

# TWENTY-THIRD AMENDMENT TO THE SHOAL CREEK PARKWAY TAX INCREMENT FINANCING PLAN

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KANSAS CITY, MISSOURI

## **TIF COMMISSION APPROVAL:**

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<b>DATE:</b>	<b>RESOLUTION No.</b>
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## **CITY COUNCIL APPROVAL:**

<b>7/14/2022</b>	<b>220570</b>
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<b>DATE:</b>	<b>ORDINANCE No.</b>
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**Twenty-Third Amendment  
to the Shoal Creek  
Tax Increment Financing Plan**

The Twenty-Third Amendment (hereinafter the “Twenty-Third Amendment”) to the Shoal Creek Parkway Tax Increment Financing Plan (the “Plan”) is intended to amend the Plan, as approved by the City Council of Kansas City, Missouri by Ordinance No. 941443, and as subsequently amended by the First Amendment to the Plan, as approved by Ordinance No. 971310, the Second Amendment to the Plan, as approved by Ordinance No. 021283, as amended and approved by Ordinance No. 030545, the Third Amendment to the Plan, as approved by Ordinance No. 040457, the Fourth Amendment to the Plan, as approved by Ordinance No. 041218, the Fifth Amendment to the Plan, as approved by Ordinance No. 060903, the Sixth Amendment to the Plan, as approved by Ordinance No. 061320, the Seventh Amendment to the Plan, as approved by Ordinance No. 080419, the Eighth Amendment to the Plan, as approved by Ordinance No. 081118, the Ninth Amendment to the Plan, as approved by Ordinance No. 090262, the Tenth Amendment to the Plan, as approved by Ordinance No. 110073, the Eleventh Amendment to the Plan, as approved by Ordinance No. 130532, the Twelfth Amendment to the Plan, as approved by Ordinance No. 160592, the Thirteenth Amendment to the Plan, as approved by Committee Substitute for Ordinance No. 170327, the Fourteenth Amendment to the Plan, as approved by Ordinance No. 180583, the Fifteenth Amendment to the Plan, as approved by Ordinance No. 190216, the Sixteenth Amendment, as approved by Ordinance No. 190894, the Seventeenth Amendment, as approved by Ordinance No. 200217 the Eighteenth Amendment, as approved by Ordinance No. 201016, the Nineteenth Amendment, as approved by Ordinance No. 210134, the Twentieth Amendment, as approved by Ordinance No. 210500 and the Twenty-First Amendment, as approved by Ordinance No. 210750 and the Twenty-Second Amendment, as approved by Ordinance No. 220298 (collectively, the Shoal Creek Parkway Tax Increment Financing Plan, as amended, shall hereinafter be referred to as the “Plan”).

The Twenty-Third Amendment (1) modifies the boundaries of the Redevelopment Area and Redevelopment Project Area N, (2) modifies the description of public improvements described by the Plan, (3) modifies the Budget of Redevelopment Project Costs, (4) modifies the Sources of Funds (5) modifies the Development Schedule and (6) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing. The Twenty-Third Amendment does not alter or modify the intent of the Plan, except for those changes specifically mentioned herein.

**Amendment No. 1:** Delete Section I.A., entitled, Summary, and insert the following in lieu thereof:

A. Summary. The Shoal Creek Parkway TIF Plan calls for the design and construction of public infrastructure that is essential to the preparation of the Redevelopment Area, including the construction of sections of Shoal Creek Parkway, NE 72<sup>nd</sup> Street, Maplewoods Parkway, NE 76<sup>th</sup> Street, Soccer Drive, NE 76<sup>th</sup> Box Culvert, NE 96<sup>th</sup> Street, N. Flintlock Road, N Brighton Avenue, N Eastern Avenue, Searcy Creek Parkway, NE 108<sup>th</sup> Street, NE 104<sup>th</sup> Street, NE 112<sup>th</sup> Street , N. Sherman, 108<sup>th</sup> Street, NE Cookingham, Pleasant Valley Road and Missouri Highway 152, Highway 152 and I-35 Interchange Improvements, I-35 and Highway 291 Interchange Improvements, the construction of a improvements within Hodge Park, certain public infrastructure improvements necessary

and incidental in connection with the construction of a fire station within the Redevelopment Area, certain public infrastructure improvements necessary and incidental to the construction of Woodneath Library and the construction of trails within and adjacent to the Redevelopment Area.

