

***REVISED***

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

DATE: July 12, 2022  
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**

# ***PLATTE COUNTY/PLATTE RIII-PARK HILL AGENDA ITEMS***

***(KCI Corridor)***

## ***ROLL CALL***

1. **Consideration of acceptance of the Platte County/Platte RIII-Park Hill Commission Minutes, and other matters related thereto. (*La'Sherry Banks*) Exhibit 1**

Minutes of the June 14, 2022 Platte County/Platte RIII-Park Hill meeting are included for the Commission's review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE JUNE 14, 2022 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED.

2. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Bond Draw for Platte County/Platte RIII-Park Hill, and other matters related thereto. (*Wesley Fields*) Exhibit 2**

The Consent Agenda items for July 2022 are included in the Commission's Board Packet for review prior to the meeting. The following items are included:

**KCI Corridor TIF Plan: Consideration of a Bond Draw totaling \$31,809.10, and other matters related thereto (*Wesley Fields*) Exhibit 2.**

Request from:	TIF Staff and Legal Counsel
Total amount requested:	\$31,809.10
Use of Funds:	Commission's costs and expenses

Recommendation: Approval of bond draw for Commission Costs and Expenses totaling \$31,809.10

*Action recommended:* APPROVAL TO SUBMIT A BOND DRAW TO BOKF, N.A., AS TRUSTEE UNDER THE INDENTURE OF TRUST, DATED AS OF APRIL 1, 2020, BETWEEN THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF PLATTE COUNTY, MISSOURI AND SAID TRUSTEE (THE "INDENTURE"), FOR THE DISBURSEMENT OF FUNDS FROM THE PROJECT FUND IN AN AMOUNT EQUAL TO \$31,809.10 FOR COMMISSION COSTS AND EXPENSES.

# ***CLAY COUNTY/LIBERTY-NKC AGENDA ITEMS***

## ***ROLL CALL***

### **3. Consideration of acceptance of the Clay County/Liberty-NKC TIFC Minutes, and other matters related thereto. (*La'Sherry Banks*) Exhibit 1**

Minutes of the June 14, 2022 Clay County/Liberty-NKC meeting are included for the Commission's review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE JUNE 14, 2022 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED.

### **4. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/Liberty-NKC, and other matters related thereto. (*Gloria Garrison*) Exhibit 4**

The Consent Agenda items for July 2022 are included in the Commission's Board Packet for review prior to the meeting. The following items are included:

- Cost Certifications (**Exhibit 4**)

**Shoal Creek Parkway TIF Plan: Consideration of certification of costs totaling \$795,776.18, and other matters related thereto. (*Gloria Garrison*)**

Request from:	Hunt Midwest
Total amount requested:	\$795,776.18
Use of funds:	Shoal Creek Parkway to NE 112 <sup>th</sup> Street Project W
Cost certifier:	Hood & Associates CPAs PC
Questioned or disallowed costs:	None
EATs reporting requirement:	0% Compliant for current reporting period (1 <sup>st</sup> half 2022) reports not due until 7-31-2022. 95.8% Compliant for the prior reporting period (2nd half 2021).

Notes: Maplewoods Parkway – Shoal Creek Parkway to NE 112<sup>th</sup> Street – Project W. Draw #6.

Recommendation: Approval of certification of costs totaling \$795,776.18.

*Action recommended:* APPROVAL OF THE CERTIFICATION OF COST TOTALING \$795,776.18 FOR SHOAL CREEK PROJECT W IMPROVEMENT COST AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

5. **Shoal Creek Parkway TIF Plan: Consideration of approval of a Fourth Amendment to Redevelopment Agreement between the Commission and the City of Kansas City, Missouri for the conceptual design of Shoal Creek Parkway, between N. Brighton Road and N Woodland Avenue and (2) the construction of certain improvements within Hodge Park, in connection with and in furtherance of the Shoal Creek Parkway TIF Plan, and other matters related thereto. (Wesley Fields) Exhibit 5**

On November 10, 1994, the City Council (the “City Council”) of the City of Kansas City, Missouri (the “City”), upon the recommendation of the TIF Commission, approved the Shoal Creek Parkway Tax Increment Financing Plan (the “Shoal Creek TIF Plan”) by Ordinance No. 941443 and designated the area described therein as a redevelopment area (the “Redevelopment Area”). The Shoal Creek TIF Plan has been subsequently amended, pursuant to a series of ordinances passed by the City Council.

The Plan provides, among other things, for the design of public infrastructure improvements within the Redevelopment Area, and specifically (1) the conceptual design of Shoal Creek Parkway, between N. Brighton Road and N Woodland Avenue and (2) the construction of certain improvements within Hodge Park, including general park improvements to support facilities for a playground, trails and athletic fields and to address drainage, signage, landscaping and roadway improvements (“General Park Improvements and Trail Completion”), a multi-purpose sports field in the north portion of Hodge Park (the “Multi-Purpose Playing Field”), a destination playground project, including the installation of play equipment (the “Destination Playground”), the construction of a parking lot to support the Destination Playground, trails and athletic fields (“Parking Lot Improvements”) and the construction of a water main for Hodge Park and irrigation for sports fields located within Hodge Park (the “Water Main Extension and Irrigation Improvements,” and together with the General Park Improvements and Trail Completion, Multi-Purpose Playing Field, the Destination Playground and the Parking Lot Improvements, the “Hodge Park Improvements”).

On May 29, 2017, the City and the Commission entered into a Redevelopment Agreement, which was subsequently amended on May 29, 2019, January 11, 2022 and April 24, 2022 which provides for the City to cause the design of the General Park Improvements and Trail Completion, the Multi-Purpose Playing Field, the destination Playground and the Parking Lot Improvements to be completed by May 2019 and the Water Main Extension to be completed by July 2023.

The Shoal Creek Parkway TIF Plan Advisory Committee (the “Advisory Committee”) met on February 24, 2022 to discuss certain modifications to the budget of redevelopment project costs for improvements contemplated by the Shoal Creek Parkway TIF Plan, including modifying the budget of redevelopment project costs related to the Hodge Park Improvements by allocating an additional \$550,000 of reimbursable redevelopment project costs related to the installation of lights for the multi-purpose fields located within Hodge Park (collectively, the Budget Modifications). The Shoal Creek Advisory Committee recommended that the City Council approve a 23d Amendment to the Shoal Creek TIF Plan to incorporate the Budget Modifications.



The City desires to further amend the Redevelopment Agreement to incorporate the Budget Modifications. The Fourth Amendment to the Redevelopment Agreement, attached as Exhibit 3 to the Commission Board Packet, has been prepared by legal counsel and reviewed by staff and provides for the incorporation of the Budget Modifications.

To the extent the Commission finds the terms acceptable of the Fourth Amendment to the Redevelopment Agreement, staff and legal counsel recommend its approval, subject to the City Council's approval of the 23<sup>rd</sup> Amendment to the Shoal Creek TIF Plan and subject modifications accepted by the Chair, Executive Director and legal counsel.

*Action recommended:*

APPROVAL OF THE FOURTH AMENDMENT TO REDEVELOPMENT AGREEMENT WITH CITY OF KANSAS CITY, MISSOURI FOR (1) THE CONCEPTUAL DESIGN OF SHOAL CREEK PARKWAY, BETWEEN N. BRIGHTON ROAD AND N. WOODLAND AVENUE AND (2) THE CONSTRUCTION OF CERTAIN IMPROVEMENTS WITHIN HODGE PARK, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL; PROVIDED THE EXECUTION OF THE FOURTH AMENDMENT SHALL BE SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE 23<sup>RD</sup> AMENDMENT TO THE SHOAL CREEK PARKWAY TIF PLAN.

## ***CLAY COUNTY/NKC AGENDA ITEMS***

### **PUBLIC HEARING – 9:45 AM**

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

**6. North Oak TIF Plan – Twelfth Amendment: Consideration of approval of the Twelfth Amendment of the North Oak TIF Plan, and other matters related thereto. (David Leader) Exhibit 6**

The purpose of this hearing is for the TIF Commission to consider recommending to the City Council of Kansas City, Missouri approval of the Twelfth Amendment of the North Oak TIF Plan (the "TIF Plan").

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

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

- (1) an area generally bounded by NE 43<sup>rd</sup> 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 47<sup>th</sup> Street on the west, I-29 on the on the south and north and the property line of the YMCA property line facility located at 1101 NE 47<sup>th</sup> 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").

Proposed Twelfth Amendment to the North Oak TIF Plan: The proposed Twelfth Amendment to the North Oak TIF Plan provides for:

- (1) modifications to the boundaries of Redevelopment Area,
- (2) modifications to the description of public improvements described by the Plan,
- (3) modifications to the Budget of Redevelopment Project Costs,
- (4) modifications to the Sources of Funds,
- (5) modifications to the Development Schedule and
- (f) modifications to certain exhibits to and sections of the Plan that are in furtherance of the foregoing.

Specifically, the Twelfth Amendment allocates \$350,000.00 for improvements to the intersection of NE 48<sup>th</sup> Street and NE Vivion Road, amends the legal description, maps, budget, and sources and uses to reflect the addition of this improvement, and establishes a development schedule for completion of this improvement. The intent of North Oak TIF Plan remains unchanged other than those changes specifically mentioned in the proposed Twelfth Amendment.

Statutory Findings: The Twelfth Amendment does not alter certain of the previous required statutory findings made by the TIF Commission. Specifically,

- Conservation Area: The Twelfth Amendment does alter the previous finding that the Redevelopment Area on the whole is 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.

- Finding the Area Conforms to the City’s Comprehensive Plan: The changes contemplated by the Twelfth Amendment are of a nature that they do not alter the TIF Commission’s previous finding that the North Oak TIF Plan conforms to the City’s FOCUS Plan.
- Cost-Benefit Analysis: The changes contemplated by the Twelfth Amendment are of a nature that they do not alter existing cost-benefit analysis attached to the North Oak TIF Plan and approved by the City, which assesses the economic impact of the North Oak TIF Plan on each affected Taxing District and provides sufficient information to evaluate whether the Redevelopment Projects, as proposed by the North Oak TIF Plan, are financially feasible.
- Redevelopment Schedule: All Redevelopment Projects, including those contemplated by the Twelfth Amendment, are to be completed no later than twenty-three (23) years from the adoption of the ordinances approving the Redevelopment Projects.
- 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 last Redevelopment Project to be approved by the City Council from which Payments in Lieu of Taxes and/or Economic Activity Taxes are utilized to pay principal and interest on such Obligations.
- Relocation Plan: The changes contemplated by the Twelfth 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. The Twelfth Amendment does not contemplate the relocation of any businesses or residents.
- Gambling Establishment: The Twelfth Amendment does not include development or redevelopment of any gambling establishment.
- Acquisition by Eminent Domain: This Twelfth 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 Twelfth 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.

Staff believes that the Twelfth Amendment to the North Oak TIF Plan meets all statutory requirements of the TIF Act and proposes the following actions:

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

(2) APPROVAL OF THE TWELFTH AMENDMENT OF THE NORTH OAK TIF PLAN AND FORWARD A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL.

**7. Consideration of acceptance of the Clay County/NKC TIFC Minutes, and other matters related thereto. (La'Sherry Banks) Exhibit 1**

Minutes of the June 14, 2022 Clay County/NKC meeting are included for the Commission's review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE JUNE 14, 2022 CLAY COUNTY/NKC MINUTES AS PRESENTED.

**8. Briarcliff West TIF Plan: Consideration of a recommendation that the City Council of Kansas City, Missouri acknowledges that the 23-year statutory period for the capture of tax increment allocation financing for Projects 9 identified by the Briarcliff West Tax Increment Financing Plan has expired and pass an ordinance terminating the designation of those projects, and other matters related thereto. (Alvin Busman) Exhibit 8**

The City Council (the "City Council") of the City of Kansas City, Missouri, by the passage of Ordinance No. 65497 on May 3, 1990, approved the Briarcliff West Tax Increment Financing Plan (the "Plan") and designated an area described by the Plan as a redevelopment area. The Council approved tax increment financing for Projects 9 of the Plan in Ordinance No 911392 on August 2, 2001.

The redevelopment area is generally located between the south side of Interstate 29, and the north side of the Missouri River from the Clay-Platte County Line on the west to and including land on the east side of U.S. Highway 169 in Kansas City, Clay County, Missouri.

The 23-year period for the capture of tax increment allocation financing has expired and it is appropriate to terminate the designation of Project 9.

*Staff recommendation:* Staff recommends that the TIF Commission adopt a resolution recommending that the City Council acknowledge that the 23-year statutory period for the capture of tax increment allocation financing within the Project 9 of the Briarcliff West TIF Plan has expired and that the City Council pass an ordinance terminating the designation of the project.

*Action recommended:* APPROVAL OF THE RECOMMENDATION THAT THE CITY COUNCIL OF KANSAS CITY, MISSOURI (1) ACKNOWLEDGE THAT THE 23-YEAR PERIOD FOR THE CAPTURE OF TAX INCREMENT FINANCING WITHIN PROJECT 9 OF THE BRIARCLIFF WEST TIF PLAN HAS EXPIRED AND (2) RECOMMENDATION THAT THE CITY COUNCIL PASS AN ORDINANCE TERMINATING THE DESIGNATION OF THE PROJECT AREA.

# ***ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS***

## ***ROLL CALL***

9. **Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto. (*La'Sherry Banks*) Exhibit 1**

Minutes of the June 14, 2022 Administrative TIFC meeting are included for the Commission's review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE JUNE 14, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED.

10. **Economic Activity Taxes: Consideration of acceptance of the Economic Activity Taxes Report, and other matters related thereto. (*Gloria Garrison*) Exhibit 10**

The most current Economic Activity Taxes Report is included for the Commission's review prior to the meeting:

- EATs Report

*Action recommended:* NONE; INFORMATION ONLY

11. **Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto. (*Sandra Rayford*) Exhibit 11**

The Affirmative Action/Contract Compliance Committee did not meet during the month of June 2022. Included with your board packet is a copy of the MBE/WBE Compliance Report for expenditure activity through May 31, 2022 for your review.

*Action recommended:* NONE; INFORMATION ONLY

12. **Governance, Finance and Audit Subcommittee: Consideration of acceptance of the Governance, Finance and Audit Reports, and other matters related thereto. (*Tammy Queen*) Exhibit 12**

The Governance, Finance and Audit Subcommittee met on June 27, 2022 to consider the following item:

- Monthly Financials as prepared by Hood & Associates – (*Michael Keenen, Hood & Associates*)
- TIF Investment Report (*Marcus Whitworth, KCMO*)

*Action recommended:* ACCEPTANCE OF THE FINANCIAL REPORT

13. **Neighborhood & Housing Subcommittee: Consideration of the Neighborhood & Housing Report, and other matters related thereto. (Ryana Parks-Shaw) Exhibit 13**

The most current Housing Report is included for the Commission's review prior to the meeting.

*Action recommended:* NONE; INFORMATION ONLY.

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

*Action recommended:* NONE; INFORMATION ONLY.

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

*Action recommended:* NONE; INFORMATION ONLY.

## ***JACKSON COUNTY/KCMO AGENDA ITEMS***

### ***ROLL CALL***

16. **Consideration of acceptance of the Jackson County/KCMO TIFC Minutes, and other matters related thereto. (La'Sherry Banks) Exhibit 16**

Minutes of the April 12, 2022 Jackson County/KCMO meeting are included for the Commission's review prior to the meeting.

*Action recommended:* ACCEPTANCE OF THE APRIL 12, 2022 JACKSON COUNTY/KCMO MINUTES AS PRESENTED.

17. **Pershing Road TIF Plan: Consideration of certification of costs totaling \$26,785,334.35, and other matters related thereto. (Gloria Garrison) Exhibit 17**

Request from:	Pershing Road Development Company
Total amount requested:	\$26,785,334.35
Use of funds:	Cost of Carry Interest on Construction Cost
Cost certifier:	Ralph C. Johnson
Questioned or disallowed costs:	\$20,465,750.11
EATs reporting requirement:	0% Compliant for current reporting period (1 <sup>st</sup> half 2022) reports not due until 7-31-2022, prior reporting cycle 100% (2nd half 2021).

Notes: Cost of carrying interest on construction cost within the plan, per the 5<sup>th</sup> Amendment to the plan.

Recommendation: Grant a waiver of the requirement that costs be submitted for reimbursement within 18 months and approval of certification of costs totaling \$26,785,334.35.

*Action recommended:* GRANT A WAIVER OF THE REQUIREMENT THAT COST BE SUBMITTED FOR REIMBURSEMENT WITHIN 18 MONTHS OF BEING INCURRED AND APPROVAL OF THE CERTIFICATION OF COST TOTALING \$26,785,334.35 AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

**18. Overlook TIF Plan: Consideration of certification of costs totaling \$142,766, and other matters related thereto. (Gloria Garrison) Exhibit 18**

Request from: Oz Development Company  
Total amount requested: \$142,766  
Use of funds: Project Redevelopment Cost  
Cost certifier: Novak Birks  
Questioned or disallowed costs: None  
EATs reporting requirement: Initial Reporting Period Pending Project Completion.

Notes: Project Costs include Design & Engineering Cost and Building & Site Demolition Costs & Excavation/Earthwork. Draw Request #5.

Recommendation: Approval of certification of costs totaling \$142,766.

*Action recommended:* APPROVAL OF THE AGENDA ITEM FOR JACKSON COUNTY/KC, MISSOURI AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

**19. Overlook TIF Plan: Consideration of certification of costs totaling \$120,398, and other matters related thereto. (Gloria Garrison) Exhibit 19**

Request from: Oz Development Company  
Total amount requested: \$120,398  
Use of funds: Project Redevelopment Cost  
Cost certifier: Novak Birks  
Questioned or disallowed costs: None  
EATs reporting requirement: Initial Reporting Period Pending Project Completion.

Notes: Project Costs include Design & Engineering costs and Building & Site.

Demolition Costs & Excavation/Earthwork. Draw Request #7.

Recommendation: Approval of certification of costs totaling \$120,398.

*Action recommended:* APPROVAL OF THE AGENDA ITEM FOR JACKSON COUNTY/KC, MISSOURI AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

**20. Overlook TIF Plan: Consideration of certification of costs totaling \$19,576, and other matters related thereto. (*Gloria Garrison*) Exhibit 20**

Request from:	Oz Development Company
Total amount requested:	\$19,576
Use of funds:	Project Redevelopment Cost
Cost certifier:	Novak Birks
Questioned or disallowed costs:	None
EATs reporting requirement:	Initial Reporting Period Pending Project Completion.

Notes: Project Costs include Design & Engineering Cost and Building & Site Demolition Costs & Excavation/Earthwork. Draw Request #8.

Recommendation: Approval of certification of costs totaling \$19,576.

*Action recommended:* APPROVAL OF THE AGENDA ITEMS FOR JACKSON COUNTY/KC, MISSOURI AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME

## **EXECUTIVE SESSION**

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

## **RESUME BUSINESS SESSION**

**22. Adjournment**

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# **Board Meeting Minutes**

## **Tax Increment Financing Commission**

**City of Kansas City, Missouri**

DATE: June 14, 2022  
TIME: 9:30 a.m.  
PLACE: Economic Development Corporation Board Room, 2nd Floor  
300 Wyandotte  
Kansas City, Missouri

PRESENT: Alissia Canady  
Lee Barnes  
Andrea Bough  
Pam Mason  
Ryana Parks-Shaw  
Tammy Queen

TAXING DIST: Jerry Nolte, Clay County  
Robert Nance, Clay County  
Jim Staley, Jackson/Clay Counties, other  
Angie Hughes, Platte R-III School District  
Matt Fritz, North Kansas City School District  
Kathleen Pointer, Kansas City School  
Janice Bolin, KCMO Public Library  
Michael Weishaar, Center School District  
Yolanda Cargile, Center School District

ABSENT: Ron Schieber, Platte County  
Joe Vanover, Platte County  
William Brown, Platte County other  
Frank Offutt, Platte County other  
Jeanette Cowherd, Park Hill School District  
Mike Reik, Platte R-III School District Paul Kelly, Park Hill School District  
Steve Anderson, Liberty School District  
Nick Bartlow, Liberty School District  
Terry Ward, North Kansas City School District  
Bruce Eddy, Jackson County, other  
Caleb Clifford, Jackson County  
Shannon Jaax, Kansas City School District District

STAFF/GUESTS: Heather Brown, EDC  
Sandra Rayford, EDC  
Jennifer Brasher, Cochran Head  
Wesley Fields, Bryan Cave  
Jon Otto, Bryan Cave

Sean Carroll, KCMO  
Kellee Madinger, Rouse Frets  
Jacqueline Vernon  
Joey Flickner  
Curt Petersen  
Robert de la Fuente

## ***PLATTE COUNTY/PLATTE RIII-PARK HILL AGENDA ITEMS***

Responding to the roll call for the Platte County/Platte RIII-Park Hill TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, and Angie Hughes (Platte R-III School District). Absent were: Ron Schieber (Platte County), Joe Vanover (Platte County), Frank Offutt (other), William Brown (Platte County other), Jeanette Cowherd (Park Hill School District), Paul Kelly (Park Hill School District), and Mike Reik (Platte R-III School District).

**1. Consideration of acceptance of the Platte County/Platte RIII-Park Hill TIFC Minutes, and other matters related thereto.**

*Action taken:* ACCEPT THE MAY 10, 2022 PLATTE COUNTY/PLATTE RIII-PARK HILL MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

**2. Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Platte County/Platte RIII-Park Hill, and other matters related thereto.**

**KCI Corridor TIF Plan: Consideration of certification of costs totaling \$286,628.99, and other matters related thereto.**

*Action taken:* APPROVE THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-1-22).

**3. KCI Corridor TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 3 in connection with Project 21 – Northland Sports Complex within the KCI Corridor TIF Plan, and other matters related thereto.**

*Action taken:* APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 3 TO M.D. MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS 21 COSTS WITHIN THE KCI CORRIDOR TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-2-22).

4. **KCI Corridor TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 15 in connection with Project 17 within the KCI Corridor TIF Plan, and other matters related thereto.**

*Action taken:*

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 15 TO M.D. MANAGEMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENTS 17 COSTS WITHIN THE KCI CORRIDOR TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY **(RES 6-3-22)**.

## ***PLATTE-CLAY COUNTIES /PLATTE RIII AGENDA ITEMS***

Responding to the roll call for the Platte-Clay Counties/Platte RIII TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Jim Staley (Clay County other), and Angie Hughes (Platte R-III School District). Absent were: Ron Schieber (Platte County), Joe Vanover (Platte County), Robert Nance (Clay County), William Brown (Platte County other), and Mike Reik (Platte R-III School District).

5. **Consideration of acceptance of the Platte-Clay Counties/Platte RIII TIFC Minutes, and other matters related thereto.**

*Action taken:*

ACCEPT THE MAY 10, 2022 PLATTE-CLAY COUNTIES/PLATTE RIII MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. HUGHES AND CARRIED UNANIMOUSLY.

6. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Platte-Clay Counties/Platte RIII, and other matters related thereto.**

**Platte Purchase Development Plan: Consideration of certification of costs totaling \$71,373.96, and other matters related thereto.**

*Action taken:*

APPROVE THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTIES/PLATTE RIII AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY **(RES 6-4-22)**.

## ***CLAY COUNTY/NKC AGENDA ITEMS***

### **PUBLIC HEARING – 9:45 AM**

Responding to the roll call for the public hearing of the North Oak TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay

County), Jim Staley (Clay County other) and Matt Fritz (North Kansas City School District). Absent was: Terry Ward (North Kansas City School District).

7. **North Oak TIF Plan – Twelfth Amendment: Consideration of approval of the Twelfth Amendment of the North Oak TIF Plan, and other matters related thereto.**

*Action taken:* CONTINUE THE PUBLIC HEARING TO 9:45 AM JULY 12, 2022. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-5-22).

8. **Consideration of acceptance of the Clay County/NKC TIFC Minutes, and other matters related thereto.**

*Action taken:* ACCEPT THE MAY 10, 2022 CLAY COUNTY/NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

9. **Consent Agenda (Cost Certifications): Consideration of approval of the Cost Consent Agenda for Clay County/NKC, and other matters related thereto.**

**Parvin Road TIF Plan: Consideration of certification of costs totaling \$12,678, and other matters related thereto.**

*Action taken:* APPROVE THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-6-22).

10. **Parvin Road Corridor TIF Plan: Consideration of approval of the Certificate of Partial Completion and Compliance No. 10 in connection with Project Areas 1 -4 within the Parvin Road Corridor TIF Plan, and other matters related thereto.**

*Action taken:* APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 10 TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE PARTIALLY COMPLETED PROJECTS 1-4 COSTS WITHIN THE PARVIN ROAD CORRIDOR TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-7-22).

