costs from \$24,283,397 to \$26,609,407, provided however, the total Reimbursable Project Costs from TIF Revenue and Additional City EATs have been reduced from \$14,927,572 to \$12,572,114.
3. As a result of the adjustment to the Budget of Redevelopment Project Costs noted above, the Sources of Funds have been adjusted as follows:

	Original Plan Sources	First Amendment Sources
1 Amount of Costs reimbursable from PILOTs and Economic Activity Taxes	\$12,401,464	\$ 10,129,399
2 Amount of Costs reimbursable from Additional City EATS	\$2,526,108	\$ 2,442,715
3 Amount of Costs reimbursable from CID (non-TIF)	\$1,528,875	\$ 1,589,198
3 Amount of costs funded by Equity/Debt and New Market Tax Credits	\$7,826,950	\$ 12,448,094
TOTAL	\$24,283,397	\$ 26,609,407

4. The projected PILOTS and EATs have been adjusted to remove the projected PILOTS and EATs originally anticipated to be generated within Redevelopment Project Area 2.
5. The Redevelopment Schedule is modified to remove the schedule to implement the Project 2 Improvements.

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

- **Blighted Area:** The First 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 11, is a Blighted Area.
- **But-For Analysis:** The First Amendment to the Plan incorporates an updated But-For Analysis on Exhibit 10 to the First Amendment, which affirms 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.
- **Cost Benefit Analysis:** The First Amendment to the Plan incorporates an updated Cost Benefit Analysis on Exhibit 9 to the First Amendment, which demonstrates the economic impact of the Plan, as amended by the First Amendment, on each taxing district which is at least partially within the boundaries of the Redevelopment Area. Specifically, the analysis demonstrates the impact on the economy if the project is not built, and is built pursuant to the Plan, as amended by the First Amendment. The analysis also includes a fiscal impact study on every affected political subdivision, and sufficient information to confirm that Project Improvements and Public Improvements are financially feasible.
- **Finding the Area Conforms to the City's Comprehensive Plan:** The Redevelopment Plan, as amended by the First Amendment, conforms to the City's comprehensive development plan.
- **Redevelopment Schedule:** The Redevelopment Plan, as amended by the First 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 First 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 First Amendment, does not include development or redevelopment of any gambling establishment.
- **Acquisition by Eminent Domain:** The Redevelopment Plan, as amended by the First 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 First Amendment, does not provide for the adoption of an Ordinance approving any Redevelopment Project later than ten (10) years from the adoption of the Plan.

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

(2 OF 2) APPROVAL OF THE FIRST AMENDMENT TO THE PIONEER PLAZA
TAX INCREMENT FINANCING PLAN AND FORWARD THE
RECOMMENDATIONS TO THE CITY COUNCIL FOR APPROVAL.

Invite questions/comments from the Commission

Invite comments from the public

ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS

MINUTES

6. Consideration of acceptance of Minutes of the following Administrative and Counties/School Districts, and other matters related thereto. (La'Sherry Banks) Exhibit 6

Minutes from the September 9, 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

7. Cost Consent Agenda: Consideration of approval of the Cost Consent Agenda, and other matters related thereto. (Gloria Garrison) Exhibit 7

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

- Cost Certifications (**Exhibit 7**)

Historic Northeast TIF Plan: Consideration of certification of costs totaling \$113,627 and other matters related thereto. (Jennifer Brasher)

Request from:	Historic Northeast Lofts LLC
Total amount requested:	\$113,627
Use of funds:	TIF Reimbursable costs
Cost certifier:	Hood and Associates CPAs PC
Questioned or disallowed costs:	None
EATs reporting requirement:	68% (current reporting period due 7/31/26)

Notes: Cost related to draw #25 Funds were used for architect – supervisory and additional contingency and additional contingency.

Recommendation: Approval of certified costs of \$113,627 and reimbursement and direct pay of certified costs per the conditions of the redevelopment agreement in the amount of \$113,627 from bond draw.