**Amendment No. 2:** Delete Section I.D., entitled “Redevelopment Plan Objectives”, and insert the following in lieu thereof:

“D. Redevelopment Plan Objectives. The general objectives of the Redevelopment Plan are:

1. To eliminate conditions which cause the Redevelopment Area to be designated as an Economic Development Area and to encourage the provision of basic infrastructure.
2. To preserve and enhance the tax base of the City and the other Taxing Districts by developing the Redevelopment Area to its highest and best use, encouraging private investment in the surrounding area, increasing employment opportunities and to discourage residents, commerce, industry and manufacturing from moving to another state.
3. To increase employment and housing opportunities in the City.
4. To stimulate development which would not occur without Tax Increment Financing assistance.
5. To promote the design and construction of public infrastructure that is essential to the preparation of the Redevelopment, as more specifically set forth on Exhibit 3, attached hereto.
6. To provide for the design and/or construction of the following:

<b>Map Reference</b>	<b>Road Improvement Description</b>
A1	Shoal Creek Parkway: Hodge Park south to Interstate 435
A2	Shoal Creek Parkway: Hodge Park north to NE 96th Street
A3	Shoal Creek Parkway: NE 96th Street west to Interstate 435
A4	Shoal Creek Parkway: Interstate 435 to Brighton
A5	Searcy Creek Parkway: I-435 W to Pleasant Valley
A6	Shoal Creek Parkway: NE 108th Street to Staley Road Design of Searcy Creek and Shoal Creek Parkways Shoal Creek Parkway Study: 100th to Brighton Water Line
B	NE 72nd Street: Gladstone city limits to N Brighton
C1-C4	Maple Woods Parkway: Indiana to Interstate 435
D1	NE 76th: 650 linear feet west of N Flintlock to Interstate 435
D2	Soccer Drive: Interstate 435 to Brighton

D3	Soccer Drive: N Brighton to Spruce Avenue
D4	NE 76th box culvert
D5	Sidewalks: Shoal Creek Parkway to N Stark
D6	Soccer Drive: Drury Drive to I-435
D7	Soccer Drive: I-435 to Shoal Creek Parkway
E	NE 96th Street between Shoal Creek Parkway and N Flintlock Road
F1	N Flintlock: NE 96th Street to Missouri Route 152
F2	N Flintlock: Missouri Route 152 to NE 76th Street
F3	N Flintlock: 76th Street to the “Flintlock Flyover”
F4	N Flintlock: Traffic Signalization at NE 90 <sup>th</sup> Street, which may include a crosswalk in lieu of or in addition to the traffic signal
G1	N Brighton: Missouri Route 152 to NE 80th Street
G2	N Brighton: 1941 linear feet south of NE 79th Street to N Pleasant Valley
G3	N Brighton: NE 80th Street to 2700 linear feet south of NE 76th Street
G4	N. Brighton Water Line
G5	SKW Design & Construction Services
G6	NE 58 <sup>th</sup> Street to Pleasant Valley Road
G7	N. Brighton: Right of Way Acquisition between Pleasant Valley Road and NE 79 <sup>th</sup> Street
H1	N Eastern Avenue: Intersection at Highway 291
H2	N Eastern: South of Kellybrook Elementary School approximately 2,000 linear feet
H3	N Eastern Avenue: 96th Street to 106th Street
H4	N Eastern: 108th to Highway 291
I1	NE 108th: Smalley to Interstate 435
I2	NE 108th: Interstate 435 to Staley Road
J	Interstate 35/Highway 291 Intersection
K1	NE 104th: Highway 291 to A Highway
K2	NE 104 <sup>th</sup> Street: ½ mile east of Highway 291 to Liberty/Kansas City city limits
K3	NE 104 <sup>th</sup> Street: Liberty/Kansas City city limits to A Highway (KCMO share)
K4	NE 104 <sup>th</sup> Street: Signal at Highway 291
	Shoal Creek Parkway Study: 100th to Brighton Water Line
L	Highway 152: Interstate 35 Interchange
L1	Highway 152: Shoal Creek Parkway to Interstate 35
L2	Highway 152: Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and Interstate 35
M1	Pleasant Valley Road: Intersection with Brighton
M2	Pleasant Valley Road: Brighton to Searcy Creek
N	Hodge Park Improvements

O	Infrastructure improvements related to the construction of a fire station within the Redevelopment Area
P	Trail segment along Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road
Q	N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue
R	Public Detentions
S	Public Utilities – Storm Water Sewer, Sanitary Sewers and a Water Main along MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue, and Dry Utilities
T	Woodneath Library Improvements – Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency
U	NE 108 <sup>th</sup> Street: Traffic signal at 108 <sup>th</sup> and NE Cookingham Drive
V	N. Sherman: Street lights between NE Cookingham Drive and NE 116 <sup>th</sup> Terrace
W	Maplewoods Parkway: Shoal Creek Parkway to NE 112 <sup>th</sup> Street, including construction of a water line
X	Maplewoods Parkway, beginning at NE 112 <sup>th</sup> Street and extending north to and including the intersection at NE Cookingham Drive

Specific objectives of the Plan are set forth on Exhibit 3, attached hereto.”