## **PUBLIC HEARING – 9:50 AM**

Responding to the roll call for the public hearing of the Chouteau I-35 TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Robert Nance (Clay County), Jim Staley (Clay County other) and Matt Fritz (North Kansas City School District). Absent was: Terry Ward (North Kansas City School District).

**11. Chouteau I-35 TIF Plan – Ninth Amendment: Consideration of approval of the Ninth Amendment of the Chouteau I-35 TIF Plan, and other matters related thereto.**

*Action taken:*

CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-8-22).

APPROVE THE NINTH AMENDMENT OF THE CHOUTEAU I-35 TIF PLAN AND FORWARDING A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-9-22).

**12. Chouteau I-35 TIF Plan: Consideration of approval of a Termination and Mutual Release Agreement, in connection with the acquisition of property located at 4305 NE Antioch Road, Kansas City, Missouri, and other matters related thereto.**

*Action taken:*

APPROVE THE TERMINATION AND MUTUAL RELEASE AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI IN CONNECTION WITH THE ACQUISITION OF PROPERTY LOCATED AT 4305 NE ANTIOCH ROAD, KANSAS CITY, MISSOURI, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-10-22).

**13. Chouteau I-35 TIF Plan: Consideration of approval of a Redevelopment Agreement with the City in connection with certain public improvements that are necessary to construct a trail along Seracy Creek, and other matters related thereto.**

*Action taken:*

APPROVE THE REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI FOR THE DESIGN AND CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS TO SUPPORT THE CONSTRUCTION OF A TRAIL ALONG SEARCY CREEK BETWEEN NE 48TH STREET AND NORTH TOPPING AVENUE, SUBJECT TO THE COMMISSION'S RECEIPT OF A FULLY-EXECUTED TERMINATION AND MUTUAL RELEASE AGREEMENT AND THE RETURN OF THE COMMISSION'S CONTRIBUTION DESCRIBED THEREIN AND THE CITY COUNCIL'S APPROVAL OF THE NINTH AMENDMENT TO THE CHOUTEAU I-35 TIF PLAN, AS RECOMMENDED BY THE TIF COMMISSION, AND SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR, AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-11-22).

## ***CLAY COUNTY/LIBERTY-NKC AGENDA ITEMS***

### **PUBLIC HEARING – 10:00 AM**

Responding to the roll call for the public hearing of the Shoal Creek Parkway TIF Plan, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Jim Staley (Clay County other) and Matt Fritz (North Kansas City School District). Absent were: Robert Nance (Clay County), Terry Ward (North Kansas City School District), Steve Anderson (Liberty School District) and Nick Bartlow (Liberty School District).

**14. Shoal Creek Parkway TIF Plan – Twenty-Third Amendment: Consideration of approval of the Twenty Third Amendment of the Shoal Creek Parkway TIF Plan, and other matters related thereto.**

*Action taken:*

CLOSE THE PUBLIC HEARING. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-12-22).

APPROVE THE TWENTY-THIRD AMENDMENT OF THE SHOAL CREEK PARKWAY TIF PLAN AND FORWARD A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-13-22).

**15. Shoal Creek Parkway TIF Plan: Consideration of Approval of the Certificate of Partial Completion and Compliance No. 2 in connection with Project W (Public Improvements Maplewoods Parkway, and other matters thereto.**

*Action taken:*

APPROVE THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 2 TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE PARTIALLY COMPLETED PUBLIC IMPROVEMENT COSTS WITHIN THE SHOAL CREEK PARKWAY TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-14-22).

**16. Consideration of acceptance of the Clay County/Liberty-NKC TIFC Minutes, and other matters related thereto.**

*Action taken:*

ACCEPT THE MAY 10, 2022 CLAY COUNTY/LIBERTY-NKC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

**17. Shoal Creek Parkway TIF Plan: Consideration of approval of a First Amendment to a Redevelopment Agreement with the Star Acquisitions, Inc. for the implementation of certain public infrastructure improvements contemplated by the Shoal Creek Parkway TIF Plan, and other matters related thereto.**

*Action taken:*

APPROVE THE FIRST AMENDMENT REDEVELOPMENT AGREEMENT WITH STAR ACQUISITIONS, INC., IN CONNECTION WITH THE IMPLEMENTATION OF CERTAIN PUBLIC IMPROVEMENTS CONTEMPLATED BY THE SHOAL CREEK PARKWAY TIF PLAN,

SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE TWENTY-THIRD AMENDMENT TO THE SHOAL CREEK PARKWAY TIF PLAN, AS RECOMMENDED BY THE TIF COMMISSION AND SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR, AND LEGAL COUNSEL. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-15-22).

## ***ADMINISTRATIVE TIF COMMISSION AGENDA ITEMS***

Responding to the roll call for the Administrative TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Jerry Nolte (Clay County), Janice Bolin (other), Matt Fritz (North Kansas City School District), and Kathleen Pointer (Kansas City School District). Absent were: Ron Schieber (Platte County), Caleb Clifford (Jackson County) and Debbie Siragusa (other).

**18. Consideration of acceptance of the Administrative TIFC Minutes, and other matters related thereto.**

*Action taken:* ACCEPT THE MAY 10, 2022 ADMINISTRATIVE TIFC MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

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

*Action taken:* NONE; INFORMATION ONLY.

**20. Affirmative Action and Contract Compliance Subcommittee Reports: Consideration of acceptance of the Affirmative Action and Contract Compliance Reports, and other matters related thereto.**

*Action taken:* NONE; INFORMATION ONLY

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

*Action taken:* ACCEPT THE FINANCIAL REPORT. MOTION MADE BY MS. QUEEN , SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

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

*Action taken:* NONE; INFORMATION ONLY.

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

*Action taken:* NONE; INFORMATION ONLY.

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

*Action taken:* NONE; INFORMATION ONLY.

## ***JACKSON COUNTY/CENTER AGENDA ITEMS***

Responding to the roll call for the Jackson County/Center TIFC, thus constituting a quorum, were the following Board members: Alissia Canady, Lee Barnes, Andrea Bough, Pam Mason, Ryana Parks-Shaw, Tammy Queen, Michael Weishaar (Center School District,) and Yolanda Cargile (Center School District). Absent were: Caleb Clifford (Jackson County) and Jim Staley (other).

25. **Consideration of acceptance of the Jackson County/Center TIFC Minutes, and other matters related thereto.**

*Action taken:* ACCEPT THE MAY 10, 2022 JACKSON COUNTY/CENTER MINUTES AS PRESENTED. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY.

26. **Consent Agenda (Cost Certifications):** Consideration of approval of the Cost Consent Agenda for Jackson County/Center, and other matters related thereto.

**Bannister & Wornall Road TIF Plan:** Consideration of certification of costs totaling \$850,096.86, and other matters related thereto.

*Action taken:* APPROVE THE COST CONSENT AGENDA FOR JACKSON COUNTY/CENTER AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME. MOTION MADE BY MS. QUEEN, SECONDED BY MS. PARKS-SHAW AND CARRIED UNANIMOUSLY (RES 6-16-22).

27. **Adjournment**

There being no further action to come before the Board, the meeting was duly adjourned.

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Secretary

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



**RESOLUTION NO. 7-\_\_-22**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE PAYMENT OF COMMISSION EXPENSES THAT RELATE TO THE IMPLEMENTATION OF THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN**

**WHEREAS**, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) was created pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 RSMo. 2000, as amended (the “Act”), and is authorized and empowered pursuant to Ordinance No. 54556 which was passed by the City Council (the “Council”) of the City of Kansas City, Missouri (the “City”), on November 24, 1982, and amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1991; by Ordinance No. 100089, as amended, passed on January 28, 2010; by Ordinance No. 130986, passed on December 19, 2013; and by Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

**WHEREAS**, on March 11, 1999, the Council, by way of Ordinance No. 990256, approved the KCI Corridor Tax Increment Financing Plan and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

**WHEREAS**, the KCI Corridor Tax Increment Financing Plan has been subsequently amended from time to time by the Council (collectively, the “Plan”); and

**WHEREAS**, the Plan provides for the design and the construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, (the “Public Improvements”); and

**WHEREAS**, on March 30, 2006, the Commission and MD Management, Inc. (the “Redeveloper”) entered into an agreement which provides, in part, that the Redeveloper shall pay the Commission (A) for its fees, the time of its administrative and professional staff computed at an hourly rate plus overhead, as the Commission may from time to time deem appropriate, (B) all charges for outside counsel and consultants, and (C) all other expenses incurred in connection with the administration of the improvements contemplated by the Plan (the “Funding Agreement”); and

**WHEREAS**, the Funding Agreement further provides that the Redeveloper shall pay all amounts set forth in monthly billing statements for services provided by the Commission, as set forth in the foregoing recital (“Commission Service Expenses”); and

**WHEREAS**, the Commission, in accordance with the Funding Agreement, has submitted billing statements to the Redeveloper for certain Commission Services Expenses in the aggregate amount of [\$29,788.60]; and

**WHEREAS**, staff and legal counsel to the Commission have requested that the Commission submit to BOKF, N.A., as Trustee under the Indenture of Trust, dated as of April 1, 2020, between The Industrial Development Authority of the County of Platte County, Missouri and

said Trustee (the “Indenture”), a written request for disbursement from the Project Fund in the aggregate amount of [\$29,788.60].

**NOW, THEREFORE, BE IT RESOLVED BY THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, AS FOLLOWS:**

**Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance.** The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to submit to BOKF, N.A., as Trustee under the Indenture of Trust, dated as of April 1, 2020, between The Industrial Development Authority of the County of Platte County, Missouri and said Trustee (the “Indenture”), a written request for disbursement from the Project Fund an amount equal to in the aggregate amount of [\$29,788.60] for Commission Service Expenses.

**Section 2. Further Authority.** The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the intent of this Resolution.

**Section 3. Effective Date.** This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 12 day of July, 2022.

**TAX INCREMENT FINANCING  
COMMISSION OF KANSAS CITY,  
MISSOURI**

By: \_\_\_\_\_  
Alissia R. Canady, Chair

ATTEST:

\_\_\_\_\_  
Heather A. Brown, Secretary

**RESOLUTION NO. 7-\_\_-22**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE PAYMENT OF COMMISSION EXPENSES THAT RELATE TO THE IMPLEMENTATION OF THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN**

**WHEREAS**, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) was created pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 RSMo. 2000, as amended (the “Act”), and is authorized and empowered pursuant to Ordinance No. 54556 which was passed by the City Council (the “Council”) of the City of Kansas City, Missouri (the “City”), on November 24, 1982, and amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1991; by Ordinance No. 100089, as amended, passed on January 28, 2010; by Ordinance No. 130986, passed on December 19, 2013; and by Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

**WHEREAS**, on March 11, 1999, the Council, by way of Ordinance No. 990256, approved the KCI Corridor Tax Increment Financing Plan and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

**WHEREAS**, the KCI Corridor Tax Increment Financing Plan has been subsequently amended from time to time by the Council (collectively, the “Plan”); and

**WHEREAS**, the Plan provides for the design and the construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, (the “Public Improvements”); and

**WHEREAS**, on \_\_\_\_\_, the Commission and Hunt Midwest Real Estate Development, Inc. (the “Redeveloper”) entered into an agreement which provides, in part, that the Redeveloper shall pay the Commission (A) for its fees, the time of its administrative and professional staff computed at an hourly rate plus overhead, as the Commission may from time to time deem appropriate, (B) all charges for outside counsel and consultants, and (C) all other expenses incurred in connection with the administration of the improvements contemplated by the Plan (the “Funding Agreement”); and

**WHEREAS**, the Funding Agreement further provides that the Redeveloper shall pay all amounts set forth in monthly billing statements for services provided by the Commission, as set forth in the foregoing recital (“Commission Service Expenses”); and

**WHEREAS**, the Commission, in accordance with the Funding Agreement, has submitted billing statements to the Redeveloper for certain Commission Services Expenses in the aggregate amount of \$2,050.50; and

**WHEREAS**, staff and legal counsel to the Commission have requested that the Commission submit to BOKF, N.A., as Trustee under the Indenture of Trust, dated as of April 1, 2020, between The Industrial Development Authority of the County of Platte County, Missouri and

said Trustee (the “Indenture”), a written request for disbursement from the Project Fund in the amount of \$2,050.50.

**NOW, THEREFORE, BE IT RESOLVED BY THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, AS FOLLOWS:**

**Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance.** The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to submit to BOKF, N.A., as Trustee under the Indenture of Trust, dated as of April 1, 2020, between The Industrial Development Authority of the County of Platte County, Missouri and said Trustee (the “Indenture”), a written request for disbursement from the Project Fund an amount equal to \$2,050.50.

**Section 2. Further Authority.** The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the intent of this Resolution.

**Section 3. Effective Date.** This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 12th day of July, 2022.

**TAX INCREMENT FINANCING  
COMMISSION OF KANSAS CITY,  
MISSOURI**

By: \_\_\_\_\_  
Alissia R. Canady, Chair

ATTEST:

\_\_\_\_\_  
Heather A. Brown, Secretary

**Tax Increment Financing Commission of  
Kansas City, Missouri  
Shoal Creek Parkway TIF Plan Cost Certification  
Hunt Midwest  
(Maplewoods Parkway – Shoal Creek Parkway to NE 112<sup>th</sup>  
Street – Project W)**

**Schedule of Project Costs Submitted and Certified  
for Reimbursement through June 15, 2022  
Draw 6**

**With  
Independent Accountant's Report**

**Shoal Creek Parkway TIF Plan Cost Certification  
Schedule of Project Costs Submitted and Certified for  
Reimbursement through June 16, 2022  
Project W - Draw 6**

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## **Independent Accountant's Report**

Tax Increment Financing Commission  
of Kansas City, Missouri  
300 Wyandotte, Suite 400  
Kansas City, Missouri 64105

We have examined the accompanying Schedule of Project Costs Submitted and Certified for Reimbursement through June 15, 2022 – Project W, Draw 6 (the Schedule) and the related notes for the Shoal Creek Parkway Tax Increment Financing Plan (the Plan). Hunt Midwest (the Developer) is responsible for presenting the Schedule in accordance with the Tax Increment Financing Commission's (the Commission) criteria for reimbursement. The Developer is also responsible for the preparation and presentation of the Schedule, including the design, implementation, and maintenance of internal control to prevent, or detect and correct, misstatement due to fraud or error. Our responsibility is to express an opinion based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Schedule is presented, in all material respects, in accordance with the Commission's criteria for reimbursement, the Plan and subsequent amendments and other agreements related to the Plan as described on page 7. An examination involves performing procedures to obtain evidence about the Schedule. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of the Schedule, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our qualified opinion.

We were not engaged to, nor did we obtain any information or perform any tests pertaining to, the Developer's compliance with provisions of Women Business Enterprise/Minority Business Enterprise (WBE/MBE), the Missouri Prevailing Wage Act and any other contractual requirements.

In our opinion, except for the potential questioned costs, if any, related to the Developer's compliance with WBE/MBE, the Missouri Prevailing Wage Act or other contractual requirements had that testing been performed, the Schedule is presented in accordance with the criteria for reimbursement, in all material respects.

As discussed in Note 1, the Schedule includes only those Project Costs Submitted and Certified for Reimbursement through June 15, 2022, by the Developer or other parties involved with the Plan in accordance with the Commission's criteria for reimbursement, the Plan and subsequent amendments and other agreements related to the Plan. There may be other project costs that have been incurred by the Developer and/or other parties involved with the Plan that have not been submitted for certification and reimbursement. Our opinion is not modified with respect to this matter.

The Total Costs Previously Certified column in the Schedule includes \$96,497,049.14 of costs that were certified by other accountants. We have not performed any procedures on these amounts, and accordingly, express no opinion on them.

This report is intended solely for the information and use of the Developer and the Tax Increment Financing Commission of Kansas City, Missouri and is not intended to be and should not be used by anyone other than these specified parties. The supplementary information section, as listed in the table of contents, has not been subjected to procedures applied in the examination and, accordingly, we express no opinion on it.

*Hood & Associates CPAs, P.C.*

Kansas City, Missouri  
June 30, 2022



**Shoal Creek Parkway TIF Plan Cost Certification**  
**Schedule of Projects Costs - Project W**  
**Submitted and Certified for Reimbursement through June 15, 2022 - Draw 6**

	Budgeted for TIF Reimbursable Costs	Additional Funds made Available from Other Funding	Current Costs Requested for Certification	Current Questioned Costs	Current Costs Certified	Current Cost Certified by Other Accountants	Total Costs Previously Certified	Total Costs Certified to Date	TIF Remaining Budget	Certified Cost in Excess of Budget	Excess of Budget %
<b>TIF Commission Expenses</b>											
Legal	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000.00	\$ -	0.00%
Staff Time	400,000.00	-	-	-	-	-	-	-	400,000.00	-	0.00%
Plan Administration Expenses	100,000.00	-	-	-	-	-	-	-	100,000.00	-	0.00%
Total TIF Commission Expenses	1,000,000.00	-	-	-	-	-	-	-	1,000,000.00	-	
<b>Street Improvement Projects</b>											
<b>A. Shoal Creek Parkway Construction</b>											
1. Hodge Park South to Interstate 435 (includes enhancements and lighting	4,207,000.00	-	-	-	-	-	4,150,596.33	4,150,596.33	56,403.67	-	0.00%
2. Hodge Park north to NE 96th Street	3,995,000.00	-	-	-	-	-	3,994,986.58	3,994,986.58	13.42	-	0.00%
3. NE 96th Street West to Interstate 435	12,025,000.00	-	-	-	-	-	11,459,898.29	11,459,898.29	565,101.71	-	0.00%
<i>Additional funds made available from the city for Shoal Creek waterlines</i>	-	550,000.00	-	-	-	-	514,150.14	514,150.14	35,849.86	-	0.00%
4. Interstate 435 West to N. Brighton	5,221,639.00	-	-	-	-	-	-	-	5,221,639.00	-	0.00%
5. Interstate 435 West to N. Pleasant Valley	4,400,000.00	-	-	-	-	-	4,400,000.00	4,400,000.00	-	-	0.00%
6. NE 108th Street to Staley Road	4,877,808.00	-	-	-	-	-	-	-	4,877,808.00	-	0.00%
Design of Searcy Creek & Shoal Creek Parkways	450,000.00	-	-	-	-	-	450,000.00	450,000.00	-	-	0.00%
Study from 100th to Brighton	100,000.00	-	-	-	-	-	-	-	100,000.00	-	0.00%
Subtotal for Shoal Creek Parkway	35,276,447.00	550,000.00	-	-	-	-	24,969,631.34	24,969,631.34	10,856,815.66	-	
<b>B. NE 72nd Street between N. Brighton to Shoal Creek Parkway</b>	3,800,000.00	-	-	-	-	-	-	-	3,800,000.00	-	
<b>C. Maplewoods Parkway between N. Brighton to Shoal Creek Parkway</b>											
1. M-1 to N. Spruce (Along NE 80th Street)	4,550,000.00	-	-	-	-	-	-	-	4,550,000.00	-	0.00%
2. NE 80th to NE 77th Street (Along N. Spruce)	2,630,000.00	-	-	-	-	-	-	-	2,630,000.00	-	0.00%
3. NE 77th to N. Brighton Ave	6,620,000.00	-	-	-	-	-	-	-	6,620,000.00	-	0.00%
4. N. Brighton to Searcy Creek Parkway	8,450,000.00	-	-	-	-	-	-	-	8,450,000.00	-	0.00%
Acquisition	150,000.00	-	-	-	-	-	113,059.65	113,059.65	36,940.35	-	0.00%
Alignment of Maplewoods Parkway	132,000.00	-	-	-	-	-	132,000.00	132,000.00	-	-	0.00%
Subtotal for Maplewoods Parkway	22,532,000.00	-	-	-	-	-	245,059.65	245,059.65	22,286,940.35	-	
<b>D. NE 76th Street</b>											
1. 650 feet west of Flintlock to Shoal Creek Parkway	5,900,000.00	-	-	-	-	-	-	-	5,900,000.00	-	0.00%
2. Shoal Creek Parkway to N. Brighton	19,115,252.00	-	-	-	-	-	11,886,160.09	11,886,160.09	7,229,091.91	-	0.00%
3. N. Brighton to Maplewoods Parkway	2,300,000.00	-	-	-	-	-	-	-	2,300,000.00	-	0.00%
4. Box Culvert near Flintlock	1,055,134.00	-	-	-	-	-	-	-	1,055,134.00	-	0.00%
5. Sidewalks: Shoal Creek Parkway to N. Stark	400,000.00	-	-	-	-	-	337,452.16	337,452.16	62,547.84	-	0.00%
<i>Additional funds made available from the City for 76th Street box culverts</i>	-	803,039.00	-	-	-	-	26,079.54	26,079.54	776,959.46	-	0.00%
Subtotal for NE 76th Street	28,770,386.00	803,039.00	-	-	-	-	12,249,691.79	12,249,691.79	17,323,733.21	-	
<b>E. NE 98th Street between Shoal Creek Parkway and N. Flintlock Road</b>	5,146,120.00	-	-	-	-	-	5,146,120.00	5,146,120.00	-	-	0.00%
Waterline	119,417.00	-	-	-	-	-	-	-	119,417.00	-	0.00%
Subtotal for NE 98th Street	5,265,537.00	-	-	-	-	-	5,146,120.00	5,146,120.00	119,417.00	-	
<b>F. North Flintlock Road</b>											
1. NE 96th Street to Missouri Route 152	4,496,000.00	-	-	-	-	-	4,530,191.69	4,530,191.69	-	34,191.69	0.76%
2. Missouri Route 152 to NE 76th Street	5,137,200.00	-	-	-	-	-	5,136,228.46	5,136,228.46	971.54	-	0.00%
3. Flintlock Flyover	1,198,000.00	-	-	-	-	-	1,121,695.04	1,121,695.04	76,304.96	-	0.00%
4. Signalization at 90th Street and Flintlock Road	350,000.00	-	-	-	-	-	-	-	350,000.00	-	
Subtotal for North Flintlock Road	11,181,200.00	-	-	-	-	-	10,788,115.19	10,788,115.19	427,276.50	34,191.69	
<b>G. N. Brighton Avenue</b>											
1. Missouri Route 152 to NE 80th Terrace	1,804,000.00	-	-	-	-	-	1,429,680.30	1,429,680.30	374,319.70	-	0.00%
2. 1,941 Linear feet south of NE 79th Street to N. Pleasant Valley	16,000,000.00	-	-	-	-	-	1,286,209.84	1,286,209.84	14,713,790.16	-	0.00%
3. NE 80th Street to a point 2,700 linear feet south of NE 79th St	2,098,624.00	-	-	-	-	-	338,020.45	338,020.45	1,760,603.55	-	0.00%
4. N. Brighton Water Line	122,631.00	-	-	-	-	-	-	-	122,631.00	-	0.00%
5. SKW Design & Construction Services	51,142.00	-	-	-	-	-	-	-	51,142.00	-	0.00%
6. NE 58th to Pleasant Valley	8,900,000.00	-	-	-	-	-	5,963,210.26	5,963,210.26	2,936,789.74	-	0.00%
Subtotal for N. Brighton Avenue	28,976,397.00	-	-	-	-	-	9,017,120.85	9,017,120.85	19,959,276.15	-	

See Notes to the Schedule of Project Costs Submitted and Certified for Reimbursement through June 15, 2022 - Draw 6

**Shoal Creek Parkway TIF Plan Cost Certification**  
**Schedule of Projects Costs - Project W**  
**Submitted and Certified for Reimbursement through June 15, 2022 - Draw 6**