KCI Corridor TIF Plan: Consideration of certification of costs totaling \$551,000 and other matters related thereto. (Jennifer Brasher)

Request from:	City of Kansas City, Missouri
Total amount requested:	\$551,000
Use of funds:	TIF Reimbursable costs
Cost certifier:	Ralph C Johnson & Company, p.c.
Questioned or disallowed costs:	None
EATs reporting requirement:	79% (current reporting period due 7/31/26)

Notes: Cost related to submission for Trails, report 2021-34. Funds were used for Trails.

Recommendation: Approval of certified costs of \$551,000 and reimbursement of certified costs per the conditions of the redevelopment agreement in the amount of \$551,000.

West Bottoms TIF Plan: Consideration of certification of costs totaling \$898,500 and other matters related thereto. (Jennifer Brasher)

Request from:	City of Kansas City, Missouri
Total amount requested:	\$898,500
Use of funds:	TIF Reimbursable costs
Cost certifier:	Hood and Associates CPAs PC
Questioned or disallowed costs:	None
EATs reporting requirement:	NA

Notes: Cost related to draw #6. Funds were used for Phase 1a (Tranche 1) public infrastructure, and Phase 1a (Tranche #2) Public Infrastructure.

Recommendation: Approval of certified costs of \$898,500 and reimbursement of certified costs per the conditions of the redevelopment agreement in the amount of \$898,500.

West Bottoms TIF Plan: Consideration of certification of costs totaling \$79,450 and other matters related thereto. (Jennifer Brasher)

Request from:	City of Kansas City, Missouri
Total amount requested:	\$79,450
Use of funds:	TIF Reimbursable costs
Cost certifier:	Hood and Associates CPAs PC
Questioned or disallowed costs:	None
EATs reporting requirement:	NA

Notes: Cost related to draw #7. Funds were used for Phase 1a (Tranche 1) public infrastructure, plan administration and staff time and legal fees.

Recommendation: Approval of certified costs of \$79,450 and reimbursement of certified costs per the conditions of the redevelopment agreement in the amount of \$79,450.

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.

8. **Pioneer Plaza TIF Plan: Consideration of certification of costs totaling \$592,618 for certification request #13 and certification of costs totaling \$757,900 for certification request #14 and other matters related thereto. (Jennifer Brasher)**

Request from:	LR-Kansas City 1, LLC
Total amount requested:	\$1,350,518
Use of funds:	TIF Reimbursable interest costs
Cost certifier:	Hood and Associates CPAs PC
Questioned or disallowed costs:	None
EATs reporting requirement:	NA

Notes: The TIF Commission received a Cost Certifier Report, dated March 11, 2025, from Novak Birka PC (the “2025 Cost Certifier Report”), which certified \$392,524 and questioned \$417,963 of Reimbursable Project Costs incurred by LR -Kansas City 1, LLC (the “Redeveloper”) in connection with the implementation of the Pioneer TIF Plan. Of the \$417,963 of questioned Reimbursable Project Costs, \$398,951 related to the costs that were submitted more than 18 months after they were incurred (the “Draw 13 – 18 Month Rule Questioned Costs”).

The TIF Commission received a Cost Certifier Report, dated February 26, 2026, from Novak Birka PC (the “2026 Cost Certifier Report”), which certified \$563,689 and questioned \$194,211 of Reimbursable Project Costs incurred by LR -Kansas City 1, LLC (the “Redeveloper”) in connection with the implementation of the Pioneer TIF Plan. All of the questioned costs relate to the costs that were submitted more than 18 months after they were incurred (the “Draw 14 – 18 Month Rule Questioned Costs”).

On October 7, 2026, the TIF Commission’s Governance, Finance & Audit Committee (the “Committee”) convened to consider a request by the Redeveloper to waive the requirement submit costs for certification within 18 months of such costs being incurred, as provided by the Commission’s Certification of Cost and Reimbursement Policy attached to the Redevelopment Agreement between the Redeveloper and the TIF Commission as to Draw 13 – 18 Month Rule Questioned Costs and s Draw 14 – 18 Month Rule Questioned Costs. Upon discussion and deliberation, the Committee passed a resolution to recommend that the TIF Commission waive the requirement to submit costs within 18 months of such costs being incurred as to Draw 13 – 18 Month Rule Questioned Costs and s Draw 14 – 18 Month Rule Questioned Costs.