**Amendment No. 4:** Delete the first paragraph of Section II.A., entitled, Estimated Redevelopment Project Costs, and insert the following in lieu thereof:

A. Estimated Redevelopment Project Costs. Estimated Redevelopment Project Costs for the Plan are projected to be approximately \$298,291,851 over the life of the Plan. The Plan proposes that approximately \$206,093,681 in Redevelopment Project Costs are eligible for reimbursement from the Special Allocation Fund. The reimbursable Redevelopment Project Costs include those set forth in Exhibit 4.

**Amendment No. 5:** Delete Exhibit 1, entitled “Location and Legal Description of the Shoal Creek Redevelopment Area” and insert the attached hereto, in its place as Exhibit 1.

**Amendment No. 6:** Delete Exhibit 2, entitled “Site Plan”, and insert the revised Exhibit 2, attached hereto, in lieu thereof.

**Amendment No. 7:** Delete Exhibit 3, entitled “Specific Objectives of Redevelopment Plan”, and insert the following in lieu thereof.

**Amendment No: 8:** Delete Exhibit 4, entitled “Estimated Redevelopment Project Costs”, and insert the revised Exhibit 4, attached hereto, in lieu thereof.

**Amendment No: 9:** Delete Exhibit 5, entitled “Sources of Funds for All Estimated Redevelopment Project Costs”, and insert the revised Exhibit 5, attached hereto, in lieu thereof.

**Amendment No: 10:** Delete Exhibit 9, entitled “Development Schedule”, and insert the revised Exhibit 9, attached hereto, in lieu thereof.

## **EXHIBIT 1**

### **Location and Legal Description of Shoal Creek Redevelopment Area**

#### **Redevelopment Area**

2 tracts of land in Sections 2, 3, 8, 10, 11, 14, 15, 16, 17, 18, 20, and 21 Township 51 North, Range 32 West, and Sections 30, 31, 32, and 33, Township 52 North, Range 32 West, and Sections 25 and 36 Township 52 North, Range 33 West of the Fifth Principal Meridian, in Kansas City, Clay County, Missouri being more particularly described as follows:

1. Beginning at the southwest corner of NE Reinking Rd and NE Cookingham Dr in the middle of Sec. 21-52-52; Thence westerly along south ROW line 1590' mol to the southerly prolongation of the west line of parcel 105030000200100; thence north, crossing NE Cookingham Dr and along the westerly boundary of said parcel, 1160' mol to the northwest corner; thence east 2000' mol along the north line of said parcel crossing NE Sherman Rd to the easterly ROW line; thence southwesterly along the east ROW line of NE Sherman RD to the intersection with the north ROW line of Cookingham Dr; thence east and southeasterly along N ROW line to the intersection of the W ROW line of Eastern Ave; thence north 1880' mol along the W ROW line of Eastern Ave; thence east 65' to the E ROW line; thence south 1950' along the E ROW line to the intersection or the N line of Cookingham Dr; thence southeasterly and southerly along the N ROW line 10,300' mol to the N ROW line NE 104<sup>th</sup> St; thence east along the N ROW line 600'; thence S crossing NE 104<sup>th</sup> St 200' mol along the E line of 10903000100200 to the SE cor; thence W 220' mol; thence NW 360' mol to the SW cor of 10903000100200; thence continuing along the N ROW line of Cookingham Dr 5850' mol to the W line of mol to the section line and the west boundary of Highland Plaza; thence the following directions and distances around Highland Plaza: N 925' (NW cor 10919000200203), SE 420' (NW cor 10919000400100), S along E ROW N Cedar Ave 365' (NW cor 10919000301500), E 580' and SE 350' (NE cor 10919000400100), E 70' across N Ash Ave, SW along E ROW line 375' mol, the SE along the private ROW 260' mol, SW along Sly private ROW line 250' mol to the N ROW line of Cookingham Dr, and NWly along N ROW line to northly prolongation of the east line of Montclair Third Plat; thence S 900' along east line of Montclair Third Plat to C/L NE 96<sup>th</sup> St; thence W 170' along centerline/city limit line; thence S along city limit line 7875' mol to inter I-35 and M-152; thence SW along C/L I-35 3470' mol to easterly prolongation of the south line of Barry Pointe; thence NW 1825' mol along the south line to the E ROW line N Flintlock Rd; thence southwesterly and southerly along E ROW line 3170' mol to the C/L NE 76<sup>th</sup> St; thence W along center line 1275' mol to C/L of N Stark Ave; thence S along C/L 2625' mol to Pleasant Valley City Limit line; thence W along city limit line 5675' mol to C/L N Corrington Ave; thence NWly along C/L 1175' mol to C/L of NE Shoal Creek Pkwy; thence NEly and Nly along the C/L 7400' mol to a curve to the west to the S ROW line of Barry Rd; thence W along the S ROW line 9125' to the E ROW