	Budgeted for TIF Reimbursable Costs	Additional Funds made Available from Other Funding	Current Costs Requested for Certification	Current Questioned Costs	Current Costs Certified	Current Cost Certified by Other Accountants	Total Costs Previously Certified	Total Costs Certified to Date	TIF Remaining Budget	Certified Cost in Excess of Budget	Excess of Budget %
H. N. Eastern Avenue											
1. Intersection of 291 & N Eastern Missouri Route 291, north approx. 2,000 lf	1,100,433.00	-	-	-	-	-	948,568.45	948,568.45	151,864.55	-	0.00%
2. South of Kellybrook Elementary School approx. 2,000 linear feet	820,021.00	-	-	-	-	-	825,908.70	825,908.70	-	5,887.70	0.72%
3. Shoal Creek Parkway Roundabout north approx. 5,240 linear feet	2,531,763.00	-	-	-	-	-	2,637,607.05	2,637,607.05	-	105,844.05	4.18%
4. NE 108th St to 291	3,360,000.00	-	-	-	-	-	-	-	3,360,000.00	-	0.00%
<i>Additional funds made available from the City Impact Fee</i>	-	700,000.00	-	-	-	-	700,000.00	700,000.00	-	-	0.00%
Subtotal for N. Eastern Avenue	7,812,217.00	700,000.00	-	-	-	-	5,112,084.20	5,112,084.20	3,511,864.55	111,731.75	
I. NE 108th Street											
1. North Smalley Street to I-435	4,156,749.00	-	-	-	-	-	3,342,650.11	3,342,650.11	814,098.89	-	0.00%
2. Interstate 435 west to Shoal Creek Parkway	4,611,000.00	-	-	-	-	-	3,804,079.18	3,804,079.18	806,920.82	-	0.00%
<i>Additional funds made available from the City for Shoal Creek to 108th</i>	-	650,000.00	-	-	-	-	536,250.59	536,250.59	113,749.41	-	0.00%
<i>Additional funds made available from NKC School District</i>	-	750,000.00	-	-	-	-	618,750.68	618,750.68	131,249.32	-	0.00%
Subtotal for NE 108th Street	8,767,749.00	1,400,000.00	-	-	-	-	8,301,730.56	8,301,730.56	1,866,018.44	-	
J. I-35 and MO 291 Intersection	3,000,000.00	-	-	-	-	-	974,142.31	974,142.31	2,025,857.69	-	0.00%
K. N. E. 104th Street from MO 291 to A Highway											
1. MO-291 to half mile east of MO-291	3,300,000.00	-	-	-	-	-	2,310,997.39	2,310,997.39	989,002.61	-	0.00%
2. 1/2 mile east of MO-291 to Liberty/Kansas City city limits	5,360,000.00	-	-	-	-	-	3,703,416.05	3,703,416.05	1,656,583.95	-	0.00%
3. Liberty/KCMO city limits to A Highway (KCMO share)	200,000.00	-	-	-	-	-	-	-	200,000.00	-	0.00%
4. Signal at MO-291	450,000.00	-	-	-	-	-	-	-	450,000.00	-	0.00%
Subtotal for NE 104th Street from MO-291 to A Highway	9,310,000.00	-	-	-	-	-	6,014,413.44	6,014,413.44	3,295,586.56	-	
L. I-35 and MO-152 Highway											
1. I-35 and MO-152 Interchange (KCMO Share)	1,500,000.00	-	-	-	-	-	1,500,000.00	1,500,000.00	-	-	0.00%
2. MO-152 Traffic Control Study and Corridor Improvements Shoal Creek Pky & I-35	450,000.00	-	-	-	-	-	-	-	450,000.00	-	0.00%
Subtotal for I-35 and MO-152 Highway	1,950,000.00	-	-	-	-	-	1,500,000.00	1,500,000.00	450,000.00	-	
M. Pleasant Valley Road											
1. Intersection with Brighton	2,000,000.00	-	-	-	-	-	-	-	2,000,000.00	-	0.00%
2. Brighton to Searcy Creek Parkway	5,750,000.00	-	-	-	-	-	-	-	5,750,000.00	-	0.00%
Subtotal for Pleasant Valley Road	7,750,000.00	-	-	-	-	-	-	-	7,750,000.00	-	
N. Hodge Park Improvements											
1. General Park Improvements & completing Hodge-Smithville Trail within park	1,420,000.00	-	-	-	-	-	1,402,532.89	1,402,532.89	17,467.11	-	0.00%
2. Destination Playground	1,350,000.00	-	-	-	-	-	1,350,000.00	1,350,000.00	-	-	0.00%
3. Multi-purpose playing fields	700,000.00	-	-	-	-	-	627,724.99	627,724.99	72,275.01	-	0.00%
4. Parking lot improvements	250,000.00	-	-	-	-	-	250,000.00	250,000.00	-	-	0.00%
5. Waterline extension to north side of park	900,000.00	-	-	-	-	-	65,493.00	65,493.00	834,507.00	-	0.00%
Subtotal for Hodge Park Improvements	4,620,000.00	-	-	-	-	-	3,695,750.88	3,695,750.88	924,249.12	-	
O. Public Infrastructure related to Fire Station	2,900,000.00	-	-	-	-	-	2,098,239.00	2,098,239.00	801,761.00	-	0.00%
P. Trail Segment - Shoal Creek Parkway, between N. Brighton and Pleasant Valley Rd	1,400,000.00	-	-	-	-	-	-	-	1,400,000.00	-	0.00%
N. Booth Avenue north of MO Highway 152, beginning at apoint 1,400 linear feet west											
Q. of N. Booth to a point 1,960 linear feet of N. Booth Avenue	4,506,526.00	-	-	-	-	-	4,448,040.00	4,448,040.00	58,486.00	-	0.00%
1. Financing costs related to N. Booth and MO. Highway 152	656,367.00	-	-	-	-	-	392,001.00	392,001.00	264,366.00	-	0.00%
Subtotal for N. Booth Avenue north of MO Highway 152	5,162,893.00	-	-	-	-	-	4,840,041.00	4,840,041.00	322,852.00	-	
R. Public Detentions	1,002,847.00	-	-	-	-	-	1,071,606.00	1,071,606.00	-	68,759.00	6.86%
1. Financing costs related to Public Detentions	143,207.00	-	-	-	-	-	153,801.00	153,801.00	-	10,594.00	7.40%
Subtotal for Public Detentions	1,146,054.00	-	-	-	-	-	1,225,407.00	1,225,407.00	-	79,353.00	
S. Public Utilities (Storm Sewer, Water Main and Dry Utility)	2,735,257.00	-	-	-	-	-	2,261,996.00	2,261,996.00	473,261.00	-	0.00%
1. Financing costs related to Public Utilities	393,820.00	-	-	-	-	-	216,209.00	216,209.00	177,611.00	-	0.00%
Subtotal for Public Utilities	3,129,077.00	-	-	-	-	-	2,478,205.00	2,478,205.00	650,872.00	-	

**Shoal Creek Parkway TIF Plan Cost Certification**  
**Schedule of Projects Costs - Project W**  
**Submitted and Certified for Reimbursement through June 15, 2022 - Draw 6**

	Budgeted for TIF Reimbursable Costs	Additional Funds made Available from Other Funding	Current Costs Requested for Certification	Current Questioned Costs	Current Costs Certified	Current Cost Certified by Other Accountants	Total Costs Previously Certified	Total Costs Certified to Date	TIF Remaining Budget	Certified Cost in Excess of Budget	Excess of Budget %
T Woodneath Library Improvements	584,217.00	-	-	-	-	-	-	-	584,217.00	-	0.00%
U Traffic Signal at NE 108th Street and Cookingham Road	173,000.00	-	-	-	-	-	-	-	173,000.00	-	0.00%
V N. Sherman - Street Lights between NE Cookingham Drive and NE 116th Street	50,000.00	-	-	-	-	-	-	-	50,000.00	-	0.00%
W Maplewoods Parkway - Shoal Creek Parkway to NE 112th Street	1,000,000.00	-	-	-	-	-	-	-	1,000,000.00	-	0.00%
Additional funds made available from the City Shoal Creek Parkway to NE 112th Street	-	2,234,000.00	795,776.18	-	795,776.18	-	1,212,274.80	2,008,050.98	225,949.02	-	0.00%
Subtotal for Maplewoods Parkway - NE 112th Street	1,000,000.00	2,234,000.00	795,776.18	-	795,776.18	-	1,212,274.80	2,008,050.98	1,225,949.02	-	
Maplewoods Parkway - beginning at NE 112th at extending north to and including intersection at NE Cookingham Drive	7,500,000.00	-	-	-	-	-	-	-	7,500,000.00	-	0.00%
Total	\$ 203,057,174.00	\$ 5,687,039.00	\$ 795,776.18	\$ -	\$ 795,776.18	\$ -	\$ 99,868,027.01	\$ 100,663,803.19	\$ 108,305,686.25	\$ 225,276.44	

**Shoal Creek Parkway TIF Plan Cost Certification  
Notes to Schedule of Project Costs Submitted and Certified for  
Reimbursement through June 15, 2022  
Project W - Draw 6**

**NOTE 1 – GENERAL**

The Shoal Creek Parkway TIF Plan and subsequent amendments contain a Redevelopment Project Cost Budget which includes a series of redevelopment projects which are being completed by multiple developers and Hunt Midwest (the Developer). Accordingly, the \$99,868,027.01 in total costs previously certified reported on the Schedule of Project Cost Submitted and Certified for Reimbursement (the Schedule) includes amounts submitted for certification by all Developers under the Plan.

The Commission's cost certification and reimbursement policy allows a developer or other parties involved with the Plan to submit eligible redevelopment project costs for reimbursement within eighteen months from the date such eligible reimbursable redevelopment project costs have been incurred. The Schedule includes only those costs that have been submitted and requested for reimbursement by the Developer and/or other parties involved with the Plan. There may be other project costs that have been incurred by the Developer and/or other parties involved with the Plan that have not been submitted for cost certification and reimbursement.

**NOTE 2 – INTEREST POLICY**

The Schedule includes interest costs requested for certification which are designated in specific budget categories. These costs are limited by the Commission's interest policy.

**NOTE 3 – CERTIFIED COSTS**

The Developer requested certification of costs in the amount of \$795,776.18. There were no questioned costs, and accordingly, costs that meet the criteria for certification are \$795,776.18.

**NOTE 4 – CURRENT COSTS CERTIFIED BY OTHER ACCOUNTANT**

Beginning January 1, 2020, costs requested for reimbursement for Projects Q, R and S are being certified by another accountant in a separate report. These current costs, if any, are included on the Schedule of Project Cost Submitted and Certified for Reimbursement under the column labeled "Current Costs Certified for Reimbursement by Other Accountant"

**NOTE 5 – SUBSEQUENT EVENTS**

The Commission and the Developer evaluated subsequent events through June 24, 2022, the date the Schedule was available to be issued. There were no subsequent events that require recognition or disclosure in the Schedule.

**Shoal Creek Parkway TIF Plan Cost Certification  
Schedule of Project Costs Submitted and Certified for Reimbursement  
through June 15, 2022  
Project W - Draw 6  
Supplementary Information**

**DOCUMENTS FOR EVALUATION**

- Developer's request for reimbursement
- Commission's Certification of costs and reimbursement and interest policies
- Paid invoices, cancelled checks, and payment documentation
- Redevelopment agreement between the Tax Increment Financing Commission of Kansas City, Missouri and the Developer, for the implementation of the Shoal Creek TIF Plan and the corresponding amendments.

**PROJECT STATUS**

***Date original TIF plan approved by the TIF Commission: 10/12/1994***

<b><i>Original plan approved by the City Council:</i></b>	<b><i>03/11/1999</i></b>
<b><i>1<sup>st</sup> amendment approved by City Council:</i></b>	<b><i>08/13/1997</i></b>
<b><i>2<sup>nd</sup> amendment approved by City Council:</i></b>	<b><i>11/04/2002</i></b>
<b><i>3<sup>rd</sup> amendment approved by City Council:</i></b>	<b><i>04/29/2004</i></b>
<b><i>4<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>11/09/2004</i></b>
<b><i>5<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>02/24/2005</i></b>
<b><i>6<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>12/14/2006</i></b>
<b><i>7<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>05/08/2008</i></b>
<b><i>8<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>11/20/2008</i></b>
<b><i>9<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>04/16/2009</i></b>
<b><i>10<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>03/10/2011</i></b>
<b><i>11<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>07/25/2013</i></b>
<b><i>12<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>08/25/2016</i></b>
<b><i>13<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>05/18/2017</i></b>
<b><i>14<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>08/23/2018</i></b>
<b><i>15<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>02/02/2019</i></b>
<b><i>16<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>11/14/2019</i></b>
<b><i>17<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>03/26/2020</i></b>
<b><i>18<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>12/10/2020</i></b>
<b><i>19<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>02/25/2021</i></b>
<b><i>20<sup>th</sup> amendment approved by City Council:</i></b>	<b><i>06/17/2021</i></b>
<b><i>21<sup>st</sup> amendment approved by City Council:</i></b>	<b><i>09/16/2021</i></b>
<b><i>22<sup>nd</sup> amendment approved by City Council:</i></b>	<b><i>04/14/2022</i></b>

**Shoal Creek Parkway TIF Plan Cost Certification  
Schedule of Project Costs Submitted and Certified for Reimbursement  
through June 15, 2022  
Project W - Draw 6  
Supplementary Information**

***General location:***

Generally, bound on the north by Missouri 291 Highway, on the east by the Kansas City – Liberty city limits, on the south by Kansas City – Pleasant Valley city limits, and on the west by Interstate 435 and N. Brighton in Kansas City, Clay County, Missouri.

***Proposed activities:***

The development activities within the Redevelopment Area will be undertaken in a series of redevelopment projects which may be further subdivided into sub projects or phases. The Plan will be implemented by construction of the depicted development described in the site Plan. Please refer to the original plan and subsequent plan amendments for specific projects and objectives.

***Estimated Redevelopment Project Costs:***

The estimated redevelopment project costs for the Plan are projected to be approximately \$\$294,638,058 over the life of the Plan. The Plan proposes that approximately \$203,057,174 in redevelopment project cost are eligible for reimbursement from tax increment financing.

**FOURTH AMENDMENT TO AMENDED AND RESTATED AGREEMENT BETWEEN  
THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY,  
MISSOURI AND THE CITY OF KANSAS CITY, MISSOURI, THROUGH ITS BOARD  
OF PARKS AND RECREATION COMMISSIONERS FOR THE CONCEPTUAL  
DESIGN OF SHOAL CREEK PARKWAY, BEGINNING AT N. BRIGHTON ROAD  
AND CONTINUING TO N. WOODLAND AVENUE AND THE CONSTRUCTION OF  
CERTAIN IMPROVEMENTS WITHIN HODGE PARK AS PROVIDED FOR BY THE  
SHOAL CREEK PARKWAY TAX INCREMENT FINANCING PLAN**

THIS FOURTH AMENDMENT (this “**Amendment**”), entered into on July \_\_, 2022, amends that certain Amended and Restated Agreement between the TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI (the “**Commission**”) and THE CITY OF KANSAS CITY, MISSOURI, THROUGH ITS BOARD OF PARKS AND RECREATION COMMISSIONERS (the “**City**”), dated May 29, 2017 and amended on May 28, 2019, on January 11, 2022 and on April 24, 2022 (the “**Original Agreement**”) (capitalized terms used herein without definition shall have the meanings ascribed thereto in the Original Agreement).

**R E C I T A L S**

A. A plan for redevelopment known as the Shoal Creek Parkway Tax Increment Financing Plan for an area designated therein as the redevelopment area (the “**Redevelopment Area**”) was approved by the City Council of the City (the “**City Counsel**”), by Ordinance No. 941443 on November 10, 1994;

B. The Shoal Creek Parkway Tax Increment Financing Plan was subsequently amended by the Council by the passage of a series of Ordinances (the Shoal Creek Tax Increment Financing Plan and each amendment thereto, collectively, shall be referred to as the “**Plan**”);

C. The Plan provides, among other things, for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including (1) the conceptual design of Shoal Creek Parkway, between N. Brighton Road and N Woodland Ave. (“**Shoal Creek Conceptual Design**”), as more specifically described on **Exhibit A-1** to the Original Agreement, and (2) the construction of certain improvements within Hodge Park, including general park improvements to support facilities for a playground, trails and athletic fields and to address drainage, signage, landscaping and roadway improvements (“**General Park Improvements and Trail Completion**”), a multi-purpose sports field in the north portion of Hodge Park (the “**Multi-Purpose Playing Field**”), a destination playground project, including the installation of play equipment (the “**Destination Playground**”), the construction of a parking lot to support the Destination Playground, trails and athletic fields (“**Parking Lot Improvements**”) and the construction of a water main for Hodge Park and irrigation for sports fields located within Hodge Park (the “**Water Main Extension and Irrigation Improvements**,” and together with the General Park Improvements and Trail Completion, Multi-Purpose Playing Field, the Destination Playground and the Parking Lot Improvements, the “**Hodge Park Improvements**”), as more specifically described on **Exhibit A-2**; attached hereto;

D. The Commission and the City, on May 29, 2017, entered into the Original Agreement and which was amended on January 11, 2022 and on April 24, 2022 and which provides for the City to cause the design of the General Park Improvements and Trail Completion, the Multi-Purpose Playing Field, the destination Playground and the Parking Lot Improvements to be completed by May 2019 and the Water Main Extension to be completed by July 2023;

E. On July \_\_\_\_, 2022, the City Council, by its passage of Ordinance No. 220298, approved the 23<sup>rd</sup> Amendment to the Plan, which inter alia, modified the budget of reimbursable Redevelopment Project Costs related to the Hodge Park Improvements; and

F. The Commission, pursuant to Resolution No. 7-\_\_-22, and the City desire to amend the Original Agreement to incorporate certain modifications related to the budget of reimbursable Redevelopment Project Costs related to the Hodge Park Improvements, as contemplated by the 23rd Amendment to the Plan.

#### A G R E E M E N T

In consideration of the mutual promises, covenants and conditions set forth in this Amendment, the parties hereto mutually agree as follows:

1. **Amendment No. 1.** The Original Agreement is hereby amended by replacing **Exhibit B-2**, entitled **Hodge Park Improvements**, with **Exhibit B-2**, attached hereto, entitled **Hodge Park Improvements**.

3. **Miscellaneous.** Except as amended hereby, the Original Agreement remains in full force and effect. This Fourth Amendment may be executed in any number of counterparts, each of which shall be an original, but all of which together shall constitute one instrument.

**[REMAINDER OF PAGE INTENTIONALLY BLANK;  
SIGNATURE PAGES FOLLOW]**



**SIGNATURE PAGE TO FOURTH AMENDMENT TO AMENDED AND RESTATED AGREEMENT BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND THE CITY OF KANSAS CITY, MISSOURI, THROUGH ITS BOARD OF PARKS AND RECREATION COMMISSIONERS FOR THE CONCEPTUAL DESIGN OF SHOAL CREEK PARKWAY, BEGINNING AT N. BRIGHTON ROAD AND CONTINUING TO N. WOODLAND AVENUE AND THE CONSTRUCTION OF CERTAIN IMPROVEMENTS WITHIN HODGE PARK AS PROVIDED FOR BY THE SHOAL CREEK TAX INCREMENT FINANCING PLAN**

IN WITNESS WHEREOF, the parties have executed this Fourth Amendment as of the date set forth in the first paragraph hereof.

**TAX INCREMENT FINANCING  
COMMISSION OF KANSAS CITY,  
MISSOURI**

ATTEST:

By: \_\_\_\_\_  
Heather A. Brown, Secretary

By: \_\_\_\_\_  
Alissia R. Canady, Chair

Approved as to form:

\_\_\_\_\_  
Counsel to the Commission

STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF JACKSON    )

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came the Alissia R. Canady, Chair of the Tax Increment Financing Commission of Kansas City, Missouri, a commission duly organized, incorporated and existing under and by virtue of the laws of the State of Missouri, who is personally known to me to be the same person who executed, as such official, the within instrument on behalf of said commission, and such person duly acknowledged the execution of the same to be the act and deed of said commission.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

**SIGNATURE PAGE TO FOURTH AMENDMENT TO AMENDED AND RESTATED AGREEMENT BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND THE CITY OF KANSAS CITY, MISSOURI, THROUGH ITS BOARD OF PARKS AND RECREATION COMMISSIONERS FOR THE CONCEPTUAL DESIGN OF SHOAL CREEK PARKWAY, BEGINNING AT N. BRIGHTON ROAD AND CONTINUING TO N. WOODLAND AVENUE AND THE CONSTRUCTION OF CERTAIN IMPROVEMENTS WITHIN HODGE PARK AS PROVIDED FOR BY THE SHOAL CREEK TAX INCREMENT FINANCING PLAN**

**CITY OF KANSAS CITY, MISSOURI, THROUGH  
THE BOARD OF PARKS AND RECREATION  
COMMISSIONERS OF KANSAS CITY,  
MISSOURI**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
Galen P. Beaufort  
Senior Associate City Attorney

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me, a Notary Public in and for the state and county aforesaid, appeared \_\_\_\_\_, to me personally known, and who being by me duly sworn, did say that he/she is the \_\_\_\_\_ of the \_\_\_\_\_ of the City of Kansas City, Missouri, and, as such official, executed the within instrument on behalf of said \_\_\_\_\_ of the City of Kansas City, Missouri, and such person duly acknowledged the execution of the same to be the act and deed of said \_\_\_\_\_ of the City of Kansas City, Missouri.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

## **Exhibit B-2**

### **Hodge Park Improvement Costs**

#### **General Improvements and Trail Completion**

Includes, erosion and sed. control, earthwork, stormwater drainage improvements, concrete flat work, and seeding

**Estimated Project Costs** **\$1,420,000.00**

#### **Multi-Purpose Playing Field**

Includes, erosion and sed. control, earthwork, and seeding

**Estimated Project Costs** **\$622,000.00**

#### **Destination Playground**

Includes, erosion and sed. control, earthwork, stormwater drainage improvements, play equipment and site amenity procurement and installation, concrete flat work, landscaping and seeding

**Estimated Project Costs** **\$1,348,000.00**

#### **Parking Lot Improvements**

Includes, erosion and sed. control, earthwork, paving, striping, lighting, concrete flat work, and seeding

**Estimated Project Costs** **\$250,000.00**

#### **Water Main Extension**

Includes, design, permitting, erosion and sed. control, site clearing, earthwork, water main installation, fire hydrant procurement and installation, drinking fountain procurement and installation, concrete flat work, and seeding

**Estimated Project Costs** **\$980,000.00**

**Installation of Lights for Multi-Purpose Fields**

Includes, (James Wang to provide  
description)

<b>Estimated Project Costs</b>	<b>\$550,000.00</b>
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# TWELFTH AMENDMENT TO THE NORTH OAK TAX INCREMENT FINANCING PLAN

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KANSAS CITY, MISSOURI

## **TIF COMMISSION APPROVAL:**

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**DATE:**                      **RESOLUTION No.**

## **CITY COUNCIL APPROVAL:**

---

**DATE:**                      **ORDINANCE No.**

# **TWELFTH AMENDMENT TO THE NORTH OAK TAX INCREMENT FINANCING PLAN**

## **I. Introduction**

The purpose of the Twelfth Amendment to the North Oak Tax Increment Financing Plan (the “Twelfth Amendment”) is to amend the North Oak Tax Increment Financing Plan as approved by the Ordinance No. 050104 on February 24, 2005, and as 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, 2010, the Sixth Amendment, as approved by Ordinance No. 100705 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 and the Eleventh Amendment, as approved by Ordinance No. 190925 on August 27, 2020 (collectively, referred to herein as the “Plan”). The Second Amendment was withdrawn prior to the Commission’s consideration.

The proposed Twelfth Amendment to the Plan (a) modifies the boundaries of Redevelopment Area, (b) modifies the description of public improvements described by the Plan, (c) modifies the Budget of Redevelopment Project Costs, (d) modifies the Sources of Funds (e) modifies the Development Schedule and (f) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing.

## **II. Specific Amendments**

In accordance with this Twelfth Amendment, the Plan shall be amended as follows:

**Amendment No. 1:** Delete Section III.A. of the Plan, entitled The Redevelopment Plan, and insert the following paragraph in its place:

The Redevelopment Plan. The North Oak Tax Increment Financing Redevelopment Plan (the “Redevelopment Plan”) is a proactive tax increment financing plan to be developed by a public body, unless and until a private developer is so designated by the Commission, and shall be implemented, in part, to provide a source of revenue for the implementation of a North Oak Trafficway corridor plan (the “Corridor Plan”). The Corridor Plan, as prepared by the City Planning and Development Department of the City, evaluates the existing conditions of the North Oak Trafficway and makes recommendations regarding strategies/improvements that need to be made along the corridor to stop its decline. It is anticipated that NorthPoint Development will occupy the old Farmland building located at 3301 North Oak Trafficway. NorthPoint Development intends to relocate 370 jobs along with an investment of \$\$12.7 million in real and personal property and improvements to real property. The Redevelopment Plan will be amended in the

future to incorporate the changes recommended by the Department of City Planning and Development for the Corridor Plan.

**Amendment No. 2:** Delete Section III.B. of the Plan, entitled Redevelopment Area, and insert the following paragraph in its place:

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

(1) an area generally bounded by NE 43<sup>rd</sup> 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 47<sup>th</sup> Street on the west, I-29 on the on the south and north and the property line of the YMCA property line facility located at 1101 NE 47<sup>th</sup> 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").