Recommendation: Waive the requirement that costs be submitted for reimbursement within 18 months of being incurred in the amount of \$200,094 and approve the certification of non-questioned costs totaling \$392,524 for a total amount of \$592,618 costs submitted in connection with the 2025 Cost Certifier Report. Waive of the requirement that costs be submitted for reimbursement within 18 months of being incurred in the amount of \$194,211 and approve the certification of non-questioned costs totaling \$563,689 for a total amount of \$757,900 costs submitted in connection with the 2026 Cost Certifier Report and authorize the chair, vice-chair

or executive director to execute a resolution approving the same.

All such certified costs shall not be reimbursed unless and until a Certificate of Partial Completion has been issued by the TIF Commission.

Action recommended:

“GRANT A WAIVER OF THE REQUIREMENT THAT COSTS BE SUBMITTED FOR REIMBURSEMENT WITHIN 18 MONTHS OF BEING INCURRED IN THE AMOUNT OF \$200,094 AND APPROVAL OF THE CERTIFICATION OF NON-QUESTIONED COSTS TOTALING \$392,524 FOR A TOTAL AMOUNT OF \$592,618 REGARDING COST CERTIFICATION #13 AND GRANT A WAIVER OF THE REQUIREMENT THAT COSTS BE SUBMITTED FOR REIMBURSEMENT WITHIN 18 MONTHS OF BEING INCURRED IN THE AMOUNT OF \$757,900 FOR CERTIFICATION #14 AND AUTHORIZE THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.”

CERTIFICATES OF COMPLETION & COMPLIANCE RELATED TO SPECIFIC TIF PLANS

9. Historic Northeast TIF Plan: Consideration of Approval of a Certificate of Partial Completion and Compliance (No. 5) in Connection with the Partially Completed Improvements within the Historic Northeast TIF Plan, and other matters related thereto. (Kyana Bowers) Exhibit 9

This Certificate of Partial Completion and Compliance is issued to Historic Northeast Lofts, LLC (the “Redeveloper”), in accordance with Section 20 of the Redevelopment Agreement (the “Agreement”), dated September 1, 2024, and amended on July 2, 2026, between the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) and the Redeveloper for the implementation of certain Project Improvements and Public Improvements described by the Historic Northeast Tax Increment Financing Plan, as amended (the “TIF Plan”), for which Redevelopment Project Costs were submitted by the Redeveloper for certification pursuant to Draw 25, dated September 25, 2026, and thereafter certified pursuant to Hood & Associates CPAs, PC’s Independent Accountant’s Report dated October 7, 2026 (the “Cost Certifier Report”) and Commission Resolution No. 10-_-26.

The Historic Northeast TIF Plan was approved by the City Council on March 21, 2024, by Ordinance No. 240258, and subsequently amended by Ordinance No. 260536. The TIF Plan provides for the construction of approximately 389 multifamily residential units, of which 322 shall be reserved as affordable housing for tenants earning less than 80% of the Kansas City, Missouri median household income; approximately 13,000 square feet of retail space; an approximately 30,000-square-foot daycare center and after-school program space; and approximately 500 parking spaces. The TIF Plan also provides for the construction or reconstruction of public infrastructure improvements, including sanitary and storm sewers, utilities, sidewalks, and other infrastructure supporting and enhancing the Project Improvements, as more particularly described in Exhibit A attached to the Certificate (the “Partially Completed Improvements”).

REDEVELOPMENT PROJECT COSTS:

Description	Budget	Actual
Total Cost of Project Improvements	\$178,931,655	\$32,235,647
Redevelopment Project Costs Eligible for Reimbursement	\$46,433,000	\$24,085,397

Of the \$24,085,397 in Redevelopment Project Costs certified to date, the Cost Certifier certified \$113,627 pursuant to the October 7, 2026, Cost Certifier Report.

The Redeveloper has complied with the Commission's Certification of Costs and Reimbursement Policy and has certified all Redevelopment Project Costs incurred that are eligible for reimbursement and relate to the implementation of the Partially Completed Improvements. Staff recommends approval of the Certificate of Partial Completion and Compliance.