line of Brighton Ave; thence S along E ROW line 11,500' mol to the N ROW line of NE Pleasant Valley Rd; thence E, NEly, and E along the N ROW line 5700' mol to the E ROW line of Searcy Creek Pkwy; thence S 100' mol to the S ROW line of Pleasant Valley Rd; thence W along the N boundary of 14503000400200 the following directions: W 100', N 50', W 80', S 50', W 10', N 20', and W 625' to the NW cor of said parcel; thence W and SWly along the S ROW line of Pleasant Valley Rd 3630' mol to the NW cor 14404000500101; thence W continuing along the S ROW line 1250' to the E ROW line of Brighton Ave; thence S along the E ROW 450' mol to the SW cor 14404000500200; thence Wly 60' mol to the SE cor 14419000302500; thence Nly along the W ROW line of Brighton Ave 4900' mol to the SE cor of 14411000500400; thence NWly along the S boundary the following: NW 85', NE 125', NW 125', W 475', NW 465', SW 170', NW 425', NE 320', and NW 125' to the NW cor; thence continuing NWly 250' and W 930' mol along the S parcel boundaries to the C/L of N Kensington Ave; thence N along C/L 435' to the C/L NE 76<sup>th</sup> St; thence W along the C/L 750' mol to the city limit line of Gladstone; thence N along the city limit line 1700' mol to the Ely cor of 14406000904500; thence NW along the E boundary of Claybrook 2<sup>nd</sup> 425' mol to the S line of 14406000100400; thence W 300' mol to the SW cor of said parcel; thence N 150', E 50', and N 200' mol to the NW cor; thence W 800' mol along the center boundaries of lots 1-16 Presidential Park 2<sup>nd</sup> to the C/L of N Antioch Rd; thence N along the C/L 250' mol to the intersection of NE 80<sup>th</sup> St and N Antioch Rd; thence E along C/L of 80<sup>th</sup> St 1750' mol to the Nly prolongation of the E ROW line of N Spruce Ave; thence S along the E ROW line 315' mol; thence E crossing through the N pt of Kings Gate 1<sup>st</sup> Plat 2100' mol to the W ROW line of Brighton Ave; thence N along ROW line 2900' mol crossing M152 to the SW cor of Barry Rd; thence W along the S line of Barry Rd 725' mol to the NE cor of 14119000900100; thence S along the E boundaries 1000' mol to the inter of M-152; thence Wly along the C/L on a curve to the right 1900' mol to the Sly prolongation of the W boundary of 14119001200100 (also being the W section line of Sec 8-51-32); thence N along the section line 3600' mol to the NW cor; thence E along N section line 2600' mol to the W ROW line of Brighton Ave; thence N and NE along the W ROW line 5400' mol to the inters of the C/L of NE 96<sup>th</sup> St; thence E along the CL of 96<sup>th</sup> St 7500' mol to the CL of N Eastern Rd; thence N along the E boundary of 10803000100900 and 10803000101000 2520' to the NE cor; thence E 20' to the C/L of N Eastern Ave; thence NEly and NWly along the C/L 2700' mol to the easterly prolongation of the south line of 10801000101300; thence W 1400' mol along the said south line to the SW cor; thence N 1330' to the SE cor of 10801000101200; thence W 6600' mol along the S boundaries of 10801000101200, 10801000100200, 10702000100600, 10702000100700, and 10702000100900 to the SW cor; thence S along the west boundary and continuing 3820' mol to the NW cor of 10704000101600; Thence E 1300' to the NE cor; thence S 100'; thence E 4000' mol along the N boundary of 10704000102200, 10704000102300, 10803000100600, and through 10803000100503 to the C/L Reinking Rd; Thence S along the C/L 1000' mol to the easterly prolongation of the south line of 10803000100501; thence