**Amendment No. 3:** Delete the Section III.C. of the Plan entitled "Project Improvements" and insert the following paragraph in its place:

**C. Project Improvements and Public Improvements.**

**Project Improvements**

Project Area I: Improvements to the old Farmland Building located at 3301 North Oak Trafficway including improvements to the parking garage. Estimated construction and employment information is shown on Exhibit 4.

Project Area 2B: Development of retail space. Estimated construction and employment information is shown on Exhibit 4.

Project Areas 3 through 6: Development of 211,000 square feet of retail space. Estimated construction and employment information is shown on Exhibit 4.

### **Public Improvements**

North Troost Trail: The North Troost Trail will be designed and constructed as a 10 foot wide and 6 inch thick concrete trail. The North Troost Trail will include streetscape and trail improvements as shown on Exhibit 2A.

Former YMCA recreational facility/Gorman Park Pool: The former YMCA located at 1101 NE 47<sup>th</sup> Street, Kansas City, Missouri will be acquired by the City or its designee and used for such community purposes determined by the City. The building will be demolished and the pool will be renovated. A bathhouse will be constructed. The City may incorporate and implement additional amenities and improvements to service the community, provided the reimbursable redevelopment project costs related to such additional amenities and improvements do not exceed the budgeted amount set forth on Exhibit 5.

Neighborhood Housing and Infrastructure Program: A Neighborhood Housing and Infrastructure Program for the rehabilitation of single family homes within the Redevelopment Area shall be implemented in accordance with the Housing Guidelines set forth on Exhibit 14 and a façade and streetscape improvement program for businesses along North Oak Trafficway within the Redevelopment Area shall be implemented in cooperation with the City, the Commission and its designated housing administrator in accordance with the Façade and Site Improvement Program Guidelines set forth on Exhibit 13.

Design of Trails and Sidewalks: The design and construction of trails, sidewalks, and other public infrastructure around the Crestview and Briarcliff Schools to support walkability and safety.

Intersection of 48<sup>th</sup> Street and NE Vivion Road: The design and construction of the intersection at NE 48<sup>th</sup> Street and NE Vivion Road.

**Amendment No 4:** Delete Exhibit 1A of the Plan entitled “Legal Description: Redevelopment Area” in its entirety and replace it with Exhibit 1A “Legal Description: Redevelopment Area,” attached hereto.

**Amendment No 5:** Delete Exhibit 2A of the Plan entitled “Maps: Redevelopment Area” in its entirety and replace it with Exhibit 2A “Maps: Redevelopment Area,” attached hereto.

**Amendment No 6:** Delete Exhibit 3 of the Plan entitled “Specific Objectives” in its entirety and replace it with Exhibit 3 “Specific Objectives,” attached hereto.



**Amendment No. 7:** Delete **Exhibit 5** of the Plan entitled “Estimated Redevelopment Costs” in its entirety and replace it with **Exhibit 5** “Estimated Redevelopment Costs,” attached hereto.

**Amendment No. 8:** Add the attached “12th Amendment Supplementary Estimated Redevelopment Schedule” as a supplement to **Exhibit 5B** of the Plan

**Amendment No. 9:** Delete **Exhibit 7** of the Plan entitled “Sources of Funds for All Estimated Redevelopment Project Costs” in its entirety and replace it with **Exhibit 7** “Sources of Funds,” attached hereto.

**Amendment No. 4**

**Exhibit 1A**

**Legal Description: Redevelopment Area**

**Amendment No. 5**

**Exhibit 2A**

**Map: Redevelopment Area**

## **Amendment No. 6**

### **Exhibit 3**

#### **Specific Objectives**

1. To eliminate adverse conditions which are detrimental to public health, safety, morals, or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment and the community at large;
2. To enhance the tax base of the City and the other Taxing Districts, encourage private investment in the surrounding area;
3. To increase employment opportunities;
4. To stimulate construction and development and generate tax revenues, which would not occur without Tax Increment Financing assistance;
5. To rehabilitate the old Farmland building;
6. To provide for the approximately 241,000 square feet of retail;
7. To stabilize the North Oak Trafficway by addressing the infrastructure and issues facing the businesses along the Corridor;
8. To incorporate the desire to support walkable and safe areas by preparing designs for and completing the construction of sidewalks, trails and other public infrastructure;
9. To provide support for the rehabilitation of single-family homes within the Redevelopment Area;
10. To encourage private investment of businesses by creating a façade and streetscape improvement program;
11. To provide for the acquisition and demolition (as funds permit) of the former YMCA recreational site at 1101 NE 47<sup>th</sup> Street and the renovation of the adjoining pool, along with additional amenities and improvements undertaken by the City to service the community;
12. To provide for the design and construction of the intersection at NE 48<sup>th</sup> Street and NE Vivion Road.
13. To provide for the design and construction of trails, sidewalks, and other public infrastructure.

**Amendment No. 7**

**Exhibit 5**

**Estimated Redevelopment Project Costs**

**Amendment No. 8**

**Exhibit 5B**

**12<sup>th</sup> Amendment Supplementary Estimated Redevelopment Schedule**

<b>Public Improvement/Project</b>	<b>Commencement</b>	<b>Completion</b>
Design of Trails and Sidewalks	2024	2025
Intersection of 48 <sup>th</sup> Street and NE Vivion Road	2024	2025

**Amendment No. 9**

**Exhibit 7**

**Sources of Funds for All**

**Estimated Redevelopment Project Costs**

1.	Estimated Amount Reimbursable Costs from PILOTS and Economic Activity Taxes (EATS) and Super TIF Revenue	
	Project Area 1 & 2B	\$6,417,640
	Project Areas 3 through 6	\$13,143,912
	Public Improvements	<u>\$7,978,371</u>
	<b>TOTAL PILOTS/EATS/SUPER TIF REVEUE</b>	<b>\$27,539,923</b>
2.	Estimated Private Investment and other non-public sources	
	Project Area 1, 2 & 2B	\$28,379,960
	Project Areas 3 through 6	\$36,483,683
	<b>TOTAL PRIVATE INVESTMENT</b>	<b>\$64,863,643</b>
	Subtotal – Project Areas 1, 2 & 2B	\$34,797,600
	Subtotal – Project Areas 3 through 6	\$49,627,595
	Subtotal – Public Improvements	<u>\$7,978,371</u>
	<b>TOTAL REDEVELOPMENT PROEJCT COSTS</b>	<b>\$92,403,566</b>

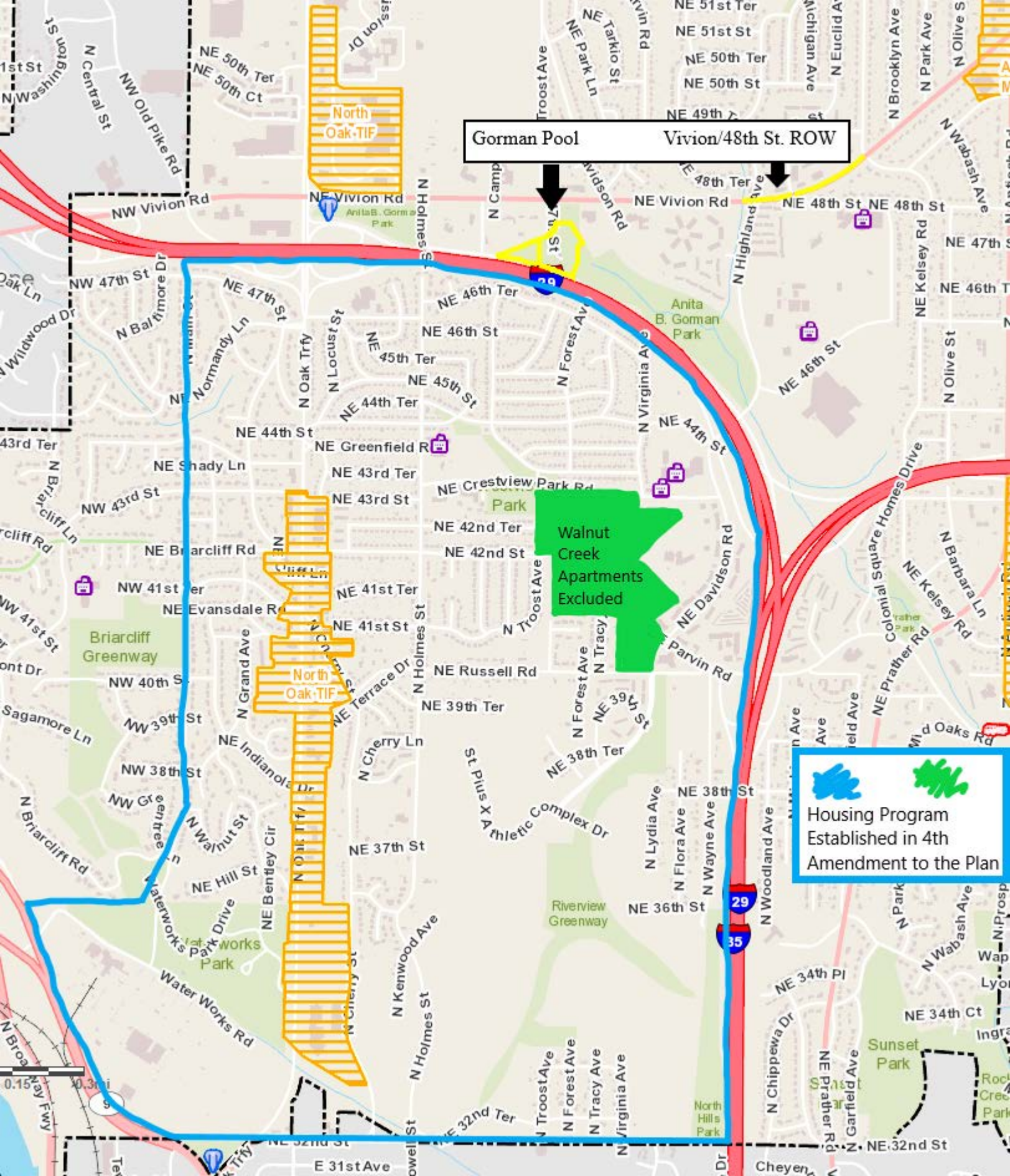
For Project Areas 1, 2 and 2B, the total investment amount of PILOTS and EATS over twenty-three years available to reimburse Redevelopment Project Costs is \$10,389,850. The Commission may dedicate part or the entire amount to help support the issuance of bonds to defray the cost of the project.

For Project Areas 3 through 6, the total estimated amount of TIF Revenues available over twenty-three years to reimburse Redevelopment Project Costs in this Plan is approximately \$39,527,019 and an estimated \$9,828,278 from Super TIF Revenue. The Commission may dedicate part or the entire amount to help support the issuance of bonds to defray the cost of the project.

The Parks and Recreation Department of the City of Kansas City intends to obtain and contribute approximately \$900,000 to certain Public Improvements identified in the Budget of Redevelopment Project Costs.

\*Other sources may include contributions from Public Improvements Advisory Committee (PIAC), Kansas City Water Services, Platte County, Line Creek Regional Detention Development Contributions and Federal Grants





Gorman Pool Vivion/48th St. ROW

Walnut Creek Apartments Excluded



   
Housing Program  
Established in 4th  
Amendment to the Plan

Exhibit A - 1 of 4

File No. 019-36010

N.E. Vivion Road – Road Right-of-Way TIF Description from North Highland Avenue to

N.E. Gaddy Road

March 2, 2022

Road Right-of-Way TIF Description:

All that part of an existing road right-of-way for N.E. Vivion Road, located in the Southwest Quarter and the Southeast Quarter of Section 36, Township 51 North, Range 33 West, and in the Northwest Quarter and the Northeast Quarter of Section 1, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Timothy B. Wiswell, MO PLS-2009000067, of Olsson, Inc. Missouri LC-366, on March 2, 2022, as follows:

COMMENCING at the Southeast corner of the Southwest Quarter of said Section 36;

thence North 89 degrees 26 minutes 50 seconds West, on the South line of the Southwest Quarter of said Section 36 and on the North line of the Northwest Quarter of said Section 1, a distance of 349.45 feet (350.95 feet – Deed), to the POINT OF BEGINNING;

thence North 00 degrees 43 minutes 47 seconds East, departing said South and North lines, a distance of 40.00 feet, to the Southwest corner of Lot 1, Block 2, Highland Park, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point also being on the North right-of-way line of N.E. Vivion Road, as now established;

thence South 89 degrees 26 minutes 50 seconds East, on a line being 40.00 feet North of and parallel with said South line and on said North right-of-way line and the South line of said Lot 1, a distance of 87.05 feet, to the beginning of a non-tangent curve;

thence in an Easterly direction, on said North right-of-way line and said South line and on a curve to the left, whose initial tangent bears South 89 degrees 05 minutes 45 seconds East, having a radius of 1,870.08 feet, through a central angle of 00 degree 42 minutes 10 seconds, an arc distance of 22.94 feet, to the Southeast corner of said Lot 1, said point being the intersection of said North right-of-way line and the West right-of-way line of North Highland Avenue, as now established;

thence South 86 degrees 43 minutes 54 seconds East, departing said West right-of-way line and on said North right-of-way line, a distance of 51.00 feet, to a point being the intersection of said North right-of-way line and the East right-of-way line of North Highland Avenue, as now established, said point also being the beginning of a non-tangent curve;

Exhibit A - 2 of 4

thence in an Easterly and Northeasterly direction, departing said East right-of-way line and on said North right-of-way line and on a curve to the left, whose initial tangent bears North 87 degrees 03 minutes 37 seconds East, having a radius of 1,870.08 feet, through a central angle of 37 degree 20 minutes 12 seconds, an arc distance of 1,218.63 feet, to a point being on the Northwestern right-of-way line of N.E. Vivion Road, as now established, said point also being a point of tangency;

thence North 49 degrees 43 minutes 23 seconds East, on said Northwestern right-of-way line, a distance of 36.73 feet, to a point being the intersection of said North right-of-way line and the West right-of-way line of North Garfield Avenue, as now established;

thence continuing North 49 degrees 43 minutes 23 seconds East, departing said West right-of-way line and on said Northwestern right-of-way line, a distance of 143.27 feet, to a point being on the Southeasterly line of Lot 37, Antioch Hills West, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof;

thence South 00 degrees 21 minutes 39 seconds West, departing said Northwestern right-of-way line and said Southwesterly line, a distance of 105.42 feet, to the most Westerly corner of Lot 1, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point also being the intersection of the Southeasterly right-of-way line of N.E. Vivion Road and the Northeasterly right-of-way line of N.E. Gaddy Road, as both streets are now established;

thence South 49 degrees 43 minutes 23 seconds West, departing said Northeasterly right-of-way line and on said Southeasterly right-of-way line, a distance of 111.32 feet, to a point being the intersection of said Southeasterly right-of-way line and the Southwesterly right-of-way line of N.E. Gaddy Road, as now established, said point being a point of curvature;

thence in an Southwesterly direction, departing said Southwesterly line and on said Southeasterly right-of-way line and on a curve to the right, having a radius of 1,950.08 feet, through a central angle of 26 degree 00 minutes 56 seconds, an arc distance of 885.45 feet, to the most Westerly corner of Lot 1, Block 1, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point also being the intersection of said Southeasterly right-of-way line and the North right-of-way line of N.E. 48<sup>th</sup> Street, as now established, said point also being a point of non-tangency;

thence South 80 degrees 50 minutes 09 seconds West, departing said North right-of-way line and said Southeasterly right-of-way line, a distance of 349.16 feet, to a point on the North line of Lot 2, Northgate, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point also being the intersection of the South right-of-way line of N.E. Vivion Road and the South right-of-way line of N.E. 48<sup>th</sup> Street, as both streets are now established, said point being the beginning of a non-tangent curve;



Exhibit A - 3 of 4

thence in an Westerly direction, departing the South right-of-way line of said N.E. 48<sup>th</sup> Street and on the South right-of-way line of said N.E. Vivion Road and on the North line of said Lot 2 and on a curve to the right, whose initial tangent bears South 85 degrees 24 minutes 39 seconds West, having a radius of 1,950.08 feet, through a central angle of 01 degree 20 minutes 16 seconds, an arc distance of 45.54 feet, to the Northwest corner of said Lot 2, said point also being the intersection of said South right-of-way line and the East right-of-way line of North Highland Avenue, as now established, said point also being a point of non-tangency;

thence South 89 degrees 03 minutes 39 seconds West, departing said East right-of-way line and on said South right-of-way line, a distance of 83.19 feet, to the Northeast corner of Lot 3 of the plat of said Northgate, said point also being the intersection of said South right-of-way line and the West right-of-way line of North Highland Avenue, as now established;

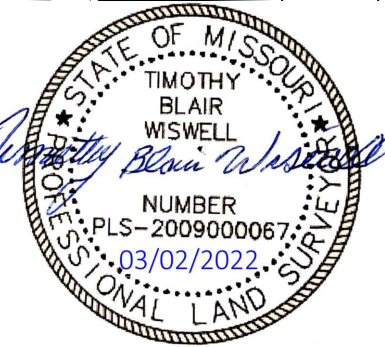
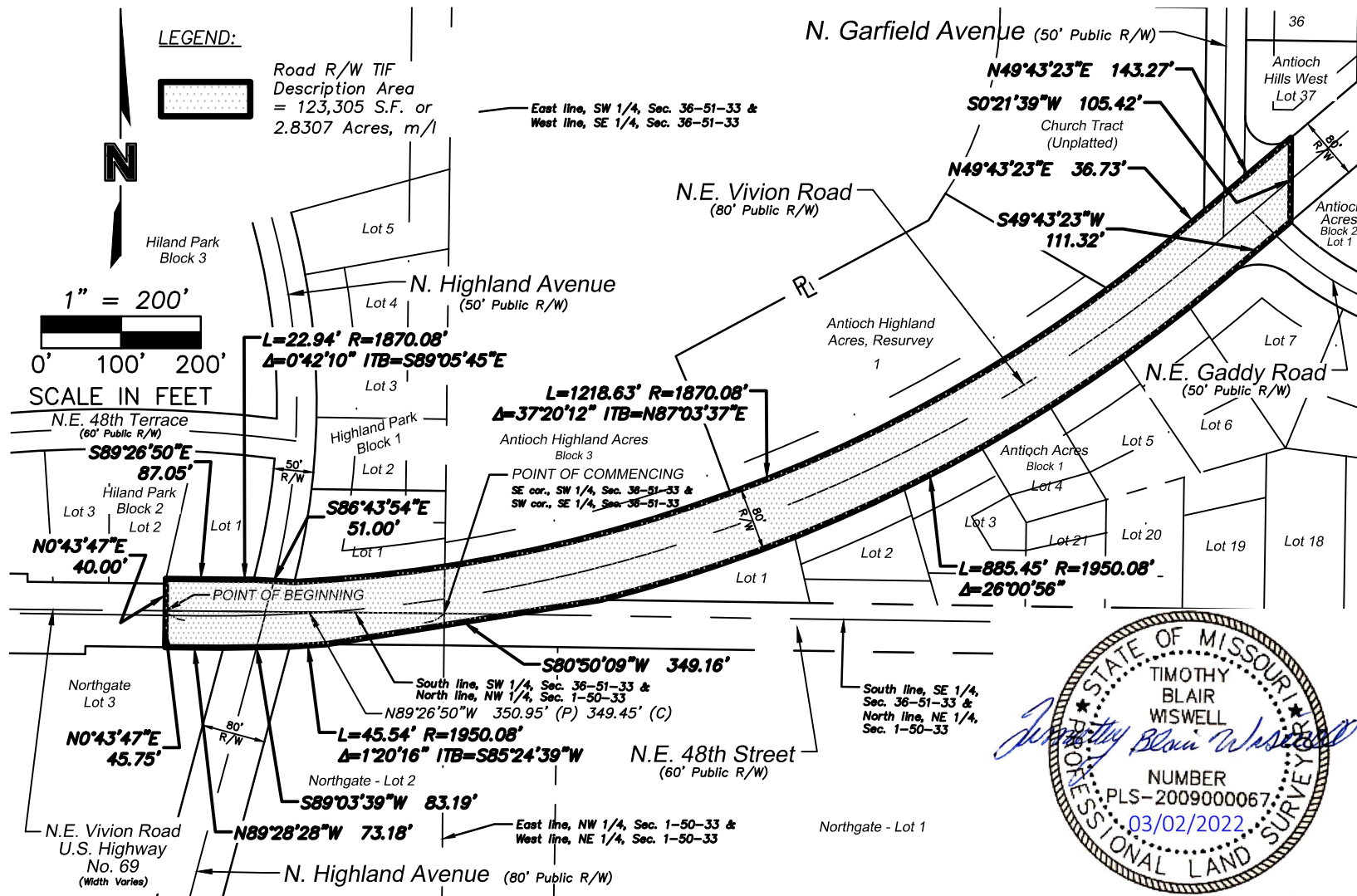
thence North 89 degrees 28 minutes 28 seconds West, departing said West right-of-way line and on said South right-of-way line and on the North line of said Lot 3, a distance of 73.18 feet, to a point;

thence North 00 degrees 43 minutes 47 seconds East, departing said South and North lines, a distance of 45.75 feet, to the POINT OF BEGINNING, containing 123,305 square feet or 2.86307 acres, more or less.