Action recommended:

APPROVAL OF THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE TO HISTORIC NORTHEAST LOFTS, LLC FOR COSTS RELATED TO THE PARTIALLY COMPLETED IMPROVEMENTS AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

AGREEMENTS RELATED TO SPECIFIC TIF PLANS

10. **Columbus Park TIF Plan:** Consideration of a First Amendment to the Funding Agreement between the TIF Commission and Edward Franklin Building Company, LLC and Polar Dev, LLC for the services performed and to be performed by the Commission and its outside counsel and consultants in the processing and implementation of the Columbus Park Tax Increment Financing Plan. (*Christine Bushyhead*) Exhibit 10

Edward Franklin Building Company, LLC and Polar Dev, LLC filed a joint application for the development of new for sale single family homes and townhomes on vacant lots in the Columbus Park Neighborhood, Kansas City, Jackson County, Missouri.

In May 2025, the Parties entered into a joint Funding Agreement related to the preparation and administration of the Proposed TIF Plan that was ultimately approved by the City of Kansas City, Missouri City Council as the Columbus Park Tax Increment Financing Plan (the "Plan") by the passage of Ordinance No. 250892 on October 23, 2025.

Edward Franklin Building Company and Polar Dev, LLC have each entered into separate Redevelopment Agreements with the Commission to implement certain Redevelopment Project Areas of the Plan.

Edward Franklin Building Company and Polar Dev, LLC now desire to have separate Funding Agreements with the Commission for the continued administration and implementation of the Plan.

This First Amendment proposes to remove Polar Dev, LLC as a Party to the Funding Agreement, conditioned upon Polar Dev, LLC entering into a separate Funding Agreement with the Commission.

To the extent the Commission finds the terms of the First Amendment to the Funding Agreement, as more particularly detailed in Exhibit 10 to the Commission Board Packet, to be acceptable, staff and legal counsel recommend approval of such First Amendment, conditioned upon Polar Dev, LLC entering into a separate Funding Agreement with the Commission, and subject to modifications accepted by the Chair, Executive Director, and legal counsel.

Action recommended:

APPROVAL OF THE FIRST AMENDMENT TO THE FUNDING AGREEMENT WITH EDWARD FRANKLIN BUILDING COMPANY, LLC AND POLAR DEV, LLC REGARDING THE COLUMBUS PARK TAX INCREMENT FINANCING PLAN, CONDITIONED UPON POLAR DEV, LLC ENTERING INTO A SEPARATE FUNDING AGREEMENT WITH THE COMMISSION, AND SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL.

11. **Columbus Park TIF Plan: Consideration of a new Funding Agreement between the TIF Commission and Polar Dev, LLC for the services performed and to be performed by the Commission and its outside counsel and consultants in the processing and implementation of the Columbus Park Tax Increment Financing Plan. (Christine Bushyhead) Exhibit 11**

Edward Franklin Building Company, LLC and Polar Dev, LLC had previously entered into a joint Funding Agreement related to the preparation and administration of the Proposed TIF Plan that was ultimately approved by the City of Kansas City, Missouri City Council as the Columbus Park Tax Increment Financing Plan (the “Plan”) by the passage of Ordinance No. 250892 on October 23, 2025. Edward Franklin Building Company and Polar Dev, LLC requested to now have separate Funding Agreements with the Commission for the continued administration and implementation of the Plan.

The First Amendment to the Funding Agreement, if approved by the Commission, proposed to remove Polar Dev, LLC as a Party to the Funding Agreement, conditioned upon Polar Dev, LLC entering into a separate Funding Agreement with the Commission.

To the extent the Commission finds the terms of this new Funding Agreement with Polar Dev, LLC, as more particularly detailed in Exhibit 11 to the Commission Board Packet, to be acceptable, staff and legal counsel recommend approval of such Funding Agreement, subject to modifications accepted by the Chair, Executive Director and legal counsel.

Action recommended:

APPROVAL OF THE NEW FUNDING AGREEMENT WITH POLAR DEV, LLC REGARDING THE COLUMBUS PARK TAX INCREMENT FINANCING PLAN, AND SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL.