W 4000' to the east boundary of 10704000101600; thence NWly 1400' mol to the C/L of NE Staley Rd; thence NW along C/L 5250' mol to the southerly prolongation of the W line of 10703000100100; thence N along the west line 280' to the NW cor; thence W 285' to the SW cor 10701000100300; thence NWly 1665' mol to the westerly cor or said parcel; thence NE on a curve 1075' mol, NW 75', and NE 1900' to a point on the W boundary of 10702000100100; Thence N 2575' mol to the NW cor; thence E 1730' mol to far NE cor; thence S 1310' along boundary; thence E 2025' to a point on 10702000101000; thence N 480' mol to the NW cor; thence E 1515' mol to the NE cor; thence S along the W ROW line of I-435 1610' mol; thence Ely along the N ROW line of NE 108<sup>th</sup> St 5350' mol to the inter of the W ROW line of N Eastern Ave; thence Nly along the W ROW line ending around a curve at the inter of Cookingham Dr 4575' mol; thence NWly along the S ROW line 2500' mol to the POB

Except the following redevelopment project areas inside the boundary:

X – Beg 700' mol SE of the inters of 291 Hwy & N Eastern Ave, SE along SL 450' mol to inters Auburndale Patio Homes, SW 525' mol along Nly boundary, SW 210' mol continuing on Nly boundary, W 225' mol on N boundary, SW 190' mol to the inters N boundary and EL of N Eastern Ave, NWly along EL 600' mol, NE 700' mol to POB.

Y – Beg SE cor inters 291 Hwy & N Eastern Ave, SE along SL 291 Hwy 700' mol, SWly 700' mol to a point on EL N Easter Ave, Nly along EL ROW 775' on a curve to the right to the POB.

AA- Beginning at NW cor inters NE 96<sup>th</sup> St & N McKinley Ave, Wly along NL NE 96<sup>th</sup> St 580' mol, N 565' to SL Benson Place 1<sup>st</sup>, Ely along SL of said sub 675' mol to WL N McKinley Ave, Sly along ROW line 560' mol to POB.

BB- Benson Place Commons 1<sup>st</sup> Plat Lot 1

2. Highland Plaza East 1<sup>st</sup> Plat – All the part Lot 1 lying in KC city limits (also known as redevelopment project P).

### **Redevelopment Project Area A**

All the south half of Section 15, Township 51, Range 32 and that part of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 16, Township 51, Range 32, Kansas City, Clay County, Missouri, described as follows: Beginning at the intersection of the center line of N. Stark Avenue and the City of Kansas City -Pleasant Valley city limits line; thence west along the City of Kansas City -Pleasant Valley city limits line to the west line of Section 15, Township 51, Range 32; thence north along the west line of Section 15, Township 51, Range 32, to a distance of approximately 1,678.61 feet; thence northwesterly along a curve to the right a radius of 1,145.92 feet, an arc distance of 593.52 feet; thence North 25 degrees, 06 minutes, 03 seconds East a distance of 1,075 feet; thence South 64 degrees 53 minutes 57 seconds East, a distance of 483.92 feet to the northeast corner of the Southeast Quarter of Section 15, Township 51, Range 32; thence east along the north line of the Southeast Quarter and the Southwest Quarter of Section 15, Township 51 Range 32 to the center line of N. Stark Avenue; thence south along the center line of N. Stark Avenue to the Point of Beginning.

### **Redevelopment Project Area B**

All that part of the Southeast Quarter of Section 16, Township 51, Range 32, Kansas City, Clay County, Missouri, described as follows: Beginning at the Southeast Quarter of said Section 16, thence South 89 degrees 56 minutes 53 seconds West along the south line of the Southeast Quarter of said Section 16, a distance of 490.03 feet; thence North 0 degrees 33 minutes 09 seconds East, a distance of 310.27 feet; thence North 89 degrees 26 minutes 51 seconds West, a distance of 95.00 feet; thence North 26 degrees 17 minutes 46 seconds West a distance of 124.59 feet; thence North 43 degrees 48 minutes 19 seconds West, a distance of 56.47 feet; thence North 56 degrees 00 minutes 59 seconds West, a distance of 112.56 feet; thence North 39 degrees 43 minutes 21 seconds West, a distance of 381.48 feet; thence northeasterly along a curve to the left, the initial tangent having a bearing of North 41 degrees 00 minutes 25 seconds East, having a radius of 2009.86 feet, an arc distance of 557.96 feet; thence North 25 degrees 06 minutes 03 seconds East, a distance of 561.05 feet; thence southeasterly along a curve to the left, the initial tangent having a bearing of South 64 degrees 03 minutes 50 seconds East, having a radius of 1,145.92 feet, an arc distance of 493.34 feet to a point on the east line of the Southeast Quarter of said Section 16; thence South 0 degrees 07 minutes 36 seconds West along the east line of the Southeast Quarter of said Section 16, a distance of 1,678.61 feet to the point of beginning.