Olsson, Inc.  
Missouri LC-366  
7301 West 133<sup>rd</sup> Street  
Suite 200  
Overland Park, Kansas 66213  
(913) 381-1170

USER: tvalentine  
 DWG: C:\Civil 3D Projects\019-3601\SRV\Sheets\V\_EXH1-TIFF-ROW\_93601.dwg  
 DATE: Mar 02, 2022 11:35am  
 XREFS: V\_XTOPO\_93601



PROJECT NO:	019-36010
DRAWN BY:	TMV
DATE:	03/02/2022

Road R/W TIF  
 Description for KCMO

**olsson**  
 7301 West 133rd Street  
 Suite 200  
 Overland Park, KS 66213-4750  
 TEL 913.381.1170

EXHIBIT "A"  
 Page  
 4 of 4

**North Oak Corridor TIF Plan  
Twelfth Amendment**

	Project Costs	TIF Reimbursable	STIF Reimbursable
<b>Projects 1 &amp; 2</b>			
TIF Staff/Legal/Administrative Expenses <sup>1</sup>	\$ 350,000	\$ 350,000	
Survey Consulting Service	2,800	2,800	
Building Purchase/Rehabilitation/Tenant Improvements	17,000,000	1,980,000	
Furniture, Fixture and Equipment	13,000,000	-	
Infrastructure improvements <sup>2</sup>	3,944,800	3,944,800	
Streetscape Design	500,000	140,040	
<b>Subtotal</b>	<b>\$ 34,797,600</b>	<b>\$ 6,417,640</b>	
<b>Projects 3-6</b>			
<b>Development Costs</b>			
Land Costs			
Land	\$ 8,219,880	\$ 2,840,252	\$ -
Total Land Costs	\$ 8,219,880	\$ 2,840,252	\$ -
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	173,582	173,582	-
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	-
Total Hard Costs	\$ 26,941,176	\$ 3,252,561	\$ -
Soft Costs			
Professional Services Fees	\$ 2,120,000	\$ -	\$ -
Financing Cost	6,496,599	6,496,599	
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	250,000	250,000	-
Investment Banking Fee (IRR C&P)	480,940	-	-
Contingency	2,300,000	304,500	-
Total Soft Costs	\$ 14,466,539	\$ 7,051,099	\$ -
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
North Oak Façade and Site Program	210,000		210,000
Total Public Improvements Costs	\$ 7,978,371	\$ 3,710,582	\$ 4,267,789
<b>Subtotal</b>	<b>\$ 57,605,966</b>	<b>\$ 16,854,494</b>	<b>\$ 4,267,789</b>
<b>TOTAL</b>	<b>\$ 92,403,566</b>	<b>\$ 23,272,134</b>	<b>\$ 4,267,789</b>

## Twelfth Amendment

	Project Costs	TIF Reimbursable	STIF Reimbursable
--	---------------	---------------------	----------------------

### 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.

2 Yet to be determined. They will be based on the recommendations of the North Oak Corridor Land Use & Development Plan.

5/26/2022

Added \$200,000 to 'Sidewalk (N. Holmes south of Greenfield to 42nd Street)'

Added \$175,000 to Gorman Park Pool Construction

## EATs Compliance Report

*Note: The 1st half 2022 EATs reporting from January 1, 2022 through June 30, 2022 are due to the TIFC by July 31, 2022.*

**7/12/2022**

<u>Plan</u>	<u>Current</u>	<u>Partial</u>	<u>1month</u>	<u>Multi</u>	<u>Total</u>	<u>%</u>
11th Street	2	0	37	0	39	5.13%
1200 Main	9	0	89	0	98	9.18%
12th and Wyandotte	0	0	1	0	1	0.00%
19th Terrace	0	0	5	0	5	0.00%
22nd and Main	3	0	40	0	43	6.98%
39th and Prospect	0	0	1	0	1	0.00%
811 Main	0	0	1	0	1	0.00%
87th and Hillcrest	0	0	1	0	1	0.00%
9th & Main	0	0	1	0	1	0.00%
9th and Central	0	0	1	0	1	0.00%
Antioch Crossing	0	0	28	0	28	0.00%
Antioch Mall	0	0	2	0	2	0.00%
Arlington Road	0	0	6	0	6	0.00%
Baltimore Place	0	0	10	0	10	0.00%
Bannister & Wornall	0	0	2	0	2	0.00%
Bannister / I435	0	0	3	0	3	0.00%
Barrytowne	1	0	14	0	15	6.67%
Blue Ridge Mall	1	0	16	0	17	5.88%
Briarcliff West	2	0	89	0	91	2.20%
Brush Creek	1	0	47	1	49	2.04%
Brywood	0	0	10	0	10	0.00%
Carondelet	0	0	4	0	4	0.00%
Chouteau-I-35	0	0	17	2	19	0.00%
Commerce Tower Vill	0	0	4	0	4	0.00%
Country Club Plaza	1	0	8	0	9	11.11%
Downtown Library	0	0	13	0	13	0.00%
DT Convention Hotel	0	0	3	0	3	0.00%
East Village	0	0	1	0	1	0.00%
Gateway 2000	0	0	5	0	5	0.00%
Grand Boulevard	0	0	5	0	5	0.00%
Heart of the City	0	0	1	0	1	0.00%
Hotel Phillips	3	0	34	0	37	8.11%
Judicial Square	1	0	2	0	3	33.33%
KCI Corridor	0	0	64	1	65	0.00%
Linwood Shopping Cen	2	0	19	1	22	9.09%
Metro North Crossing	0	0	4	0	4	0.00%
Midtown	0	0	9	0	9	0.00%
New England Bank	0	0	1	0	1	0.00%
North Oak	0	0	11	0	11	0.00%
Parvin Road	2	0	87	0	89	2.25%
Pershing Road	0	0	38	0	38	0.00%
Platte Purchase	0	0	1	0	1	0.00%
River Market	1	0	8	0	9	11.11%
Santa Fe	0	0	14	0	14	0.00%
Shoal Creek	0	0	24	0	24	0.00%
Southtown-31st	0	0	26	0	26	0.00%
Summit	0	0	5	0	5	0.00%
Tower Properties	1	0	16	0	17	5.88%
Union Hill	1	0	15	0	16	6.25%
Universal Floodwater	2	0	11	0	13	15.38%
West 17th Street	1	0	8	0	9	11.11%
Grand Total	34	0	862	5	901	3.77%









**Tax Increment Financing Commission of Kansas City, Missouri**

**Financial Report Exhibits**

**For the one month ended May 31, 2022 and May 31, 2021**

Statement of Revenues, Expenditures and Changes in Fund Balance for the one month ended May 31, 2022 and May 31,2021	1
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**Financial Highlights**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**For the one month ended May 31, 2022 and May 31, 2021**

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- (1) As of May 31, 2022, tax increment financing revenues were approximately \$750 thousand or 0.7% of the FY 2021-2022 (\$114.5 million) compared to \$1.5 million or 1.3% of the FY 2021-2022 (\$114.5 million) total. Incremental tax revenues are received throughout the year with the most significant receipts occurring in October, January, February, and April.
- (2) Project Costs – Significant reimbursements include KCI Corridor \$3.5 million.
- (3) Fund balance, beginning of year - will change as FYE 4/30/2022 year-end adjustments and accruals are recorded.

**Tax Increment Financing Commission of Kansas City, Missouri**  
**Comparative Statement of Revenues, Expenditures and**  
**Changes in Fund Balances**  
**For the month ended 5/31/22 and 5/31/21**

Revenues:	<u>5/31/2022</u>	<u>5/31/2021</u>
Tax increment financing revenues:		
EATS - Jackson Co.	-	758,714
EATS - Clay Co.	657,545	648,211
EATS - Other	78,450	39,287
PILOT's - Jackson Co.	8,843	47,372
PILOT's - Clay Co.	7,879	-
Total tax increment financing revenues:	<u>752,717</u> (1)	<u>1,493,584</u>
 KCMO/Intergovernmental contributions	 403,000	 135
Housing revenues and contributions	28,427	79,295
Other	553	-
Interest	44,168	91,374
Total revenues	<u>1,228,865</u>	<u>1,664,388</u>
 Expenditures:		
Administrative:		
Administrative fee	35,390	52,768
Insurance	-	25,761
Office related	1,263	100
Total administrative:	<u>36,653</u>	<u>78,629</u>
 Project expenditures:		
Project costs	3,539,992 (2)	22,039
Payments to taxing districts	13,949	404,853
Housing and other programs	18,000	80,225
Consulting services	3,391	16,819
Public notices	-	130
Debt Service:		
Developer reimbursements	1,056,365	510,409
TIF bonds - interest and fiscal charges	2,250	1,473
Payments on behalf of KCMO & LCRA	94,223	329,266
Total project expenditures	<u>4,728,170</u>	<u>1,365,214</u>
 Total Expenditures	<u>4,764,823</u>	<u>1,443,843</u>
 Excess of Revenues Over (Under) Expenditures	 (3,535,958)	 220,545
 Other financing sources (uses):		
Interfund transfers in	35,390	52,768
Interfund transfers out	(35,390)	(52,768)
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>
 Net change in fund balances	 (3,535,958)	 220,545
 Fund balance, beginning of year	 <u>106,467,982</u> (3)	 <u>99,957,857</u>
 Fund balance, end of period	 <u>\$ 102,932,024</u>	 <u>\$ 100,178,402</u>

***Tax Increment Financing Commission***  
***Schedule of Cash and Investments as of May 31, 2022***

General Fund		\$	283,044
Developer Fund			809,589
Project Fund			3,748,185
SAF Fund:			
Bond trust account summaries:			
Briarcliff	3,891,747		
KCI Corridor	24,426,533		
Brywood Center	508,007		
Platte Purchase	6,058,334		
Blue Ridge Mall	3,826,492		
Bond trust account summaries			38,711,113
SAF accounts			
SAF Accounts **	1,607,236		
KCMO Investments **	83,611,438		
SAF account summaries			85,218,674
		\$	<u>128,770,605</u>

\*\* The TIFC pools its cash and investments.

# TIF INVESTMENT REPORT

## FOR THE MONTH ENDED MAY 31, 2022

TIF INTEREST INCOME	<u>FY2023</u>	<u>FY2022</u>
Interest Income YTD	\$ 42,335	\$ 91,557
Budgeted Interest Income	1,000,000	670,000
Percent of Interest Income Collected	4.2%	13.7%

Cash-Basis Rate of Return	0.578%	1.813%
Weighted Average Yield	1.659%	1.669%

## CASH & INVESTMENTS PORTFOLIO

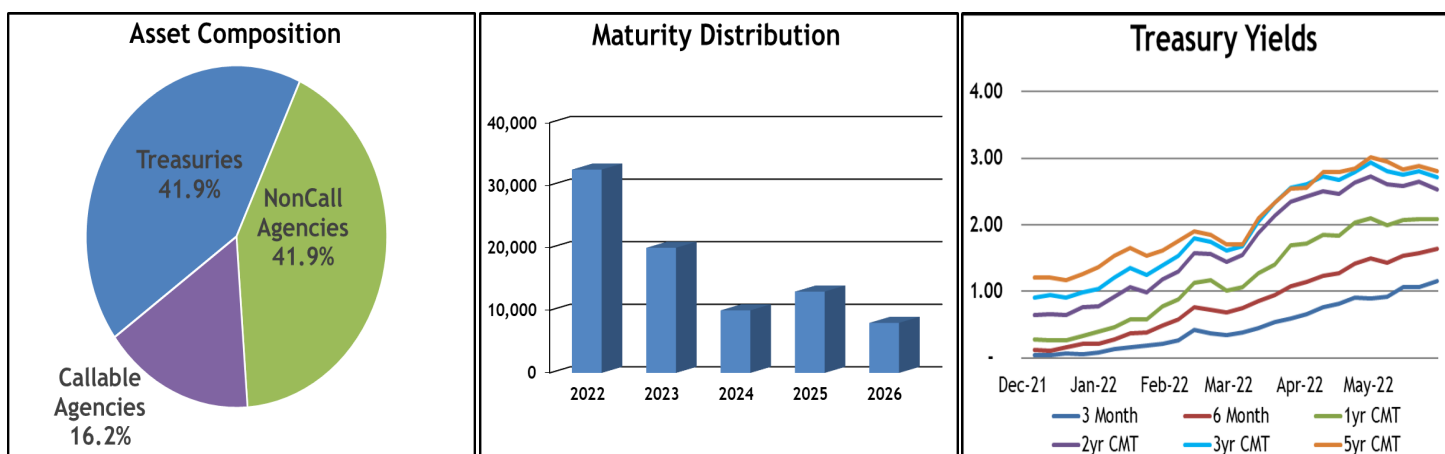
<u>Pooled Investments</u>	<u>Par Value</u>	<u>Fair Market Value</u>	<u>Book Value</u>	<u>Percent</u>	<u>Weighted Average Maturity (Days)</u>	<u>Yield</u>
US Treasury Bills	20,000,000	19,950,000	19,953,822	23.9%	74	1.03%
US Treasury Notes & Bonds	15,000,000	15,043,750	15,144,877	18.0%	406	1.79%
US Agencies—Non-Callable	35,000,000	34,376,250	35,136,322	41.9%	773	1.71%
US Agencies—Callables	<u>13,500,000</u>	<u>12,555,300</u>	<u>13,376,417</u>	<u>16.2%</u>	<u>1,494</u>	<u>1.60%</u>
Total TIF Portfolio	\$ <u>83,500,000</u>	\$ <u>81,925,300</u>	\$ <u>83,611,438</u>	<u>100.0%</u>	<u>656</u>	<u>1.66%</u>

Bank Deposits	
Operating Accounts	<u>6,942,026</u>
Total Bank Deposits & Investments	\$ <u>90,553,464</u>

## Primary Objectives

<i>Safety</i>	<u>Composition</u>	<u>Rating</u>	<i>Return on Investment</i>	<u>Current</u>	<u>Previous</u>	<u>Δ</u>
US Treasuries	41.9%	AAA	Portfolio Yield	1.66%	1.66%	0.00
US Agencies & GSE's	<u>58.1%</u>	AAA	Average DDA Rate	<u>0.72%</u>	<u>0.48%</u>	<u>0.24</u>
Total Pooled Portfolio	100.0%		Yield Spread	0.94%	1.18%	(0.24)

<i>Liquidity</i>	<u>6 Months Out</u>	<u>12 Months Out</u>	<i>Return on Investment</i>	<u>Current</u>	<u>Previous</u>	<u>Δ</u>
Major Projected Expenditures	\$ 24,000,000	\$ 48,000,000	Portfolio Yield	1.66%	1.66%	0.00
Portfolio Maturities & Revenues	\$ 54,613,854	\$ 89,119,479	Bloomberg/Barclays 1-3 Yr Index	<u>2.55%</u>	<u>2.68%</u>	<u>(0.13)</u>
Total Liquidity Coverage	227.6%	169.0%	Yield Spread	(0.89%)	(1.02%)	0.13



**Schedule of Checks/ACH over \$5,000****For the Month of May 2022**

<b>Pymnt Date</b>	<b>Supplier</b>	<b>Paid Amount</b>	<b>Description</b>	<b>Plan</b>
5/18/2022	ELEVENTH STREET CORRIDOR DEV	607,984.73	Developer Reimbursement	11th St Corridor
5/18/2022	CITY TREASURER	75,304.66	Staff Time	Various
5/18/2022	WSHI, LLC	30,078.81	Developer Reimbursement	Grand Ave
5/18/2022	DIRECTOR OF COLLECTIONS	149,447.05	Surplus	Various
5/18/2022	NOVAK BIRKS P.C.	6,587.00	Consulting Services	Various
5/18/2022	ROOFING FORCE LLC	25,097.97	Housing	Midtown
5/20/2022	BRYAN CAVE LEIGHTON PAISNER LLP	19,315.80	Legal	Various
5/20/2022	COPAKEN BROOKS	52,826.32	Developer Reimbursement	Brush Creek
5/27/2022	UMB BANK NA	25,283.01	Debt Service	1200 Main KC Live!
5/27/2022	BRYAN CAVE LEIGHTON PAISNER LLP	87,200.62	Legal	Various
<b>Total Checks over \$5,000 \$ 1,079,125.97</b>				



**Schedule of General Fund Balance**  
**May 31, 2022**

**Assets**

Cash	\$	283,044
Accounts Receivable		-
Due from Capital Projects Fund		
- year end amount		<u>864,700</u>
		<u>1,147,744</u>

**Liabilities**

Accounts payable		-
Due to City		<u>35,400</u>
		<u>35,400</u>

**Fund balance**

Fund balance - not available		864,700
Fund Balance - restricted		75,419
Fund balance - available		<u>172,225</u>
	\$	<u><u>1,112,344</u></u>

[illegible]

Project Name	Beg Bal 5/1/2022	Deposits - FY 22-23				Expenditures - FY 22-23				5/31/2022
		Pilots	Eats	Interest/	Other	Developer	City	Admin Fee	Other	ME Total
Commerce Tower Village Prj 1	-	-	-	-	-	-	-	-	-	-
C/M-Vista Del Rio	2,176	-	-	-	-	-	-	-	-	2,176
CC Plaza-Project 7	206,769	-	-	-	115	-	-	-	-	206,884
CC Plaza-Saks	-	-	-	-	-	-	-	-	-	-
CC Plaza-Seville Sq	66,783	-	-	-	37	-	-	-	-	66,820
CC Plaza-Valencia Pl	1,261,154	-	-	-	704	-	-	-	-	1,261,858
Kirkwood Circle	1,833,787	12,159	-	-	1,024	-	-	(608)	-	1,846,362
Downtown Library Dist	649,064	-	-	-	362	-	-	-	-	649,426
Gateway	(437)	-	-	-	-	-	-	-	-	(437)
Western Union Bldg.	58,209	-	-	-	32	-	-	-	-	58,242
Hickman Mills	-	-	-	-	-	-	-	-	-	-
City Center Square Prj B & C	(1,554)	-	-	-	-	-	-	-	-	(1,554)
Hotel Phillips	651,988	-	-	-	364	-	-	-	-	652,352
Judicial Square	-	-	-	-	-	-	-	-	-	-
Metro North Crossing	-	-	4,485	-	-	(4,260)	-	(224)	-	-
New England Bank	-	-	-	-	459	-	-	-	-	459
North Oak	(1,035)	-	58,234	-	-	(54,288)	-	(2,912)	-	-
North Oak Trfwy Pro	2,042,131	-	3,380	1,140	-	-	-	(169)	-	2,046,482
Parvin Rd Corridor	15,119,221	-	40,533	8,439	-	-	-	(2,027)	-	15,166,165
Pershing (IRS)	-	-	-	-	-	-	-	-	-	-
Pioneer Plaza	33,708	-	-	-	-	-	-	-	-	33,708
Prospect North	345,786	-	-	-	193	-	-	-	-	345,979
4th & Locust, LLC	12,399	-	-	-	-	-	-	-	-	12,399
River Market	364,514	-	-	-	203	-	-	-	-	364,718
Rivermarket Prj 5-7 9-10	316,955	-	-	-	200	-	-	-	-	317,154
Rvrmkt First & Main	9,607	-	-	-	-	-	-	-	-	9,607
Santa Fe	(6,096)	-	-	-	277	-	-	-	-	(5,818)
Shoal Creek	14,064,635	7,879	67,036	11,638	(890,406)	-	-	(3,017)	(16,260)	13,241,506
Citadel Plaza	26,141	-	-	-	-	-	-	-	-	26,141
Southtown	72,960	1,551	-	-	41	-	-	(78)	-	74,475
Southtown Project H	(799)	-	-	-	-	-	-	-	-	(799)
Southtown A A1 D J K	696,210	1,465	-	-	931	-	-	(73)	-	698,533
Southtown B	392,135	-	-	-	219	-	-	-	-	392,354
Summit	-	-	-	-	-	-	-	-	-	-
Summit Pershing	605,879	-	-	-	338	-	-	-	-	606,217
Tower Prop SAF- Proj B	-	-	-	-	-	-	-	-	-	-
909 E. Walnut	-	-	-	-	-	-	-	-	-	-
Tower-Comm Bank Bldg	(0)	-	-	-	-	-	-	-	-	-
Union Hill	4,548,179	(6,332)	-	-	2,539	-	-	285	633	4,545,304
Universal Prop	5,104,177	-	-	-	2,849	-	-	-	-	5,107,026
West 17th Street	-	-	-	-	39	-	-	-	-	39
<b>Projects Total</b>	<b>\$ 51,410,598</b>	<b>\$ 16,722</b>	<b>\$ 292,775</b>	<b>\$ 35,636</b>	<b>\$ (1,050,213)</b>	<b>\$ -</b>	<b>\$ (14,777)</b>	<b>\$ (15,627)</b>	<b>\$ 50,675,113</b>	

Project Name	Beg Bal 5/1/2022	Deposits - FY 22-23				Expenditures - FY 22-23				5/31/2022
		Pilots	Eats	Interest/	Other	Developer	City	Admin Fee	Other	ME Total
<b>Bonded Projects</b>										
1200 Main-Proj 1 SAF	\$ -	\$ -	\$ 35,251	\$ -	\$ -	\$ (33,489)	\$ (1,763)	\$ -	\$ -	\$ -
1200 Main-President-Prj 3	-	-	-	-	-	-	-	-	-	-
12th & Wyan	-	-	-	-	-	-	-	-	-	-
Blue Ridge	-	-	-	-	-	-	-	-	-	-
Briarcliff West	19,278	-	64,035	-	(6,152)	-	(2,879)	(6,452)	67,830	
Brush Crk Blue Pkwy	129,190	-	-	72	-	-	-	-	129,262	
Brywood Center	(523)	-	24,519	-	-	-	-	(24,519)	(523)	
Chouteau & I-35	-	-	63,931	-	-	(60,734)	(3,197)	-	-	
Downtown Convention Hotel	-	-	-	-	-	-	-	-	-	
EVillage-JEDunn	-	-	-	-	-	-	-	-	-	
KCI Corridor	-	-	-	-	-	-	-	-	-	
Linwood Shopping Ctr Proj 3	155,110	-	-	87	-	-	-	-	155,197	
Midtown L/G	-	-	-	-	-	-	-	-	-	
Platte Purchase	915,756	-	255,484	403,562	-	-	(12,774)	(242,709)	1,319,317	
<b>Bonded Projects Total</b>	<b>\$ 1,218,811</b>	<b>\$ -</b>	<b>\$ 443,220</b>	<b>\$ 403,720</b>	<b>\$ (6,152)</b>	<b>\$ (94,223)</b>	<b>\$ (20,612)</b>	<b>\$ (273,680)</b>	<b>\$ 1,671,083</b>	
<b>NID/Housing</b>										
11th Str Corr NID	\$ 124,607	\$ -	\$ -	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ 124,677	
Crossroads-NID	405,271	-	-	226	-	-	-	-	405,497	
Antioch Crossing - NID	70,682	-	-	39	-	-	-	-	70,722	
Bannister/ I-435 NID	-	-	-	-	-	-	-	-	-	
Baltimore Place NID	135,830	-	-	76	-	-	-	-	135,906	
CC Plaza Kirkwood NID	215,614	-	-	120	-	-	-	-	215,734	
Heart of the City/ Troost NID	140,855	-	-	79	-	-	-	-	140,933	
North Oak NID	2,879,112	-	-	1,607	-	-	-	-	2,880,718	
Summit NID	9,759	-	-	-	-	-	-	-	9,759	
<b>NID/Housing Total</b>	<b>\$ 3,981,729</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,217</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,983,946</b>	
<b>Special Funding Projects</b>										
1200Main/SLoop N Point	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Bannister/ I-435 Edu Fund	-	-	-	-	-	-	-	-	-	
Bannister/ I-435 NID	-	-	-	-	-	-	-	-	-	
Linwood Shopping Center Proj	28,242	-	-	-	-	-	-	-	28,242	
Overlook	3,663,755	-	-	2,125	-	-	-	-	3,665,879	
Winchester	223,726	-	-	125	-	-	-	-	223,851	
<b>Special Funding Project:</b>	<b>\$ 3,915,723</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,249</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,917,972</b>	
<b>Total</b>	<b>\$ 60,526,860</b>	<b>\$ 16,722</b>	<b>\$ 735,995</b>	<b>\$ 443,822</b>	<b>\$ (1,056,365)</b>	<b>\$ (94,223)</b>	<b>\$ (35,390)</b>	<b>\$ (289,307)</b>	<b>\$ 60,248,114</b>	



				Deposits FY 22-23										Expenditures - FY 22-23									
				EATS					PILOTS					Debt SVC			NID	Surplus	Project Exp	Interest			
Project Name				Beg Bal 5/1/2022	KCMO	Jackson Co	Clay Co	Platte Co	State of MO	Other EATS	Contrib. and other	Jackson Co	Clay Co	Total	Developer Reimb	City	Restricted Cash/ Transfers	Admin Fee	In(out)	PILOTS & EATs	Project Related Expenses		5/31/2022
Projects																							
4th & Locust, LLC	Rivermarket	604TH	1- PA	12,399	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,399
River Market	Rivermarket	60PR	1- PA	364,514	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	203	364,718
Rivermarket Prj 5-7 9-10	Rivermarket	60DE	1- PA	316,955	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200	317,154
Rvrmkt First & Main	Rivermarket	60FIR	1- PA	9,607	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,607
Santa Fe	Santa Fe	60PU	1- PA	(6,096)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	277	(5,818)
Shoal Creek	Shoal Creek	60HU	1- PA	14,064,635	-	-	67,036	-	-	-	-	-	7,879	74,915	(890,406)	-	-	(3,017)	-	(14,582)	(1,678)	11,638	13,241,506
Citadel Plaza	Southtown	60CIT	1- PA	26,141	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,141
Southtown	Southtown	60HE	1- PA	72,960	-	-	-	-	-	-	-	1,551	-	1,551	-	-	-	(78)	-	-	-	41	74,475
Southtown Prj H	Southtown	60ME	1- PA	(799)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(799)
Southtown A A1 D J K	Southtown	60HE	1- PA	696,210	-	-	-	-	-	-	-	1,465	-	1,465	-	-	-	(73)	-	-	-	931	698,533
Southtown B	Southtown	60HE	1- PA	392,135	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	219	392,354
Summit	Summit	60DS	1- PA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Summit Pershing	Summit	60PE	1- PA	605,879	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	338	606,217
Tower Prop Prj B	Tower	60TO	1- PA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
909 E. Walnut	Tower	60911	1- PA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tower-Comm Bank Bldg	Tower	60CB	1- PA	(0)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Union Hill	Union Hill	60UH	1- PA	4,548,179	-	-	-	-	-	-	-	(6,332)	-	(6,332)	-	-	-	285	-	633	-	2,539	4,545,304
Universal	Universal	60UN	1- PA	5,104,177	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,849	5,107,026
West 17th Street	West 17th St	60WC	1- PA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39	39
Projects Total				\$ 51,410,598	\$ -	\$ -	\$ 280,547	\$ -	\$ -	\$ 12,227	\$ 553	\$ 8,843	\$ 7,879	\$ 310,050	\$ (1,050,213)	\$ -	\$ -	\$ (14,777)	\$ -	\$ (13,949)	\$ (1,678)	\$ 35,083	\$ 50,675,113