12. **Columbus Park TIF Plan: Consideration of an Assignment and Assumption Agreement for the Implementation of the Columbus Park Tax Increment Financing Plan Redevelopment Project Area 1 ("RPA 1") (Christine Bushyhead) Exhibit 12**

On October 23, 2025, City Council of the City of Kansas City, Missouri approved the Columbus Park Tax Increment Financing Plan with the passage of Ordinance No. 250892 (the "TIF Plan").

On June 9, 2026, the Commission and Polar Dev, LLC, the Assignor (defined in the Redevelopment Agreement as the "Redeveloper") entered into an Agreement (the "Redevelopment Agreement") for the implementation of the Project Improvements and Public Improvements contemplated by the TIF Plan.

Polar Dev, LLC and Polar CP1, LLC, an affiliate of Polar Dev, LLC, ("Assignee") entered into a certain Purchase and Sale Agreement for the real property described in the TIF Plan as RPA 1. Redeveloper/Assignor desires to assign to the Assignee the rights, duties and obligations of the Redevelopment Agreement specific to RPA 1, including the right to reimbursements from the SAF for the certified RPA 1 redevelopment project costs as presented in the RPA 1 Project Costs budget presented in Exhibit B of the proposed Assignment and Assumption Agreement.

Pursuant to Section 25 of the Agreement, the Redeveloper may make such an assignment with the written consent of the Commission in the event that [1] the Commission 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 with sufficient information as to 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 12 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 12, staff and legal counsel recommend approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

Action recommended:

APPROVAL OF THE ASSIGNMENT AND ASSUMPTION AGREEMENT
AMONG THE COMMISSION, POLAR DEV, LLC AND POLAR CP1, LLC
IN CONNECTION WITH THE COLUMBUS PARK TIF PLAN AND THE
DEVELOPMENT OF REDEVELOPMENT PROJECT AREA 1, SUBJECT TO
MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR
AND LEGAL COUNSEL

13. **North Oak TIF Plan: Consideration of a First Amendment to the Financing Agreement between the TIF Commission and the City of Kansas City, Missouri related to the implementation of the Fifteenth Amendment to the North Oak Tax Increment Financing Plan (Christine Bushyhead) Exhibit 13**

On November 25th, 2014, the City and Commission entered into a Financing Agreement (the "Agreement") to provide for the additional financing for Certified Costs related to the public infrastructure and improvements in the Redevelopment Area of the North Oak Tax Increment Financing Plan (the "North Oak TIF Plan") by committing, subject to actual collection, in addition to the revenues available under the Act, the remaining Economic Activity Taxes generated by the Redevelopment Projects, which are not subject to capture in accordance with the Act ("Additional City EATs").

The Fifteenth Amendment to the North Oak TIF Plan, Exhibit 5, Estimated Redevelopment Project Costs, proposes an increase in the amount of Additional City EATS financing for the Plan, and identifies an additional North Oak Corridor Land Use and Development Plan infrastructure improvement, the Vivian Road Streetscape from Highland to Olive Street ("Additional Project"), the approval of which will necessitate an amendment to the Agreement.

On July 8, 2026, the Clay County Commission held a public hearing to consider the Fifteenth Amendment to the North Oak TIF Plan and passed Resolution No. 7-16-26, recommending approval of said Amendment. The Amendment is currently under consideration of the City of Kansas City, Missouri Council ("Council").

Attached to the Commission's Board Packet as **Exhibit 13** is a First Amendment to the Financing Agreement with the City, which provides for the increase in Additional City EATs and the Additional Project of the North Oak Corridor Land Use Development Plan. The First Amendment also provides the flexibility for the amount of Additional City EATS to increase with the identification of other additional projects of the North Oak Corridor Land Use Development Plan if the funding increase and new project is approved through a future amendment to the North Oak TIF Plan. Exhibit A to the First Amendment is the Fifteenth Amendment's Exhibit 5 Estimated Redevelopment Costs budget.