### **Redevelopment Project Area D**

All of that part of the Southeast Quarter of Section 11, Township 51, Range 32, Kansas City, Clay County Missouri, described as follows: Beginning at the intersection the south right-of-way line of Missouri Route 152 and the easterly right-of-way line of N. Church Road; thence southerly and southeasterly along the easterly right-of-way line of N. Church Road to the westerly right-of-way line of Interstate Route 35; thence northeasterly along the westerly right-of-way line of Interstate Route 35 to the southerly line of Missouri Route 152; thence west along the southerly right-of-way line of Missouri Route 152 to the Point of Beginning.

### **Redevelopment Project Area F**

All that part of Sections 3, 4, 9, 10, 11, 14, 15 and 16 of Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows:

Beg at the N extension of the west boundary of 14201000100100 and the centerline of eastbound NE Shoal Creek Pkwy, said point also being located on the north section line of Section 4, Township 51, Range 32; thence east along the north section line of Section 4, Township 51, Range 32, to the intersection with the east quarter section line of the Northwest Quarter of Section 3, Township 51, Range 32; thence south along the east quarter section line of the Northwest Quarter of Section 3, Township 51, Range 32, to the north quarter section line of the Northwest Quarter of the Southeast Quarter of Section 3, Township 51, Range 32; thence east along the north quarter section line of the Northwest Quarter of the Southeast Quarter of Section 3, Township 51, Range 32, to the east quarter section line of the Northwest Quarter of the Southeast Quarter of Section 3, Township 51, Range 32; thence south along the east quarter section line of the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 3, Township 51, Range 32, to the north section line of Section 10, Township 51, Range 32; thence east along the north section line of Section 10, Township 51, Range 32 and Section 11, Township 51, Range 32, to the centerline of N.E. Flintlock Road; thence southerly and westerly along the centerline of N.E. Flintlock Road to the south quarter section line of the Southwest Quarter of the Northwest Quarter of Section 14,

Township 51, Range 32; thence west along the south quarter section line of the Southwest Quarter of the Northwest Quarter of Section 14, Township 51, Range 32, and the south line of the north half of Section 15, Township 51, Range 32, to a point 280' west of Southeast cor of Northeast 1/4; thence north and parallel to the east section line to the north section line of Section 15, Township 51, Range 32 (2600' mol); thence west along the north line of Section 15, Township 51, Range 32 to a point 1100' mol east of Northwest corn of section; thence SW along E ROW line of Shoal Creek Pkwy 450' mol; thence south 2225' mol parallel to the west line of the section to the north line of the south half; thence west along said line 600' mol; thence NW, a distance of 475' mol to the N bound C/L of Shoal Creek Pkwy; thence NEly along said C/L 5200' mol to the inter of NE Barry Road; thence W along S ROW line of Barry Rd 4300' mol; thence N 60' to said point located 250' W of the SE cor of 14203000100400; thence N and NWly along the W boundaries 14203000100400, 14201000100601, 14201000100501, and 14201000100400 to the NW cor; thence E 1100' to the SE cor of 14201000100200; thence N 1500' to the NE cor of said parcel; thence E along the S ROW line of NE Shoal Creek Pkwy 2700' mol to POB.

(Said legal description intending to include Shoal Creek Golf Course and Hodge Park.)

### **Redevelopment Project Area G**

All of that Part of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 11, Township 51, Range 32, and the Northwest Quarter of the Northeast Quarter of Section 14, Township 51, Range 32, Kansas City, Clay County, Missouri, as described as follows: Beginning at the intersection of the south right-of-way line of N.E. Barry Road and the east right-of-way line of N.E. Flintlock Road; thence southerly and southwesterly along the easterly right-of-way line of N.E. Flintlock Road to a point 580 feet, more or less, northeasterly of the South line of Section 11, Township 51, Range 32; thence South 61 degrees 56 minutes 19 seconds East, a distance of 944.48 feet to the westerly right-of-way line of Interstate Route 35; thence northeasterly along the westerly right-of-way of Interstate Route 31 to the westerly right-of-way line of N. Church Road; thence northerly and northwesterly along the westerly right-of-way line of N. Church Road to the south right-of-way line of N.E. Barry Road; thence west along the south right-of-way line of N.E. Barry Road to the Point of Beginning.