Bonded Projects

1200 Main Proj 1	1200 Main	60PR	3 - TI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,251	\$ -	\$ -	\$ -	\$ 35,251	\$ -	\$ (33,489)	\$ -	\$ (1,763)	\$ -	\$ -	\$ -	\$ -	
1200 Main-President Prj 3	1200 Main	60PR	3 - TI	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	12th & Wyan	60KCI	3 - TI	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Blue Ridge	Blue Ridge	60MB	3 - TI	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Briarcliff West	Briarcliff	60BR	3 - TI	19,278	-	-	57,583	-	-	6,452	-	-	-	64,035	(6,152)	-	(6,452)	(2,879)	-	-	-	67,830	
Brush Crk Blue Pkwy	Brush Creek	60BR	3 - TI	129,190	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	72	129,262		
Brywood Center	Brywood Center	60BR	3 - TI	(523)	-	-	-	-	-	24,519	-	-	-	24,519	-	-	(24,519)	-	-	-	(523)		
Chouteau & I-35	Chouteau	60CH	3 - TI	-	-	-	63,931	-	-	-	-	-	-	63,931	-	(60,734)	-	(3,197)	-	-	-		
Downtown Convention Hotel	Downtown Conventio	60KCI	3 - TI	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
EVillage-JEDunn	East Village	60JEC	3 - TI	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
KCI Corridor	KCI Corridor	60BA	3 - TI	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Linwood Shop Ctr Prj 3	Linwood	60LIN	3 - TI	155,110	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	87	155,197		
Midtown L/G	Midtown	60MR	3 - TI	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Platte Purchase	Platte Purchase	60MD	3 - TI	915,756	-	-	255,484	-	-	-	403,000	-	-	658,484	-	-	(242,709)	(12,774)	-	-	562	1,319,317	
Bonded Projects Total				\$ 1,218,811	\$ -	\$ -	\$ 376,998	\$ -	\$ -	\$ 66,222	\$ 403,000	\$ -	\$ -	\$ 846,220	\$ (6,152)	\$ (94,223)	\$ (273,680)	\$ (20,612)	\$ -	\$ -	\$ -	\$ 720	\$ 1,671,083

				Deposits FY 22-23										Expenditures - FY 22-23								Interest	
				EATS						PILOTS				Debt SVC		NID	Surplus	Project Exp	Interest				
Project Name			Beg Bal 5/1/2022	KCMO	Jackson Co	Clay Co	Platte Co	State of MO	Other EATS	Contrib. and other	Jackson Co	Clay Co	Total	Developer Reimb	City	Restricted Cash/ Transfers	Admin Fee	In(out)	PILOTS & EATS	Project Related Expenses		5/31/2022	
Projects																							
NID/Housing																							
11th Str Corr NID	11th St	60DS	6 - N	\$ 124,607	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70	\$ 124,677	
Crossroads NID	22nd & Main	60CR	6 - N	405,271	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	226	405,497	
Antioch Crossing NID	Antioch Crossing	60AR	6 - N	70,682	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39	70,722	
Bannister/ I-435 NID	Bannister	60CE	6 - N	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Baltimore Place NID	Baltimore Place	60BAL	6 - N	135,830	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	76	135,906	
CC Plaza Kirkwood NID	Country Club Plaza	60KIR	6 - N	215,614	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	120	215,734	
Heart of City/ Troost NID	Heart of City/ Trost	O009	6 - N	140,855	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	79	140,933	
North Oak NID	North Oak	60HU	6 - N	2,879,112	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,607	2,880,718	
Summit NID	Summit	60GU	6 - N	9,759	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,759	
NID/Housing Total				\$ 3,981,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,217	\$ 3,983,946	

Special Funding Projects

1200Main/SLoop N Point	1200 Main	60NO	7 - P	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bannister/ I-435 Edu Fund	Bannister	60CE	7 - P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bannister/ I-435 NID	Bannister	60CE	8 - P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Linwood Shopping Center Pr	Linwood	60LIN	7 - P	28,242	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	28,242	
Overlook	Overlook	60SCB0076		3,663,755	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,125	3,665,879
Winchester	Winchester	60DS	7 - P	223,726	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	125	223,851
Special Funding Projects Total				\$ 3,915,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,249	\$ 3,917,972
Total				\$ 60,526,860	\$ -	\$ -	\$ 657,545	\$ -	\$ -	\$ 78,450	\$ 403,553	\$ 8,843	\$ 7,879	\$ 1,156,270	\$ (1,056,365)	\$ (94,223)	\$ (273,680)	\$ (35,389)	\$ -	\$ (13,949)	\$ (1,678)	\$ 40,269	\$ 60,248,114

**Schedule of Developer Obligations**  
**May 31, 2022**

<b>Project</b>	<b>Certified Costs</b>	<b>Payments</b>	<b>Outstanding Balance</b>
11th Street Corr #160	\$ 86,365,185	\$ 81,498,633	\$ 4,866,553
Blossom House #690 SAF/ Proj B/ Walnut Creek Ranch	2,064,374	558,162	1,506,212
<b>11th St Total</b>	<b>88,429,559</b>	<b>82,056,795</b>	<b>6,372,764</b>
1200 Main-HR Block-Proj 2-#702	133,021,349	90,693,719	42,327,630
1200Main/SLoop N Point Phase 2	11,243,563	6,203,905	5,039,658
1200Main/SLoop Proj 13/14 SAF	4,800,000	2,717,967	2,082,033
<b>1200 Main Total</b>	<b>149,064,911</b>	<b>99,615,591</b>	<b>49,449,320</b>
12TH & Wyan Aladdin	4,733,883	2,654,732	2,079,151
<b>12th &amp; Wyandotte Total</b>	<b>4,733,883</b>	<b>2,654,732</b>	<b>2,079,151</b>
39th & Prospect Aldi Store	3,453,079	1,203,109	2,249,970
<b>39th &amp; Prospect Total</b>	<b>3,453,079</b>	<b>1,203,109</b>	<b>2,249,970</b>
811 Main	4,744,912	3,360,520	1,384,393
<b>811 Main Total</b>	<b>4,744,912</b>	<b>3,360,520</b>	<b>1,384,393</b>
87th and Hillcrest	14,205,264	11,848,665	2,356,599
<b>87th &amp; Hillcrest Total</b>	<b>14,205,264</b>	<b>11,848,665</b>	<b>2,356,599</b>
9th & Central	17,489,444	1,923,664	15,565,780
<b>9th &amp; Central Total</b>	<b>17,489,444</b>	<b>1,923,664</b>	<b>15,565,780</b>
Antioch Crossing	27,707,030	13,027,563	14,679,467
<b>Antioch Crossing Total</b>	<b>27,707,030</b>	<b>13,027,563</b>	<b>14,679,467</b>
Arlington Road TIF	10,797,345	8,650,247	2,147,098
<b>Arlington Road Total</b>	<b>10,797,345</b>	<b>8,650,247</b>	<b>2,147,098</b>
Baltimore Place	1,897,229	1,597,561	299,668
Baltimore Place project 3	2,767,065	547,882	2,219,183
<b>Baltimore Place Total</b>	<b>4,664,294</b>	<b>2,145,443</b>	<b>2,518,851</b>
Bannister and 435 (Cerner)	339,306,622	54,940,619	284,366,003
<b>Bannister and 435 (Cerner) Total</b>	<b>339,306,622</b>	<b>54,940,619</b>	<b>284,366,003</b>
Bannister/ Wornall	28,389,819	4,547,903	23,841,915
<b>Bannister/ Wornall Total</b>	<b>28,389,819</b>	<b>4,547,903</b>	<b>23,841,915</b>
Barrytowne #260 SAF	26,285,109	22,469,645	3,815,464
<b>Barrytowne Total</b>	<b>26,285,109</b>	<b>22,469,645</b>	<b>3,815,464</b>
Briarcliff West #080 SAF	68,494,215	56,453,439	12,040,777
<b>Briarcliff Total</b>	<b>68,494,215</b>	<b>56,453,439</b>	<b>12,040,777</b>
Carondelet Drive TIF Plan	9,300,013	3,607,397	5,692,616
<b>Carondelet Total</b>	<b>9,300,013</b>	<b>3,607,397</b>	<b>5,692,616</b>
Commerce Tower Village	6,872,574	226,706	6,645,868
<b>Commerce Tower Village Total</b>	<b>6,872,574</b>	<b>226,706</b>	<b>6,645,868</b>
Gateway #300 SAF	27,618,201	7,019,672	20,598,529
<b>Gateway Total</b>	<b>27,618,201</b>	<b>7,019,672</b>	<b>20,598,529</b>
Western Union Bldg #600-SAF	2,562,740	861,558	1,701,182
<b>Grand Ave Total</b>	<b>2,562,740</b>	<b>861,558</b>	<b>1,701,182</b>
Hickman Mills #125 SAF	149,578,902	29,228,109	120,350,793
<b>Hickman Mills Total</b>	<b>149,578,902</b>	<b>29,228,109</b>	<b>120,350,793</b>
City Center Square - Projects B & C	6,327,952	611,719	5,716,233
<b>Hotel Phillips Total</b>	<b>6,327,952</b>	<b>611,719</b>	<b>5,716,233</b>



Project	Certified Costs	Payments	Outstanding Balance
Judicial Square	698,261	690,517	7,744
<b>Judicial Square Total</b>	<b>698,261</b>	<b>690,517</b>	<b>7,744</b>
KCI Corridor #480 SAF Project 1-4	5,275,077	5,216,643	58,434
<b>KCI Corridor Total</b>	<b>5,275,077</b>	<b>5,216,643</b>	<b>58,434</b>
Linwood	5,212,278	2,891,148	2,321,130
<b>Linwood Total</b>	<b>5,212,278</b>	<b>2,891,148</b>	<b>2,321,130</b>
Metro North Crossing	50,007,134	349,557	49,657,577
<b>Metro North Crsg Total</b>	<b>50,007,134</b>	<b>349,557</b>	<b>49,657,577</b>
New England Bank	2,532,305	2,259,978	272,327
<b>New England Bank Total</b>	<b>2,532,305</b>	<b>2,259,978</b>	<b>272,327</b>
Pershing (IRS)	183,336,786	128,104,963	55,231,823
<b>Pershing Road Total</b>	<b>183,336,786</b>	<b>128,104,963</b>	<b>55,231,823</b>
Platte Purchase	5,601,530	5,272,418	329,111
<b>Platte Purchase Total</b>	<b>5,601,530</b>	<b>5,272,418</b>	<b>329,111</b>
Santa Fe #170 SAF	24,207,561	5,472,989	18,734,573
<b>Santa Fe Total</b>	<b>24,207,561</b>	<b>5,472,989</b>	<b>18,734,573</b>
Shoal Creek	66,025,466	65,685,376	340,090
<b>Shoal Creek Total</b>	<b>66,025,466</b>	<b>65,685,376</b>	<b>340,090</b>
Southtown Project H	3,033,102	1,137,483	1,895,619
<b>Southtown Total</b>	<b>3,033,102</b>	<b>1,137,483</b>	<b>1,895,619</b>
Tower Prop #280 SAF- Proj B	8,027,718	1,218,334	6,809,384
Tower Prop #280 SAF- Proj H	6,553,241	831,083	5,722,158
Tower-Comm Bank Bldg #286 SAF	14,480,096	1,391,155	13,088,940
<b>Tower Total</b>	<b>29,061,055</b>	<b>3,440,572</b>	<b>25,620,483</b>
Union Hill #390 SAF	505,126	331,623	173,503
<b>Union Hill Total</b>	<b>505,126</b>	<b>331,623</b>	<b>173,503</b>
West 17th Street	7,343,570	1,253,824	6,089,746
<b>West 17th St Total</b>	<b>7,343,570</b>	<b>1,253,824</b>	<b>6,089,746</b>
<b>Grand Total</b>	<b>\$ 1,372,865,120</b>	<b>\$ 628,560,186</b>	<b>\$ 744,304,934</b>



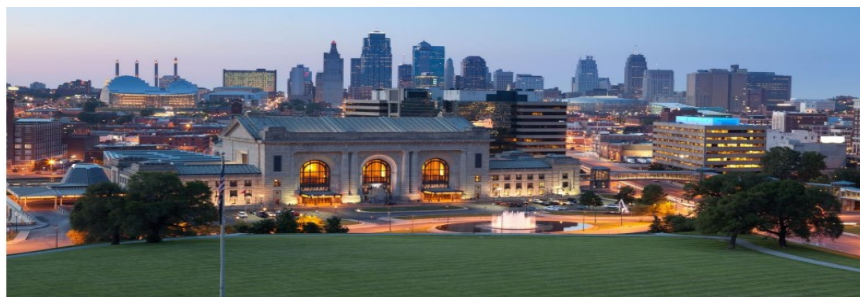
# TIF INVESTMENT REPORT

FOR THE MONTH & QUARTER ENDED APRIL 30, 2022

## QUARTERLY INVESTMENT ACTIVITY

<u>Date</u>		<u>Description</u>	<u>Call/Maturity</u>	<u>Purpose</u>	<u>Yield</u>	<u>Amount</u>
02/01/22	P	US Treasury Bills	02/22/22	Investment	0.013	\$ 10,000,000
02/02/22	P	US Treasury Bills	02/10/22	Investment	0.010	10,000,000
02/10/22	P	2.750 US Treasury Notes	02/15/24	Investment	1.320	5,000,000
02/15/22	P	FHLB Discount Notes	03/18/22	Investment	0.020	10,000,000
02/16/22	P	1.875 FHLB	03/08/24	Investment	1.570	5,000,000
02/16/22	P	2.375 FHLB	03/14/25	Investment	1.795	5,000,000
02/17/22	P	1.750 FFCB	02/17/26	Investment	1.750	5,000,000
02/23/22	P	1.750 FHLB	02/14/25	Investment	1.781	5,000,000
02/28/22	P	1.250 FHLB <b>02-24-23 1.25 YTC</b> 1X	02/24/27	Investment	2.242	2,500,000
<i>One-time callable at 02-24-23. Coupon steps to 2.50 on 02-24-23.</i>						
03/07/22	P	US Treasury Bills	03/22/22	Investment	0.063	5,000,000
03/22/22	P	0.600 FHLB <b>06-30-22 25.4 YTC</b> QTLY	09/30/25	Investment	2.430	3,000,000
03/24/22	P	FHLB Discount Notes	03/31/22	Investment	0.140	8,000,000
03/31/22	P	US Treasury Bills	05/24/22	Investment	0.258	8,000,000
04/28/22	P	FHLB Discount Notes	<u>05/06/22</u>	Investment	<u>0.200</u>	<u>18,000,000</u>
<b>TOTAL TIF PURCHASES</b>			<b>04/21/23</b>		<b>1.776</b>	<b>\$ 99,500,000</b>

<u>Date</u>		<u>Description</u>	<u>Call/Maturity</u>	<u>Purpose</u>	<u>Yield</u>	<u>Amount</u>
04/13/22	S	US Treasury Bills	05/24/22	Investment	0.317	\$ 8,000,000
<i>0.258% Book Yield, \$533.89 Loss on Sale. Purchased 03-31-22, 0.070% Rate of Return for Period Owned.</i>						
04/19/22	S	2.300 FFCB	05/03/22	Investment	1.639	2,500,000
<i>2.232% Book Yield, \$561.19 Gain on Sale. Purchased 05-08-19, 2.239% Rate of Return for Period Owned.</i>						
<b>TOTAL TIF SALES</b>			<b>06/03/22</b>		<b>0.444</b>	<b>\$ 10,500,000</b>



## SCHEDULE OF CALLABLE BONDS OWNED

<u>Purpose</u>	<u>Purchased</u>	<u>Acquisition #</u>	<u>CUSIP</u>	<u>Par</u> <u>(000's)</u>	<u>Issue</u>	<u>Coupon</u>	Most Prob <u>Call/Mat</u> <u>Date</u>	<u>Call</u> <u>Feature</u>	Least Prob <u>Call/Mat</u> <u>Date</u>	Most Prob <u>Call/Mat</u> <u>Yield</u>	Least Prob <u>Call/Mat</u> <u>Yield</u>
Investment	03/22/22	22-26_TIF	3134GUVN3	3,000	FHLB	0.600	09/30/25	Quarterly	<b>06/30/22</b>	2.430	<b>24.64</b>
Investment	09/30/21	22-08_TIF	3130ANXJ4	2,500	FHLB	1.200	03/30/26	1X	<b>09/30/22</b>	0.984	<b>0.250</b>
Investment	07/27/21	22-04_TIF	3130ANC32	2,500	FHLB	0.700	07/27/26	Quarterly	<b>07/27/24</b>	1.035	<b>0.700</b>
<i>Quarterly Callable beginning 10-27-21. Coupon steps to 1.55% on 07-27-24.</i>											
Investment	11/17/21	22-11_TIF	3130APQD0	3,000	FHLB	1.750	11/17/26	1X	<b>11/17/23</b>	1.300	<b>0.655</b>
Investment	02/28/22	22-20_TIF	3130AQXL2	<u>2,500</u>	FHLB	1.250	<u>02/24/27</u>	1X	<b>02/24/23</b>	<u>2.242</u>	<b>1.250</b>
<i>One-time Callable at 02-24-23. Coupon steps to 2.50% on 02-24-23.</i>											
				<b>13,500</b>			<b>07/02/26</b>		<b>05/09/23</b>	<b>1.602</b>	<b>1.598</b>

**TIF HOUSING PROGRAMS**  
**July 7, 2022**

CHAMP / administered by NNI	sif-o/o rehab	TIF \$	match \$	m/f rehab units	TIF \$	match \$	sif conv	TIF \$	match \$	m/f conv	TIF \$	match \$
Completed to date	331	\$ 1,408,567	\$ 334,554									
Applications in process												
Funding												
Advisory Group												

Current Balance of Funds -0- program will end after the remaining funds have been administered for home repairs

Union Hill / administered by KCNA	sif-o/o rehab	TIF \$	match \$	m/f rehab units	TIF \$	match \$	sif conv	TIF \$	match \$	m/f conv	TIF \$	match \$
Completed to date	4	\$ 102,469										
Applications in process	0		Program no longer excepts applications									
Funding												
Advisory Group												
There is no funding for this program at this time. No funding is expected in the future												
Program currently not funded												

[illegible][illegible][illegible]



## ***APRIL 12, 2022 - MINUTES***

### ***JACKSON COUNTY/KCMO AGENDA ITEMS***

Responding to the roll call for the Jackson County/KCMO TIFC, thus constituting a quorum, were the following Board members Lee Barnes, Pam Mason, Ryana Parks-Shaw, Jeffrey Williams, Caleb Clifford (Jackson County), Janice Bolin (other), and Kathleen Pointer (Kansas City School District). Absent were: Alissia Canady, Andrea Bough, Tammy Queen, and Shannon Jaax (Kansas City School District),

**20. Consideration of acceptance of the Jackson County/KCMO TIFC Minutes, and other matters related thereto.**

*Action taken:* ACCEPT THE MARCH 8 & MARCH 28, 2022 JACKSON COUNTY/KCMO MINUTES AS PRESENTED. MOTION MADE BY MR. WILLIAMS, SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY.

**21. Southpointe TIF Plan Consideration of Financing Agreement with the City of Kansas City, Missouri in connection with the Southpointe Tax Increment Financing Plan and other matters related thereto.**

*Action taken:* APPROVE THE FINANCING AGREEMENT BETWEEN THE CITY OF KANSAS CITY, MISSOURI, AND THE TAX INCREMENT FINANCING COMMISSION, IN CONNECTION WITH THE SOUTHPOINTE TAX INCREMENT FINANCING PLAN, SUBJECT TO (A) MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR, AND THE LEGAL COUNSEL, (B) THE CITY COUNCIL'S APPROVAL, BY ORDINANCE, OF THE SOUTHPOINTE TAX INCREMENT FINANCING PLAN AND THE FINANCING AGREEMENT. MOTION MADE BY MR. WILLIAMS, SECONDED BY MS. MASON AND CARRIED UNANIMOUSLY (RES 4-10-22)

**22. Southpointe TIF Plan Consideration of the Second Amendment to a Ground Lease Agreement with the City of Kansas City, Missouri in connection with the Southpointe Tax Increment Financing Plan and the Southtown 31<sup>st</sup> & Baltimore Tax Increment Financing Plan and other matters related thereto.**

*Action taken:* APPROVE THE SECOND AMENDMENT TO THE GROUND LEASE BETWEEN THE CITY OF KANSAS CITY, MISSOURI, AND THE TAX INCREMENT FINANCING COMMISSION, IN CONNECTION WITH THE SOUTHPOINTE TAX INCREMENT FINANCING PLAN, SUBJECT TO MODIFICATIONS ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR, AND THE LEGAL COUNSEL. MOTION

MADE BY MR. WILLIAMS, SECONDED BY MS. MASON AND  
CARRIED UNANIMOUSLY (RES 4-11-22)

23. **Southpointe TIF Plan Consideration of a Quit-Claim Deed in connection with the  
Southpointe Tax Increment Financing Plan and other matters related thereto.**

*Action taken:*

APPROVE THE QUIT-CLAIM DEED CONVEYING PROPERTY TO  
UA KC SOUTHPOINTE, LLC, SUBJECT TO MODIFICATIONS  
ACCEPTED BY THE CHAIR, THE EXECUTIVE DIRECTOR AND THE  
LEGAL COUNSEL WITH THE UNDERSTANDING THE DEED  
WOULD BE RECORDED WHEN THE APPROPRIATE LEGAL  
DESCRIPTION IS RECEIVED. MOTION MADE BY MR. WILLIAMS,  
SECONDED BY MR. BARNES AND CARRIED UNANIMOUSLY (RES  
4-12-22).

TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI

COST CERTIFICATION  
PERSHING ROAD TIF PLAN  
SEPTEMBER 21, 2021

(OUR REPORT NUMBER 2017-02)

REVISED 6-3-2022

*Ralph C. Johnson & Company, p.c.*  
**Certified Public Accountants**  
**Kansas City, Missouri**



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*Ralph C. Johnson & Company, p.c.*

**CERTIFIED PUBLIC ACCOUNTANTS**

4609 The Paseo

Suite 104

Kansas City, Missouri 64110

(816)0472-8900

Fax (816) 472-4633

**INDEPENDENT ACCOUNTANT'S REPORT  
ON APPLYING AGREED-UPON PROCEDURES**

Tax Increment Financing Commission  
of Kansas City, Missouri  
300 Wyandotte  
Suite 400  
Kansas City, Missouri 64105

We have performed the procedures enumerated below on the certification request from the Pershing Road Development Company, LLC. (the Developer) in which they are requesting reimbursement for the cost of carry interest through 12-31-2020. The Developer is requesting reimbursement for the cost of carry interest in the amount of **\$26,785,334.35**. We certified the payments made by the developer of \$32,957,696.90. These payments were associated with the cost of carry interest amount of \$26,785,334.35. Some of the payments made, however, were over 18 months old and therefore we listed those payments as questioned costs in our review. The cost of carry interest amounts associated with those payments totaled **\$20,465,750.11** and appear as questioned costs in our TIF spreadsheet (Exhibit B-1). The cost of carry interest that should be reimbursed, after removal of the questioned costs interest would be **\$6,319,584.24**.

The Tax Increment Financing Commission (the Commission) has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of certifying the costs requested for reimbursement in the amount of **\$6,319,584.24**. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and associated findings are as follows:

1. Became familiar with the redevelopment plan and redevelopment agreement. Through this process, we determined which costs are eligible for reimbursement.
2. Reviewed documentation submitted by the Developer for the purpose of verifying and certifying expenditures for which the Developer is seeking reimbursement under the redevelopment plan and related redevelopment agreement. A schedule of Documents for Evaluation is presented in Exhibit C.
3. Compared each cost category and the amounts requested by the Developer for reimbursement with the redevelopment plan and related redevelopment agreement which outlines estimated Project costs and estimated reimbursable Project costs. (Exhibit B-1)
4. Notified designated Tax Increment Financing Commission (Commission) staff of issues about which we have raised questions (Exhibit B-2)
5. Documented our findings and reviewed them with designated Commission staff members.

**Findings:**

We certify to the Tax Increment Financing Commission of Kansas City, Missouri that the documentation submitted by the Developer supports the cost of carry interest reimbursement in the amount of \$6,319,584.24.

We were engaged by the Commission to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the costs submitted by the Pershing Road Development Company, LLC for certification. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Commission and Pershing Road Development Company, LLC and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the information and use of the Commission and the Pershing Road Development Company, LLC and is not intended to be and should not be used by anyone other than those specified parties.