To the extent the Commission finds the terms of the First Amendment to the Financing Agreement, as outlined by this agenda item and as more particularly detailed in **Exhibit 13** to the Commission Board Packet, to be acceptable, staff and legal counsel recommend approval of such First Amendment to the Financing Agreement, conditioned upon the Council approval of the Fifteenth Amendment to the North Oak TIF Plan subject to modifications accepted by the Chair, Executive Director, and legal counsel.

Action recommended:

APPROVAL OF THE FIRST AMENDMENT TO THE FINANCING AGREEMENT RELATED TO THE IMPLEMENTATION OF THE NORTH OAK TAX INCREMENT FINANCING PLAN, CONDITIONED UPON THE COUNCIL APPROVAL OF THE FIFTEENTH AMENDMENT OF THE PLAN, AND SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL.

14. **North Oak TIF Plan:** Consideration of a First Amendment to the Redevelopment Agreement between the TIF Commission and the City of Kansas City, Missouri related to the implementation of the Fifteenth Amendment to the North Oak Tax Increment Financing Plan (*Christine Bushyhead*) Exhibit 14

On October 17, 2023, the Commission and City entered into a Redevelopment Agreement to facilitate the implementation of the Sidewalk Project and the Intersection Project, subject to the City's reimbursement by the Commission from Additional City EATs the Commission receives pursuant to a Financing Agreement with the City dated November 25, 2014.

Relevant to the Redevelopment Agreement, the Fifteenth Amendment to the North Oak TIF Plan ("Fifteenth Amendment") proposes to modify the Budget of Redevelopment Project Costs, the Estimated Redevelopment Schedule, and identifies an additional North Oak Corridor Land Use and Development Plan infrastructure improvement, the Vivian Road Streetscape from Highland to NE Chouteau Trafficway ("Streetscape Project"), the approval of which will necessitate an amendment to the Redevelopment Agreement.

The proposed First Amendment to the Redevelopment Agreement adds the Streetscape Project to the projects to be constructed under the terms of the Agreement and provides for the inclusion of future Infrastructure Projects to be developed in accordance with the North Oak Corridor Land Use Development Plan under the terms of the Redevelopment Agreement through amendments to the North Oak TIF Plan. The First Amendment also updates exhibits consistent with the Fifteenth Amendment regarding the completion years for the Sidewalk and Intersection Projects.

On July 8, 2026, the Clay County Commission held a public hearing to consider the Fifteenth Amendment to the North Oak TIF Plan and passed Resolution No. 7-16-26, recommending approval of said Amendment. The Amendment is currently under consideration of the City of Kansas City, Missouri Council ("Council").

Attached to the Commission's Board Packet as **Exhibit 14** is the First Amendment to the Redevelopment Agreement with the City.

To the extent the Commission finds the terms of the First Amendment to the Redevelopment Agreement, as outlined by this agenda item and as more particularly detailed in **Exhibit 14** to the Commission Board Packet, to be acceptable, staff and legal counsel recommend approval of such First Amendment to the Redevelopment Agreement, conditioned upon the Council approval of the Fifteenth Amendment to the North Oak TIF Plan and subject to modifications accepted by the Chair, Executive Director, and legal counsel.

Action recommended:

APPROVAL OF THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT RELATED TO THE IMPLEMENTATION OF THE NORTH OAK TAX INCREMENT FINANCING PLAN, CONDITIONED UPON THE COUNCIL APPROVAL OF THE FIFTEENTH AMENDMENT OF THE PLAN, AND SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR, AND LEGAL COUNSEL.

15. Pioneer Plaza TIF Plan: Consideration of approval of a First Amendment to the Redevelopment Agreement between the TIF Commission and LR-Kansas City 1, LLC in connection with the implementation of the Pioneer Plaza Tax Increment Financing Plan. (Wesley Fields) Exhibit 15 & 15A

On July 14, 2020, the TIF Commission, by way of Resolution No. 7-18-20, approved and recommended that the City Council approve the Pioneer Plaza Tax Increment Financing Plan, (the “TIF Plan”) and designate the area described therein as a redevelopment area (the “Redevelopment Area”). On August 6, 2020, an ordinance was introduced to the City Council, which provides for the acceptance of the TIF Commission’s recommendations and the approval of the TIF Plan.