### **Redevelopment Project Area J**

All of that part of the north half of Section 15, Township 51, Range 32, Kansas City, Clay County, Missouri, described as follows: Beginning at a point on the north line of the Northwest Quarter, Section 15 Township 51, Range 32, said point being 907.5' east of the northwest corner of said Quarter Section; thence South 00 degrees, 57 minutes, 27 seconds West, a distance of 2,621'; thence South 89 degrees, 26 minutes, 23 seconds East, a distance of 4065'; thence North 1 degrees, 10 minutes, 9 seconds east 2590'; thence west along the north line of said Section 4065' mol to the Point of Beginning.

### **Redevelopment Project Area K**

All that Part of the Northwest Quarter of Section 4, Township 51, Range 32, Kansas City, Clay County, Missouri, described as follows: Beginning at the intersection of the easterly right-of-way line of Interstate Route 435 and the centerline of N.E. 96th Street; thence east along the centerline of N.E. 96th Street to a point approximately 886.62 feet, more or less, west of the east line of the Northwest Quarter of Section 4, Township 51, Range 32; thence South 0 degrees, 17 minutes, 30

seconds West a distance of 1,495.83 feet; thence North 89 degrees, 58 minutes, 13 seconds West a distance of 1,042.6 feet to the east right-of-way line of Interstate 435; thence northerly along the easterly right-of-way line of Interstate 435 to the Point of Beginning.

### **Redevelopment Project Area L**

A tract of land in the Northeast Quarter of Section 11, Township 51, Range 32, Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence North 89 degrees 18 minutes 51 seconds West, along the South line of said Northeast Quarter, 2049.51 feet; thence North 0 degrees 41 minutes 09 seconds East, 54.59 feet to the True Point of Beginning of the tract to be herein described, said point being also a point on the north right of way line of Missouri Route 152, as now established; thence North 0 degrees 25 minutes 55 seconds East, 289.47 feet; thence South 89 degrees 34 minutes 05 seconds East, 458.93 feet; thence Southeasterly, along a curve to the right, tangent to the last described course, having a radius of 100.00 feet, an arc distance of 65.63 feet; thence Northeasterly, along a curve to the right, having an initial tangent bearing of North 86 degrees 22 minutes 52 seconds East a radius of 5763.58 feet, an arc distance of 407.47 feet; thence South 89 degrees 34 minutes 05 seconds East, 328.40 feet; thence Easterly, along a curve to the left, tangent to the last described course, having a radius of 240.00 feet, an arc distance of 126.07 feet to a point on the East line of said Northeast Quarter; thence North 0 degrees 25 minutes 57 seconds East, along said East line, 789.64 feet; thence North 89 degrees 06 minutes 22 seconds West, 2591.44 feet to a point on the West line of said Northeast Quarter; thence South 0 degrees 26 minutes 45 seconds West, along said West line, 110.15 feet to a point on the aforesaid North right of way line; thence South 88 degrees 36 minutes 48 seconds East, along said North right of way line, 55.91 feet; thence South 12 degrees 38 minutes 58 seconds East, along said North right of way line, 123.69 feet; thence South 88 degrees 36 minutes 48 seconds East, along said North right of way line, 458.53 feet to the True Point of Beginning. Containing 56.12 acres, more or less.