KANSAS CITY  
04 MAY 2022  
OUR 51<sup>st</sup> YEAR

*Ralph C. Johnson & Company, p.c.*

*Ralph C. Johnson & Company, p.c.*

**EXHIBIT B-1**  
**CERTIFICATION OF COSTS**  
**PERSHING ROAD TIF**  
**September 2021**

	ESTIMATED TOTAL PROJECT COSTS	TIF BUDGETED FOR REIMBURSABLE PROJECT COSTS	REQUESTED FOR REIMBURSEMENT	QUESTIONED COSTS	TOTAL COSTS EXAMINED	TOTAL REIMBURSABLE COSTS PREVIOUSLY EXAMINED		TOTAL REIMBURSABLE COSTS EXAMINED TO DATE	REMAINING TIF REIMBURSABLE COSTS
Land	\$ 9,937,160.00	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -
Street Improvements, Utility Relocation and Demolition	15,518,073.00	15,518,073.00	-	-	-	14,147,762.89		14,147,762.89	1,370,310.11
Sitework	8,473,653.00	8,473,653.00	-	-	-	7,553,766.90		7,553,766.90	909,886.10
Building & Parking Structure									
Building Structures	204,330,732.00	-	-	-	-	-		-	-
Tenant Improvements	38,509,225.00	-	-	-	-	-		-	-
215 W. Pershing Garage	6,272,777.00	6,272,777.00	-	-	-	5,576,700.77		5,576,700.77	696,076.23
IRS Underground Garage - 3,601 parking spaces	69,784,346.00	69,784,346.00	-	-	-	62,951,157.93		62,951,157.93	6,833,188.07
Union Station Garage - 1,717 parking spaces	18,264,462.00	18,264,462.00	-	-	-	17,415,683.11		17,415,683.11	848,778.89
Union Station Pedestrian Bridge	5,944,524.00	5,944,524.00	-	-	-	5,836,392.44		5,836,392.44	108,131.56
Pedestrian Bridge Maintenance and Modification	704,327.00	704,327.00	-	-	-	683,996.07		683,996.07	20,330.93
Freight District Infrastructure	636,632.00	636,632.00	-	-	-	-		-	636,632.00
Total Building & Parking Structures	344,447,025.00	101,607,069.00	-	-	-	92,463,930.32		92,463,930.32	9,143,137.58
Professional Services & Other Soft Costs									
Architect & Engineering Fees	10,680,105.00	3,788,022.00	-	-	-	4,166,824.20		4,166,824.20	(378,802.20)
Bond Issuance Costs	14,953,807.00	-	-	-	-	-		-	-
Total Professional Services & Other Soft Costs	25,633,912.00	3,788,022.00	-	-	-	4,166,824.20		4,166,824.20	(378,802.20)
TIF Commission Expenses	525,255.00	525,255.00	-	-	-	496,170.20		496,170.20	29,084.80
Subtotal Project 1	404,535,078.00	129,912,071.00	-	-	-	118,838,457.51		118,838,457.51	11,073,613.49
Cost of Carry for TIF Reimbursement	184,522,528.00	184,522,528.00	26,785,334.35	20,465,750.11	6,319,584.24	64,498,328.56		70,817,912.80	113,704,615.20
TOTALS	\$ 589,057,606.00	\$ 314,434,599.00	\$ 26,785,334.35	\$ 20,465,750.11	\$ 6,319,584.24	\$ 183,336,786.07		\$ 189,656,370.31	\$ 124,778,228.69

**EXHIBIT - C**  
**QUESTIONED COSTS AND RECOMMENDATIONS**  
**PERSHING ROAD TIF**  
**10-Sep-21**

<b>DEVELOPERS REQUEST FOR COST REIMBURSEMENTS</b>		<b>\$ 26,785,334.35</b>
<b><u>Less Questioned Costs</u></b>	Interest associated with costs outside of the 18 months timeframe for certification per TIF regulations	<u>20,465,750.11</u>
<b>TOTAL COST CERTIFIED</b>		<b>\$ <u>6,319,584.24</u></b>

**EXHIBIT C**  
**DOCUMENTS FOR EVALUATION**

**DOCUMENTATION USED**

- Pershing Road Development Company, LLC request for reimbursement
- Paid invoices and check copies provided by **Pershing Road Development Company, LLC**
- Cooperative agreement for project financing by and between the Tax Increment Financing Commission of Kansas City, Missouri and Pershing Road Development Company, LLC.

## EXHIBIT D

### PROJECT STATUS

#### PROJECT STATUS

Date Original TIF Plan approved by the Commission	24 March 2003
Date First Amendment approved by the Commission	09 July 2003
Date Second Amendment approved by the Commission	12 July 2003
Date Third Amendment approved by the Commission	04 April 2005
Date Fourth Amendment approved by the Commission	08 March 2006
Date Fifth Amendment approved by the Commission	10 September 2008

Date Original TIF Plan approved by the City Council	03 April 2003
Date First Amendment approved by the City Council	02 July 2003
Date Second Amendment approved by the City Council	28 September 2003
Date Third Amendment approved by the City Council	04 April 2005
Date Fourth Amendment approved by the City Council	20 April 2006
Date Fifth Amendment approved by the City Council	04 December 2008

Ordinance number Original TIF Plan	030401
Ordinance number First Amendment	070203
Ordinance number Second Amendment	
Ordinance number Third Amendment	
Ordinance number Fourth Amendment	060406
Ordinance number Fifth Amendment	081071

Date Redevelopment agreement signed	07 March 2003
-------------------------------------	---------------

#### GENERAL LOCATION

The Project area is generally bound by Grand, Main, Kessler and Center on the east, 26<sup>th</sup> Street on the south, West Pennway on the west, and the railroad tracks located north of Pershing Road on the north in Kansas City, Jackson County, Missouri.

#### PROPOSED ACTIVITIES

To renovate the historic Post Office Building, building three new two story office structures, and construction of a parking garage for public use, construction of a pedestrian bridge connecting Union Station to the Crossroads District.

#### DEVELOPER

Pershing Road Development Company, LLC

**PERSHING ROAD TIF PLAN  
TAX INCREMENT FINANCING PLAN  
NOTES TO CERTIFICATION OF COSTS**

**NOTE 1- CONSTRUCTION INTEREST**

The Developer, **Pershing Road Development Company, LLC** submitted a request for Cost-of-Carry Interest of \$26,785,334.35. The costs certified for this period on outstanding TIF Certified Costs from January 1, 2017 through December 31, 2020 totaled \$32,957,696.90, for the associated cost of carry interest request of \$26,785,334.35. Of this total, \$30,270,467.45 were costs submitted January 1, 2017 to February 29, 2020, a period that is over the 18 months time frame for submission per the TIF regulations. (Only costs submitted within the 18 months time frame are eligible for certification). The interest associated with these costs totaled \$20,465,750.11, which we have identified as questioned costs.

The Developer's requested interest rate ranged from 6.50130% in January 2017 to 6.25% in December 2020, which is within the TIF Interest Policy of Federal Prime Rate + 3%. We certified \$26,785,334.35 and questioned costs of \$20,465,750.11, for the reason stated above. These costs represent only the TIF reimbursable costs.



**TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI**

**OVERLOOK TAX INCREMENT FINANCING PLAN AS AMENDED  
PAYMENT REQUISITION #5**

**SCHEDULE OF PROJECT COSTS AND  
REQUEST FOR CERTIFICATION  
OVERLOOK TAX INCREMENT FINANCING PLAN**

**RECEIVED ON MARCH 2, 2022  
WITH  
INDEPENDENT ACCOUNTANT'S REPORT**

OVERLOOK TAX INCREMENT FINANCING PLAN  
SCHEDULE OF PROJECT COSTS AND REQUEST FOR CERTIFICATION  
OVERLOOK TIF PLAN  
PAYMENT REQUISITION #5  
RECEIVED March 2, 2022

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## INDEPENDENT ACCOUNTANT'S REPORT

Tax Increment Financing Commission  
of Kansas City, Missouri  
300 Wyandotte, Suite 400  
Kansas City, Missouri 64105

We have examined the costs included in the accompanying **Schedule 1** – Schedule of Project Costs and Request for Certification – Tax Increment Financing (TIF); **Schedule 2** – Schedule of Project Costs and Request for Certification – Central City Economic Development Fund (CCED); **Schedule 3** – Schedule of Project Costs and Request for Certification – Public Improvements Advisory Board (PIAC); **Schedule 4** – Schedule of Project Costs and Request for Certification– STIF (collectively referred to as the **Schedule(s)**) as requested for payment by Community Builders of Kansas City, a member of the Oz Development Company LLC (Redeveloper), as provided by the Overlook Tax Increment Financing Plan (TIF Plan).

These costs were requested for certification on March 2, 2022 in the Column(s) labeled - Requested for Certification - totaling 142,766 as reflected in the Schedules. This Request for Certification as provided by the Redeveloper's Payment Requisition #5 is limited to Schedule 2.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence supporting the Schedule and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion.

We were not engaged to, nor did we obtain any information or perform any tests pertaining to, the Redeveloper's compliance with provisions of Women Business Enterprise/Minority Business Enterprise (WBE/MBE), the Missouri Prevailing Wage Act and any other contractual requirements. We were not requested to review payment documentation, nor did we review any payment documentation including but not limited to canceled checks and lien releases.

In our opinion, except for the effects of such adjustments, if any, as might have been determined to be necessary had tests of the Redeveloper's compliance with WBE/MBE, the Missouri Prevailing Wage Act, other contractual provisions been performed, the Schedules referred to above presents, in all material respects, costs (included in the Schedules in the column titled Request for Certification) that meet the criteria for payment in accordance with the TIF Plan agreement as amended. The Redeveloper requested \$142,766, of which \$142,766 is eligible for certification.

This report is intended solely for the information and use of the Redeveloper and the Tax Increment Financing Commission of Kansas City, Missouri (the Commission) and is not intended to be and should not be used by anyone other than these specified parties.

*Novak Birks P.C.*  
Kansas City, Missouri  
March 18, 2022

B E P O S I  I V E .

**Schedule of Project Costs Request for Certification**  
**Overlook TIF Plan**  
**Payment Requisition #5**  
**Received March 2, 2022**  
**Tax Increment Financing (TIF)**

**Schedule #1**

	<u>Total Project Cost</u>	<u>TIF Funding</u>	<u>TIF Previously Requested for Certification</u>	<u>TIF Requested for Certification</u>	<u>TIF Inclusive Total Requested for Certification</u>	<u>TIF Eligible for Certification Payment Requisition #3</u>	<u>Inclusive TIF Eligible for Certification</u>	<u>TIF Funding Remaining</u>	<u>Questioned Costs</u>
Land Costs:									
Acquisition	650,000	650,000	-	-	-	-	-	650,000	
Demolition	350,000	350,000	-	-	-	-	-	350,000	
Holding Costs	30,000	-	-	-	-	-	-	-	
Environmental	50,000	-	-	-	-	-	-	-	
Pre-Development									
Legal	72,000	-	-	-	-	-	-	-	
Civil	125,327	-	-	-	-	-	-	-	
Survey	24,000	-	-	-	-	-	-	-	
Architectural Design	449,444	-	-	-	-	-	-	-	
Platting/Zoning	10,000	-	-	-	-	-	-	-	
Entitlements Arterial Street	45,000	-	-	-	-	-	-	-	
Impact	28,000	-	-	-	-	-	-	-	
Market Study	10,000	-	-	-	-	-	-	-	
Traffic Study	13,000	-	-	-	-	-	-	-	
Environmental Study	29,150	-	-	-	-	-	-	-	
Other	35,000	-	-	-	-	-	-	-	
Hard Costs									
Construction Bid	12,685,082	1,995,838	-	-	-	-	-	1,995,838	
Site Prep	5,550,000	-	-	-	-	-	-	-	
Public Improvements	150,000	-	-	-	-	-	-	-	
Tenant Allowances(s)	1,863,280	-	-	-	-	-	-	-	
Development Fee	809,934	-	-	-	-	-	-	-	
Financing Costs									
Construction Interest	259,303	-	-	-	-	-	-	-	
Closing	20,000	-	-	-	-	-	-	-	
Reserves	25,000	-	-	-	-	-	-	-	
<b>Total Overlook</b>	<b>23,283,520</b>	<b>2,995,838</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,995,838</b>	<b>-</b>

The accompanying notes to this schedule are integral to this report

**Schedule of Project Costs Request for Certification**  
**Overlook TIF Plan**  
**Payment Requisition #5**  
**Received March 2, 2022**  
**Central City Economic Development Fund (CCED)**

**Schedule #2**

	<u>CCED Funding</u>	<u>CCED Previously Requested for Certification</u>	<u>CCED Requested for Certification</u>	<u>CCED Inclusive Total Requested for Certification</u>	<u>CCED Eligible for Certification Payment Requisition #3</u>	<u>Inclusive CCED Eligible for Certification</u>	<u>CCED Funding Remaining</u>	<u>Questioned Costs</u>
<b>Site Prep</b>								
Design and Engineering	215,000	114,569	52,104	166,673	52,104	166,673	48,327	
Building & Site Demolition	856,165	663,763	45,868	709,631	45,868	709,631	146,534	
Environmental Remediation	455,835	440,954	-	440,954	-	440,954	14,881	
Landscaping	529,000	-	-	-	-	-	529,000	
Retaining Wall/Pavers	43,000	-	-	-	-	-	43,000	
Concrete	860,000	-	-	-	-	-	860,000	
Site Utilities	1,046,000	-	-	-	-	-	1,046,000	
Electrical	130,000	-	-	-	-	-	130,000	
Asphalt Paving & Base	245,000	-	-	-	-	-	245,000	
Excavation/Earthwork	480,000	-	44,794	44,794	44,794	44,794	435,206	
Trucking & Hauling	-	-	-	-	-	-	-	
Structural Steel	-	-	-	-	-	-	-	
Miscellaneous Metals	52,000	-	-	-	-	-	52,000	
Site Furnishings	88,000	-	-	-	-	-	88,000	
Contingency (3%)	-	-	-	-	-	-	-	
<b>Total Site Prep</b>	<u>5,000,000</u>	<u>1,219,286</u>	<u>142,766</u>	<u>1,362,052</u>	<u>142,766</u>	<u>1,362,052</u>	<u>3,637,948</u>	<u>-</u>

The accompanying notes to this schedule are integral to this report

**Schedule of Project Costs Request for Certification**  
**Overlook TIF Plan**  
**Payment Requisition #5**  
**Received March 2, 2022**  
**Public Improvements Advisory Board (PIAC)**

**Schedule #3**

	<u>Total Project Cost</u>	<u>PIAC Funding</u>	<u>PIAC Previously Requested for Certification</u>	<u>PIAC Requested for Certification</u>	<u>PIAC Inclusive Total Requested for Certification</u>	<u>PIAC Eligible for Certification Payment Requisition #3</u>	<u>Inclusive PIAC Eligible for Certification</u>	<u>PIAC Funding Remaining</u>	<u>Questioned Costs</u>
Land Costs:									
Acquisition	650,000	-	-	-	-	-	-	-	-
Demolition	350,000	-	-	-	-	-	-	-	-
Holding Costs	30,000	-	-	-	-	-	-	-	-
Environmental	50,000	-	-	-	-	-	-	-	-
Pre-Development									
Legal	72,000	-	-	-	-	-	-	-	-
Civil	125,327	-	-	-	-	-	-	-	-
Survey	24,000	-	-	-	-	-	-	-	-
Architectural Design	449,444	-	-	-	-	-	-	-	-
Platting/Zoning	10,000	-	-	-	-	-	-	-	-
Entitlements Arterial Street	45,000	-	-	-	-	-	-	-	-
Impact	28,000	-	-	-	-	-	-	-	-
Market Study	10,000	-	-	-	-	-	-	-	-
Traffic Study	13,000	-	-	-	-	-	-	-	-
Environmental Study	29,150	-	-	-	-	-	-	-	-
Other	35,000	-	-	-	-	-	-	-	-
Hard Costs									
Construction Bid	12,685,082	-	-	-	-	-	-	-	-
Site Prep	5,550,000	-	-	-	-	-	-	-	-
Public Improvements	150,000	150,000	-	-	-	-	-	150,000	-
Tenant Allowances(s)	1,863,280	-	-	-	-	-	-	-	-
Development Fee	809,934	-	-	-	-	-	-	-	-
Financing Costs									
Construction Interest	259,303	-	-	-	-	-	-	-	-
Closing	20,000	-	-	-	-	-	-	-	-
Reserves	25,000	-	-	-	-	-	-	-	-
<b>Total Overlook</b>	<b>23,283,520</b>	<b>150,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>150,000</b>	<b>-</b>

The accompanying notes to this schedule are integral to this report

**Schedule of Project Costs Request for Certification**  
**Overlook TIF Plan**  
**Payment Requisition #5**  
**Received March 2, 2022**  
**STIF**

**Schedule #4**

	<u>Total Project Cost</u>	<u>STIF Funding</u>	<u>STIF Previously Requested for Certification</u>	<u>STIF Requested for Certification</u>	<u>STIF Inclusive Total Requested for Certification</u>	<u>STIF Eligible for Certification Payment Requisition #3</u>	<u>Inclusive STIF Eligible for Certification</u>	<u>STIF Funding Remaining</u>	<u>Questioned Costs</u>
Land Costs:									
Acquisition	650,000	-	-	-	-	-	-	-	-
Demolition	350,000	-	-	-	-	-	-	-	-
Holding Costs	30,000	-	-	-	-	-	-	-	-
Environmental	50,000	-	-	-	-	-	-	-	-
Pre-Development									
Legal	72,000	-	-	-	-	-	-	-	-
Civil	125,327	-	-	-	-	-	-	-	-
Survey	24,000	-	-	-	-	-	-	-	-
Architectural Design	449,444	-	-	-	-	-	-	-	-
Platting/Zoning	10,000	-	-	-	-	-	-	-	-
Entitlements Arterial Street	45,000	-	-	-	-	-	-	-	-
Impact	28,000	-	-	-	-	-	-	-	-
Market Study	10,000	-	-	-	-	-	-	-	-
Traffic Study	13,000	-	-	-	-	-	-	-	-
Environmental Study	29,150	-	-	-	-	-	-	-	-
Other	35,000	-	-	-	-	-	-	-	-
Hard Costs									
Construction Bid	12,685,082	2,995,838	-	-	-	-	-	2,995,838	-
Site Prep	5,550,000	-	-	-	-	-	-	-	-
Public Improvements	150,000	-	-	-	-	-	-	-	-
Tenant Allowances(s)	1,863,280	-	-	-	-	-	-	-	-
Development Fee	809,934	-	-	-	-	-	-	-	-
Financing Costs									
Construction Interest	259,303	-	-	-	-	-	-	-	-
Closing	20,000	-	-	-	-	-	-	-	-
Reserves	25,000	-	-	-	-	-	-	-	-
<b>Total Overlook</b>	<b>23,283,520</b>	<b>2,995,838</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,995,838</b>	<b>-</b>

The accompanying notes to this schedule are integral to this report

NOTES TO THE SCHEDULE OF PROJECT COSTS AND  
REQUEST FOR CERTIFICATION  
OVERLOOK TIF PLAN  
PAYMENT REQUISITION #5  
RECEIVED MARCH 2, 2022

NOTE A – QUESTIONED COSTS

No costs were questioned as a result of our procedures.

NOTE B – APPROVAL BY THE CITY OF KANSAS CITY, MISSOURI (CITY)

According to the Cost Certification and Payment Procedures the City is required to determine if it has objections to the payment of any Redevelopment Costs to be funded by the CCED funds, Additional City EATS that constitute STIF Improvements, or PIAC Funds on or before the 10<sup>th</sup> of the month. If the City objects to all or any the portion of the Requisition that relates to CCED, STIF, or PIAC improvements the City shall provide a written explanation of the reasons for such objection. If there is no objection, then the City shall indicate it has no objects.

For the current request the City did not submit their opinion by the 10<sup>th</sup> of December. As such the request is deemed to be approved by the City.

NOTE C – UNPAID INVOICES

The Developer requested CCED project costs included in Payment Requisition #5 that were unpaid as of March 2, 2022.

NOTE D – 1<sup>ST</sup> AMENDMENT TO THE TAX CONTRIBUTION AND DISBURSEMENT AGREEMENT

On February 15, 2022 there was the 1st Amendment to the Tax Contribution and Disbursement Agreement that provided for an amended budget as noted in the Schedule. The budget approved on February 15, 2022 includes certain new classifications as amended. It is represented by the Redeveloper that certain costs that were previously certified approved in other budget categories are restated to reflect the new budget approved on February 15, 2022.





OVERLOOK TIF PLAN  
SUPPLEMENTARY INFORMATION

PROJECT STATUS

Date original plan approved by the Commission:

10/19/2020

*General Location:*

North 49<sup>th</sup> Street  
Swope Parkway

*Proposed Activities:*

The Overlook TIF Plan provides for the construction of up to 60,000 square feet of new office building and 185 surface parking spaces and certain public improvements.

DOCUMENTS USED FOR EVALUATION

- Developer's Payment Requisition #1
- Agreement and any applicable amendment(s) between the Commission and the Developer for the implementation of the project and the agreements for project financing
- Cost Certification and Payment Procedures as provided by the Tax Contribution and Disbursement Agreement

**TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI**

**OVERLOOK TAX INCREMENT FINANCING PLAN AS AMENDED  
PAYMENT REQUISITION #7**

**SCHEDULE OF PROJECT COSTS AND  
REQUEST FOR CERTIFICATION  
OVERLOOK TAX INCREMENT FINANCING PLAN**

**RECEIVED ON MAY 3, 2022  
WITH  
INDEPENDENT ACCOUNTANT'S REPORT**

OVERLOOK TAX INCREMENT FINANCING PLAN  
SCHEDULE OF PROJECT COSTS AND REQUEST FOR CERTIFICATION  
OVERLOOK TIF PLAN  
PAYMENT REQUISITION #7  
RECEIVED May 3, 2022

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## INDEPENDENT ACCOUNTANT'S REPORT

Tax Increment Financing Commission  
of Kansas City, Missouri  
300 Wyandotte, Suite 400  
Kansas City, Missouri 64105

We have examined the costs included in the accompanying **Schedule 1** – Schedule of Project Costs and Request for Certification – Tax Increment Financing (TIF); **Schedule 2** – Schedule of Project Costs and Request for Certification – Central City Economic Development Fund (CCED); **Schedule 3** – Schedule of Project Costs and Request for Certification – Public Improvements Advisory Board (PIAC); **Schedule 4** – Schedule of Project Costs and Request for Certification– STIF (collectively referred to as the **Schedule(s)**) as requested for payment by Community Builders of Kansas City, a member of the Oz Development Company LLC (Redeveloper), as provided by the Overlook Tax Increment Financing Plan (TIF Plan).

These costs were requested for certification on May 3, 2022 in the Column(s) labeled - Requested for Certification - totaling \$120,398 as reflected in the Schedules. This Request for Certification as provided by the Redeveloper's Payment Requisition #7 is limited to Schedule 2.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence supporting the Schedule and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion.

We were not engaged to, nor did we obtain any information or perform any tests pertaining to, the Redeveloper's compliance with provisions of Women Business Enterprise/Minority Business Enterprise (WBE/MBE), the Missouri Prevailing Wage Act and any other contractual requirements. We were not requested to review payment documentation, nor did we review any payment documentation including but not limited to canceled checks and lien releases.

In our opinion, except for the effects of such adjustments, if any, as might have been determined to be necessary had tests of the Redeveloper's compliance with WBE/MBE, the Missouri Prevailing Wage Act, other contractual provisions been performed, the Schedules referred to above presents, in all material respects, costs (included in the Schedules in the column titled Request for Certification) that meet the criteria for payment in accordance with the TIF Plan agreement as amended. The Redeveloper requested \$120,398, of which \$120,398 is eligible for certification.

This report is intended solely for the information and use of the Redeveloper and the Tax Increment Financing Commission of Kansas City, Missouri (the Commission) and is not intended to be and should not be used by anyone other than these specified parties.

*Novak Birke p.c.*

Kansas City, Missouri  
May 31, 2022

B E P O S I + I V E .