The TIF Plan provides for the acquisition and demolition of an existing vacant retail building and the construction of an approximately 48,500 square-foot full-service grocery store, including a pharmacy, development of a fast-food pad site, and other necessary site improvements, including the construction of a new surface parking lot that will include new lighting, signage and repair of any concrete or asphalt. The TIF Plan further provides for the construction or reconstruction of such other public infrastructure improvements, which may consist of signage, signaling, sidewalks and curbs and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Project Improvements and Public Improvements”). The proposed redevelopment area described by the TIF Plan is generally located at the southwest corner of the intersection of Bannister Road and Hillcrest and is approximately 7.5 acres in size. The proposed redevelopment area is a contiguous area that is generally bound by: Bannister Road on the north, Hillcrest Road on the east, E. 96th Place on the south and Drury Avenue on the west, in Kansas City, Jackson County, Missouri (the “Redevelopment Area”).

On September 25, 2020, 5615 E. Bannister Road, LLC and the Commission entered into an agreement (the “Redevelopment Agreement”), which provides for the implementation of the improvements contemplated by the Plan, and on September 30, 2020, pursuant to that certain Assignment of TIF Redevelopment Agreement by and between 5615 E. Bannister Road, LLC (the “Original Redeveloper”) and LR-Kansas City 1, LLC (the “Redeveloper”), the Original Redeveloper assigned and the Redeveloper assumed all of the Original Redeveloper’s rights, interests, duties and obligations under the Redevelopment Agreement.

The Redeveloper has proposed and the TIF Commission intends to consider a First Amendment to the TIF Plan, which provides for, (1) the elimination of the description of the Redevelopment Project 2, (2) the elimination of the Project 2 Improvements, which provides for the development of the fast food pad site, (3) modification to the Budget of Redevelopment Project Costs, (4) modifications to the anticipated Sources of Funds, (5) modifications to the Equalized Assessed Value after Redevelopment, (6) modifications to the But-For Analysis, (7) modifications to the Cost Benefit Analysis, (8) modifications to the Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes, (9) modifications to the evidence of “But For” and (9) the inclusion of all confirming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications (the “First Amendment Modifications”). The Redeveloper now desires, to amend the Original Agreement to incorporate certain of the First Amendment Modifications and certain updated policies and procedures of the Commission, including the Commission’s Certification of Cost and Reimbursement Policy.

The First Amendment to the Redevelopment Agreement, attached as **Exhibit 15** to the Commission Board Packet, has been prepared by legal counsel and reviewed by staff and it contains the Commission's most recent policies and procedures. To the extent the Commission finds acceptable the terms of the First Amendment to the Redevelopment Agreement, 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 First Amendment to the TIF Plan.

Action recommended: APPROVAL OF THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE COMMISSION AND LR-KANSAS CITY 1, LLC IN CONNECTION WITH THE IMPLEMENTATION OF THE PIONEER PLAZA TAX INCREMENT FINANCING PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL, AND SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE FIRST AMENDMENT TO THE PIONEER PLAZA TAX INCREMENT FINANCING PLAN

ADMINISTRATIVE MATTERS NOT RELATED TO SPECIFIC PLANS

16. Economic Activity Taxes: Consideration of the Economic Activity Taxes Report, and other matters related thereto. Exhibit 16

Action recommended: NONE; INFORMATION ONLY.

17. 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.

18. Governance, Finance and Audit Subcommittee: Consideration of Governance, Finance and Audit Reports, and other matters related thereto. Exhibit 18 & 18A

TIF Audit prepared by AGH

Monthly Financials prepared by Hood & Associates (Michael Keenan)

Action recommended: ACCEPTANCE OF THE FINANCIAL REPORT.

Action recommended: ACCEPTANCE OF THE AUDIT.

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

Action recommended: NONE; INFORMATION ONLY.

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

Discussion on November TIF Commission Board Meeting – New date and Time.

Action recommended: NONE; INFORMATION ONLY.

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

Action recommended: NONE; INFORMATION ONLY.

CLOSED SESSION

22. 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

23. **Adjournment**

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