**Schedule of Project Costs Request for Certification**  
**Overlook TIF Plan**  
**Payment Requisition #7**  
**Received May 3, 2022**  
**Tax Increment Financing (TIF)**

**Schedule #1**

	<u>Total Project Cost</u>	<u>TIF Funding</u>	<u>TIF Previously Requested for Certification</u>	<u>TIF Requested for Certification</u>	<u>TIF Inclusive Total Requested for Certification</u>	<u>TIF Eligible for Certification Payment Requisition #7</u>	<u>Inclusive TIF Eligible for Certification</u>	<u>TIF Funding Remaining</u>	<u>Questioned Costs</u>
Land Costs:									
Acquisition	650,000	650,000	-	-	-	-	-	650,000	
Demolition	350,000	350,000	-	-	-	-	-	350,000	
Holding Costs	30,000	-	-	-	-	-	-	-	
Environmental	50,000	-	-	-	-	-	-	-	
Pre-Development									
Legal	72,000	-	-	-	-	-	-	-	
Civil	125,327	-	-	-	-	-	-	-	
Survey	24,000	-	-	-	-	-	-	-	
Architectural Design	449,444	-	-	-	-	-	-	-	
Platting/Zoning	10,000	-	-	-	-	-	-	-	
Entitlements Arterial Street	45,000	-	-	-	-	-	-	-	
Impact	28,000	-	-	-	-	-	-	-	
Market Study	10,000	-	-	-	-	-	-	-	
Traffic Study	13,000	-	-	-	-	-	-	-	
Environmental Study	29,150	-	-	-	-	-	-	-	
Other	35,000	-	-	-	-	-	-	-	
Hard Costs									
Construction Bid	12,685,082	1,995,838	-	-	-	-	-	1,995,838	
Site Prep	5,550,000	-	-	-	-	-	-	-	
Public Improvements	150,000	-	-	-	-	-	-	-	
Tenant Allowances(s)	1,863,280	-	-	-	-	-	-	-	
Development Fee	809,934	-	-	-	-	-	-	-	
Financing Costs									
Construction Interest	259,303	-	-	-	-	-	-	-	
Closing	20,000	-	-	-	-	-	-	-	
Reserves	25,000	-	-	-	-	-	-	-	
<b>Total Overlook</b>	<b>23,283,520</b>	<b>2,995,838</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,995,838</b>	<b>-</b>

The accompanying notes to this schedule are integral to this report

**Schedule of Project Costs Request for Certification**  
**Overlook TIF Plan**  
**Payment Requisition #7**  
**Received May 3, 2022**  
**Central City Economic Development Fund (CCED)**

**Schedule #2**

	<u>CCED Funding</u>	<u>CCED Previously Requested for Certification</u>	<u>CCED Requested for Certification</u>	<u>CCED Inclusive Total Requested for Certification</u>	<u>CCED Eligible for Certification Payment Requisition #7</u>	<u>Inclusive CCED Eligible for Certification</u>	<u>CCED Funding Remaining</u>	<u>Questioned Costs</u>
<b>Site Prep</b>								
Design and Engineering	215,000	166,673	2,982	169,655	2,982	169,655	45,345	-
Building & Site Demolition	856,165	709,631	5,672	715,303	5,672	715,303	140,862	-
Environmental Remediation	455,835	440,954	-	440,954	-	440,954	14,881	-
Landscaping	529,000	-	-	-	-	-	529,000	-
Retaining Wall/Pavers	43,000	-	-	-	-	-	43,000	-
Concrete	860,000	-	-	-	-	-	860,000	-
Site Utilities	1,046,000	-	-	-	-	-	1,046,000	-
Electrical	130,000	-	-	-	-	-	130,000	-
Asphalt Paving & Base	245,000	-	-	-	-	-	245,000	-
Excavation/Earthwork	480,000	44,794	111,744	156,538	111,744	156,538	323,462	-
Trucking & Hauling	-	-	-	-	-	-	-	-
Structural Steel	-	-	-	-	-	-	-	-
Miscellaneous Metals	52,000	-	-	-	-	-	52,000	-
Site Furnishings	88,000	-	-	-	-	-	88,000	-
Contingency (3%)	-	-	-	-	-	-	-	-
<b>Total Site Prep</b>	<u>5,000,000</u>	<u>1,362,052</u>	<u>120,398</u>	<u>1,482,450</u>	<u>120,398</u>	<u>1,482,450</u>	<u>3,517,550</u>	<u>-</u>

The accompanying notes to this schedule are integral to this report

**Schedule of Project Costs Request for Certification**  
**Overlook TIF Plan**  
**Payment Requisition #7**  
**Received May 3, 2022**  
**Public Improvements Advisory Board (PIAC)**

**Schedule #3**

	<u>Total Project Cost</u>	<u>PIAC Funding</u>	<u>PIAC Previously Requested for Certification</u>	<u>PIAC Requested for Certification</u>	<u>PIAC Inclusive Total Requested for Certification</u>	<u>PIAC Eligible for Certification Payment Requisition #7</u>	<u>Inclusive PIAC Eligible for Certification</u>	<u>PIAC Funding Remaining</u>	<u>Questioned Costs</u>
Land Costs:									
Acquisition	650,000	-	-	-	-	-	-	-	-
Demolition	350,000	-	-	-	-	-	-	-	-
Holding Costs	30,000	-	-	-	-	-	-	-	-
Environmental	50,000	-	-	-	-	-	-	-	-
Pre-Development									
Legal	72,000	-	-	-	-	-	-	-	-
Civil	125,327	-	-	-	-	-	-	-	-
Survey	24,000	-	-	-	-	-	-	-	-
Architectural Design	449,444	-	-	-	-	-	-	-	-
Platting/Zoning	10,000	-	-	-	-	-	-	-	-
Entitlements Arterial Street	45,000	-	-	-	-	-	-	-	-
Impact	28,000	-	-	-	-	-	-	-	-
Market Study	10,000	-	-	-	-	-	-	-	-
Traffic Study	13,000	-	-	-	-	-	-	-	-
Environmental Study	29,150	-	-	-	-	-	-	-	-
Other	35,000	-	-	-	-	-	-	-	-
Hard Costs									
Construction Bid	12,685,082	-	-	-	-	-	-	-	-
Site Prep	5,550,000	-	-	-	-	-	-	-	-
Public Improvements	150,000	150,000	-	-	-	-	-	150,000	-
Tenant Allowances(s)	1,863,280	-	-	-	-	-	-	-	-
Development Fee	809,934	-	-	-	-	-	-	-	-
Financing Costs									
Construction Interest	259,303	-	-	-	-	-	-	-	-
Closing	20,000	-	-	-	-	-	-	-	-
Reserves	25,000	-	-	-	-	-	-	-	-
<b>Total Overlook</b>	<b>23,283,520</b>	<b>150,000</b>	-	-	-	-	-	<b>150,000</b>	<b>-</b>

The accompanying notes to this schedule are integral to this report

**Schedule of Project Costs Request for Certification**  
**Overlook TIF Plan**  
**Payment Requisition #7**  
**Received May 3, 2022**  
**STIF**

**Schedule #4**

	<u>Total Project Cost</u>	<u>STIF Funding</u>	<u>STIF Previously Requested for Certification</u>	<u>STIF Requested for Certification</u>	<u>STIF Inclusive Total Requested for Certification</u>	<u>STIF Eligible for Certification Payment Requisition #7</u>	<u>Inclusive STIF Eligible for Certification</u>	<u>STIF Funding Remaining</u>	<u>Questioned Costs</u>
Land Costs:									
Acquisition	650,000	-	-	-	-	-	-	-	-
Demolition	350,000	-	-	-	-	-	-	-	-
Holding Costs	30,000	-	-	-	-	-	-	-	-
Environmental	50,000	-	-	-	-	-	-	-	-
Pre-Development									
Legal	72,000	-	-	-	-	-	-	-	-
Civil	125,327	-	-	-	-	-	-	-	-
Survey	24,000	-	-	-	-	-	-	-	-
Architectural Design	449,444	-	-	-	-	-	-	-	-
Platting/Zoning	10,000	-	-	-	-	-	-	-	-
Entitlements Arterial Street	45,000	-	-	-	-	-	-	-	-
Impact	28,000	-	-	-	-	-	-	-	-
Market Study	10,000	-	-	-	-	-	-	-	-
Traffic Study	13,000	-	-	-	-	-	-	-	-
Environmental Study	29,150	-	-	-	-	-	-	-	-
Other	35,000	-	-	-	-	-	-	-	-
Hard Costs									
Construction Bid	12,685,082	2,995,838	-	-	-	-	-	2,995,838	-
Site Prep	5,550,000	-	-	-	-	-	-	-	-
Public Improvements	150,000	-	-	-	-	-	-	-	-
Tenant Allowances(s)	1,863,280	-	-	-	-	-	-	-	-
Development Fee	809,934	-	-	-	-	-	-	-	-
Financing Costs									
Construction Interest	259,303	-	-	-	-	-	-	-	-
Closing	20,000	-	-	-	-	-	-	-	-
Reserves	25,000	-	-	-	-	-	-	-	-
<b>Total Overlook</b>	<b>23,283,520</b>	<b>2,995,838</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,995,838</b>	<b>-</b>

The accompanying notes to this schedule are integral to this report



NOTES TO THE SCHEDULE OF PROJECT COSTS AND  
REQUEST FOR CERTIFICATION  
OVERLOOK TIF PLAN  
PAYMENT REQUISITION #7  
RECEIVED MAY 3, 2022

NOTE A – QUESTIONED COSTS

No costs were questioned as a result of our procedures.

NOTE B – APPROVAL BY THE CITY OF KANSAS CITY, MISSOURI (CITY)

According to the Cost Certification and Payment Procedures the City is required to determine if it has objections to the payment of any Redevelopment Costs to be funded by the CCED funds, Additional City EATS that constitute STIF Improvements, or PIAC Funds on or before the 10<sup>th</sup> of the month. If the City objects to all or any the portion of the Requisition that relates to CCED, STIF, or PIAC improvements the City shall provide a written explanation of the reasons for such objection. If there is no objection, then the City shall indicate it has no objects.

For the current request the City did not submit their opinion by the 10<sup>th</sup> of May. As such the request is deemed to be approved by the City.

NOTE C – UNPAID INVOICES

The Developer requested CCED project costs included in Payment Requisition #7 that were unpaid as of May 3, 2022.

NOTE D – 1<sup>ST</sup> AMENDMENT TO THE TAX CONTRIBUTION AND DISBURSEMENT AGREEMENT

On February 15, 2022 there was the 1st Amendment to the Tax Contribution and Disbursement Agreement that provided for an amended budget as noted in the Schedule. The budget approved on February 15, 2022 includes certain new classifications as amended. It is represented by the Redeveloper that certain costs that were previously certified approved in other budget categories are restated to reflect the new budget approved on February 15, 2022.



OVERLOOK TIF PLAN  
SUPPLEMENTARY INFORMATION

PROJECT STATUS

Date original plan approved by the Commission:

10/19/2020

*General Location:*

North 49<sup>th</sup> Street  
Swope Parkway

*Proposed Activities:*

The Overlook TIF Plan provides for the construction of up to 60,000 square feet of new office building and 185 surface parking spaces and certain public improvements.

DOCUMENTS USED FOR EVALUATION

- Developer's Payment Requisition #1
- Agreement and any applicable amendment(s) between the Commission and the Developer for the implementation of the project and the agreements for project financing
- Cost Certification and Payment Procedures as provided by the Tax Contribution and Disbursement Agreement

**TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI**

**OVERLOOK TAX INCREMENT FINANCING PLAN AS AMENDED  
PAYMENT REQUISITION #8**

**SCHEDULE OF PROJECT COSTS AND  
REQUEST FOR CERTIFICATION  
OVERLOOK TAX INCREMENT FINANCING PLAN**

**RECEIVED ON JUNE 3, 2022  
WITH  
INDEPENDENT ACCOUNTANT'S REPORT**

OVERLOOK TAX INCREMENT FINANCING PLAN  
SCHEDULE OF PROJECT COSTS AND REQUEST FOR CERTIFICATION  
OVERLOOK TIF PLAN  
PAYMENT REQUISITION #8  
RECEIVED JUNE 3, 2022

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## INDEPENDENT ACCOUNTANT'S REPORT

Tax Increment Financing Commission  
of Kansas City, Missouri  
300 Wyandotte, Suite 400  
Kansas City, Missouri 64105

We have examined the costs included in the accompanying **Schedule 1** – Schedule of Project Costs and Request for Certification – Tax Increment Financing (TIF); **Schedule 2** – Schedule of Project Costs and Request for Certification – Central City Economic Development Fund (CCED); **Schedule 3** – Schedule of Project Costs and Request for Certification – Public Improvements Advisory Board (PIAC); **Schedule 4** – Schedule of Project Costs and Request for Certification– STIF (collectively referred to as the **Schedule(s)**) as requested for payment by Community Builders of Kansas City, a member of the Oz Development Company LLC (Redeveloper), as provided by the Overlook Tax Increment Financing Plan (TIF Plan).

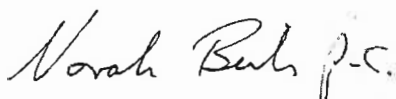
These costs were requested for certification on June 3, 2022 in the Column(s) labeled - Requested for Certification - totaling \$19,576 as reflected in the Schedules. This Request for Certification as provided by the Redeveloper's Payment Requisition #8 is limited to Schedule 2.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence supporting the Schedule and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion.

We were not engaged to, nor did we obtain any information or perform any tests pertaining to, the Redeveloper's compliance with provisions of Women Business Enterprise/Minority Business Enterprise (WBE/MBE), the Missouri Prevailing Wage Act and any other contractual requirements. We were not requested to review payment documentation, nor did we review any payment documentation including but not limited to canceled checks and lien releases.

In our opinion, except for the effects of such adjustments, if any, as might have been determined to be necessary had tests of the Redeveloper's compliance with WBE/MBE, the Missouri Prevailing Wage Act, other contractual provisions been performed, the Schedules referred to above presents, in all material respects, costs (included in the Schedules in the column titled Request for Certification) that meet the criteria for payment in accordance with the TIF Plan agreement as amended. The Redeveloper requested \$19,576, of which \$19,576 is eligible for certification.

This report is intended solely for the information and use of the Redeveloper and the Tax Increment Financing Commission of Kansas City, Missouri (the Commission) and is not intended to be and should not be used by anyone other than these specified parties.



Kansas City, Missouri  
June 27, 2022

**Schedule of Project Costs Request for Certification**  
**Overlook TIF Plan**  
**Payment Requisition #8**  
**Received June 3, 2022**  
**Tax Increment Financing (TIF)**

**Schedule #1**

	<u>Total Project Cost</u>	<u>TIF Funding</u>	<u>TIF Previously Requested for Certification</u>	<u>TIF Requested for Certification</u>	<u>TIF Inclusive Total Requested for Certification</u>	<u>TIF Eligible for Certification Payment Requisition #8</u>	<u>Inclusive TIF Eligible for Certification</u>	<u>TIF Funding Remaining</u>	<u>Questioned Costs</u>
Land Costs:									
Acquisition	650,000	650,000	-	-	-	-	-	650,000	
Demolition	350,000	350,000	-	-	-	-	-	350,000	
Holding Costs	30,000	-	-	-	-	-	-	-	
Environmental	50,000	-	-	-	-	-	-	-	
Pre-Development									
Legal	72,000	-	-	-	-	-	-	-	
Civil	125,327	-	-	-	-	-	-	-	
Survey	24,000	-	-	-	-	-	-	-	
Architectural Design	449,444	-	-	-	-	-	-	-	
Platting/Zoning	10,000	-	-	-	-	-	-	-	
Entitlements Arterial Street	45,000	-	-	-	-	-	-	-	
Impact	28,000	-	-	-	-	-	-	-	
Market Study	10,000	-	-	-	-	-	-	-	
Traffic Study	13,000	-	-	-	-	-	-	-	
Environmental Study	29,150	-	-	-	-	-	-	-	
Other	35,000	-	-	-	-	-	-	-	
Hard Costs									
Construction Bid	12,685,082	1,995,838	-	-	-	-	-	1,995,838	
Site Prep	5,550,000	-	-	-	-	-	-	-	
Public Improvements	150,000	-	-	-	-	-	-	-	
Tenant Allowances(s)	1,863,280	-	-	-	-	-	-	-	
Development Fee	809,934	-	-	-	-	-	-	-	
Financing Costs									
Construction Interest	259,303	-	-	-	-	-	-	-	
Closing	20,000	-	-	-	-	-	-	-	
Reserves	25,000	-	-	-	-	-	-	-	
<b>Total Overlook</b>	<b>23,283,520</b>	<b>2,995,838</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,995,838</b>	<b>-</b>

The accompanying notes to this schedule are integral to this report

**Schedule of Project Costs Request for Certification**  
**Overlook TIF Plan**  
**Payment Requisition #8**  
**Received June 3, 2022**  
**Central City Economic Development Fund (CCED)**

**Schedule #2**

	<u>CCED Funding</u>	<u>CCED Previously Requested for Certification</u>	<u>CCED Requested for Certification</u>	<u>CCED Inclusive Total Requested for Certification</u>	<u>CCED Eligible for Certification Payment Requisition #8</u>	<u>Inclusive CCED Eligible for Certification</u>	<u>CCED Funding Remaining</u>	<u>Questioned Costs</u>
<b>Site Prep</b>								
Design and Engineering	215,000	169,655	4,653	174,308	4,653	174,308	40,692	-
Building & Site Demolition	856,165	715,303	-	715,303	-	715,303	140,862	-
Environmental Remediation	455,835	440,954	1,537	442,491	1,537	442,491	13,344	-
Landscaping	529,000	-	-	-	-	-	529,000	-
Retaining Wall/Pavers	43,000	-	-	-	-	-	43,000	-
Concrete	860,000	-	-	-	-	-	860,000	-
Site Utilities	1,046,000	-	-	-	-	-	1,046,000	-
Electrical	130,000	-	-	-	-	-	130,000	-
Asphalt Paving & Base	245,000	-	-	-	-	-	245,000	-
Excavation/Earthwork	480,000	156,538	13,386	169,924	13,386	169,924	310,076	-
Trucking & Hauling	-	-	-	-	-	-	-	-
Structural Steel	-	-	-	-	-	-	-	-
Miscellaneous Metals	52,000	-	-	-	-	-	52,000	-
Site Furnishings	88,000	-	-	-	-	-	88,000	-
Contingency (3%)	-	-	-	-	-	-	-	-
<b>Total Site Prep</b>	<u>5,000,000</u>	<u>1,482,450</u>	<u>19,576</u>	<u>1,502,026</u>	<u>19,576</u>	<u>1,502,026</u>	<u>3,497,974</u>	<u>-</u>

The accompanying notes to this schedule are integral to this report

**Schedule of Project Costs Request for Certification**  
**Overlook TIF Plan**  
**Payment Requisition #8**  
**Received June 3, 2022**  
**Public Improvements Advisory Board (PIAC)**

**Schedule #3**

	<u>Total Project Cost</u>	<u>PIAC Funding</u>	<u>PIAC Previously Requested for Certification</u>	<u>PIAC Requested for Certification</u>	<u>PIAC Inclusive Total Requested for Certification</u>	<u>PIAC Eligible for Certification Payment Requisition #8</u>	<u>Inclusive PIAC Eligible for Certification</u>	<u>PIAC Funding Remaining</u>	<u>Questioned Costs</u>
Land Costs:									
Acquisition	650,000	-	-	-	-	-	-	-	-
Demolition	350,000	-	-	-	-	-	-	-	-
Holding Costs	30,000	-	-	-	-	-	-	-	-
Environmental	50,000	-	-	-	-	-	-	-	-
Pre-Development									
Legal	72,000	-	-	-	-	-	-	-	-
Civil	125,327	-	-	-	-	-	-	-	-
Survey	24,000	-	-	-	-	-	-	-	-
Architectural Design	449,444	-	-	-	-	-	-	-	-
Platting/Zoning	10,000	-	-	-	-	-	-	-	-
Entitlements Arterial Street	45,000	-	-	-	-	-	-	-	-
Impact	28,000	-	-	-	-	-	-	-	-
Market Study	10,000	-	-	-	-	-	-	-	-
Traffic Study	13,000	-	-	-	-	-	-	-	-
Environmental Study	29,150	-	-	-	-	-	-	-	-
Other	35,000	-	-	-	-	-	-	-	-
Hard Costs									
Construction Bid	12,685,082	-	-	-	-	-	-	-	-
Site Prep	5,550,000	-	-	-	-	-	-	-	-
Public Improvements	150,000	150,000	-	-	-	-	-	150,000	-
Tenant Allowances(s)	1,863,280	-	-	-	-	-	-	-	-
Development Fee	809,934	-	-	-	-	-	-	-	-
Financing Costs									
Construction Interest	259,303	-	-	-	-	-	-	-	-
Closing	20,000	-	-	-	-	-	-	-	-
Reserves	25,000	-	-	-	-	-	-	-	-
<b>Total Overlook</b>	<b>23,283,520</b>	<b>150,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>150,000</b>	<b>-</b>

The accompanying notes to this schedule are integral to this report



**Schedule of Project Costs Request for Certification**  
**Overlook TIF Plan**  
**Payment Requisition #8**  
**Received June 3, 2022**  
**STIF**

**Schedule #4**

	<u>Total Project Cost</u>	<u>STIF Funding</u>	<u>STIF Previously Requested for Certification</u>	<u>STIF Requested for Certification</u>	<u>STIF Inclusive Total Requested for Certification</u>	<u>STIF Eligible for Certification Payment Requisition #8</u>	<u>Inclusive STIF Eligible for Certification</u>	<u>STIF Funding Remaining</u>	<u>Questioned Costs</u>
Land Costs:									
Acquisition	650,000	-	-	-	-	-	-	-	-
Demolition	350,000	-	-	-	-	-	-	-	-
Holding Costs	30,000	-	-	-	-	-	-	-	-
Environmental	50,000	-	-	-	-	-	-	-	-
Pre-Development									
Legal	72,000	-	-	-	-	-	-	-	-
Civil	125,327	-	-	-	-	-	-	-	-
Survey	24,000	-	-	-	-	-	-	-	-
Architectural Design	449,444	-	-	-	-	-	-	-	-
Platting/Zoning	10,000	-	-	-	-	-	-	-	-
Entitlements Arterial Street	45,000	-	-	-	-	-	-	-	-
Impact	28,000	-	-	-	-	-	-	-	-
Market Study	10,000	-	-	-	-	-	-	-	-
Traffic Study	13,000	-	-	-	-	-	-	-	-
Environmental Study	29,150	-	-	-	-	-	-	-	-
Other	35,000	-	-	-	-	-	-	-	-
Hard Costs									
Construction Bid	12,685,082	2,995,838	-	-	-	-	-	2,995,838	-
Site Prep	5,550,000	-	-	-	-	-	-	-	-
Public Improvements	150,000	-	-	-	-	-	-	-	-
Tenant Allowances(s)	1,863,280	-	-	-	-	-	-	-	-
Development Fee	809,934	-	-	-	-	-	-	-	-
Financing Costs									
Construction Interest	259,303	-	-	-	-	-	-	-	-
Closing	20,000	-	-	-	-	-	-	-	-
Reserves	25,000	-	-	-	-	-	-	-	-
<b>Total Overlook</b>	<b>23,283,520</b>	<b>2,995,838</b>	-	-	-	-	-	<b>2,995,838</b>	<b>-</b>

The accompanying notes to this schedule are integral to this report

NOTES TO THE SCHEDULE OF PROJECT COSTS AND  
REQUEST FOR CERTIFICATION  
OVERLOOK TIF PLAN  
PAYMENT REQUISITION #8  
RECEIVED JUNE 3, 2022

NOTE A – QUESTIONED COSTS

No costs were questioned as a result of our procedures.

NOTE B – APPROVAL BY THE CITY OF KANSAS CITY, MISSOURI (CITY)

According to the Cost Certification and Payment Procedures the City is required to determine if it has objections to the payment of any Redevelopment Costs to be funded by the CCED funds, Additional City EATS that constitute STIF Improvements, or PIAC Funds on or before the 10<sup>th</sup> of the month. If the City objects to all or any the portion of the Requisition that relates to CCED, STIF, or PIAC improvements the City shall provide a written explanation of the reasons for such objection. If there is no objection, then the City shall indicate it has no objects.

For the current request the City did not submit their opinion by the 10<sup>th</sup> of May. As such the request is deemed to be approved by the City.

NOTE C – UNPAID INVOICES

The Developer requested CCED project costs included in Payment Requisition #8 that were unpaid as of June 3, 2022.

NOTE D – 1<sup>ST</sup> AMENDMENT TO THE TAX CONTRIBUTION AND DISBURSEMENT AGREEMENT

On February 15, 2022 there was the 1st Amendment to the Tax Contribution and Disbursement Agreement that provided for an amended budget as noted in the Schedule. The budget approved on February 15, 2022 includes certain new classifications as amended. It is represented by the Redeveloper that certain costs that were previously certified approved in other budget categories are restated to reflect the new budget approved on February 15, 2022.



OVERLOOK TIF PLAN  
SUPPLEMENTARY INFORMATION

PROJECT STATUS

Date original plan approved by the Commission:

10/19/2020

*General Location:*

North 49<sup>th</sup> Street  
Swope Parkway

*Proposed Activities:*

The Overlook TIF Plan provides for the construction of up to 60,000 square feet of new office building and 185 surface parking spaces and certain public improvements.

DOCUMENTS USED FOR EVALUATION

- Developer's Payment Requisition
- Agreement and any applicable amendment(s) between the Commission and the Developer for the implementation of the project and the agreements for project financing
- Cost Certification and Payment Procedures as provided by the Tax Contribution and Disbursement Agreement