### **Redevelopment Project Area M**

A tract of land in the Northeast Quarter of Section 11 Township 51, Range 32, Kansas City, Clay County, Missouri, being hounded and described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence North 0 degrees 25 minutes 57 seconds East, along the East line of said Northeast Quarter, 363.14 feet to a point on the Westerly right-of-way line of Interstate Route 35, as now established, said point being also the True Point of Beginning of the tract to be herein described; thence South 38 degrees 14 minutes 20 seconds West, along said Westerly right of way line, 393.82 feet to its intersection with the Northerly right of way line of Missouri Route 152, as now established; thence North 89 degrees 34 minutes 05 seconds West, along said northerly right of way line, 1106.46 feet; thence North 88 degrees 36 minutes 48 seconds West, along said Northerly right of way line, 701.47 feet; thence North 0 degrees 25 minutes 55 seconds East, 289.47 feet; thence South 89 degrees 34 minutes 05 seconds East, 458.93 feet; thence Southeasterly, along a curve to the right, tangent to the last described course, having a radius of 100.00 feet, an arc distance of 65.63 feet; thence Northeasterly, along a curve to the right, having an initial tangent bearing of North 49 degrees 36 minutes 54 seconds East, a radius of 338.00 feet, an arc distance of 210.44 feet; thence North..85 degrees 17 minutes 13 seconds East, 370.32 feet; thence South 89 degrees 08 minutes 54 seconds East, 113.96 feet; thence Easterly, along a curve to the right, having an initial tangent bearing of North 86 degrees 22 minutes 52 seconds East, a radius of 5763.58 feet, an arc distance of 407.47 feet; thence South 89 degrees 34 minutes 05

seconds East 328.40 feet; thence Easterly, along a curve to the left, of 126.07 feet to the aforesaid East line of said northeast Quarter; thence south 0 degrees 25 minutes 57 seconds West, along said East line, 129.21 feet to the True Point of Beginning. Containing 16.32 acres, more or less.

### **Redevelopment Project Area N**

Part of Section 8, Section 9 and Section 17, all in Township 51 North, Range 32 West, In Kansas City, Clay County, Missouri, described as follows: Beginning at the intersection of the Westerly right-of-way line of Interstate Highway Route 435 as now established and the South line of the Northwest Quarter of said Section 9; thence West along the South line of the Northwest Quarter of said Section 9 and the South line of the North Half of said Section 8, 2686 feet more or less to the East right of way line of N Brighton Ave as now established; thence Southerly along the Easterly right of way line of said Brighton Avenue, 3006 feet more or less to a point on a line that is the Easterly extension of the Northerly line of said Clay County, Missouri Parcel 14407001300200 and Parcel 14407001300300; thence North 88°57'57" West, along said Easterly extension line, 1265.50 feet to the Northwest corner of said Parcel 14407001300300, said point also being on the Westerly line of Tract A, Kings Gate First Plat, a subdivision of land in said Kansas City, Clay County, Missouri; thence South 00°00'00" East, along said Westerly Tract line and along the Easterly line of said Parcel 14407001300300, 41.09 feet to the Southwest corner of said Tract A and also a point on the Northerly line of Lot 109, Kings Gate Second Plat, a subdivision of land in said Clay County, Clay County, Missouri; thence South 56°17'42" West, along the Northerly line of Lots 109 and 110, said Kings Gate Second Plat and along the Easterly line of said Parcel 14407001300300, 88.64 feet; to an angle point in the Westerly line of said Lot 110; thence South 00°50'07" West, along the Westerly line of Lots 110, 111 and 112 of said Kings Gate Second Plat and along the Easterly line of said Parcel 14407001300200, 261.09 feet to an angle point in the Westerly line of said Lot 112; thence continuing South 00°50'07" West, along the Southerly extension of the Easterly line of said Lots 110, 111 and 112, and along said Easterly line of Parcel 14407001300200, 286.62 feet to the Southeast corner of said Parcel 14407001300200; thence North 89°17'51" West, along the Southerly line of said Parcel 14407001300200, 575.05 feet to the Southeast corner of Clay County, Missouri Parcel 14407001300100; thence North 00°40'09" East, along the East line of said Parcel 14407001300100 and the Westerly line of said Parcel 14407001300200, 150.00 feet to the Northeast corner of said Parcel 14407001300100; thence North 89°17'51" West, along the North line of said Parcel 14407001300100 and the Southerly line of said Parcel 14407001300200, 270.00 feet to a point on the Easterly right of way line of said N Spruce Avenue and the Northwest corner of said Parcel 14407001300100; thence North 00°40'09" East, along said Easterly right of way line and along the West line of said Parcel 14407001300200, 494.20 feet to the Northwest corner of Clay County, Missouri Parcel 14407001300200; thence continuing North 00°40'09" East, along said Easterly right of way line, 40.00 feet to a point on a line that is 40.00 feet Northerly of and parallel with the Northerly line of said Parcel 14407001300200 and Parcel 14407001300300; thence South 88°57'57" East, along said parallel line, 1340.40 feet to a point on the Southerly extension of the Westerly line of Tract B1, said Kings Gate First Plat, also being Clay County Parcel 14407000101500; thence North 01°19'55" West, along said Southerly extension and along said Westerly line, 157.33 feet; thence North 71°55'35" East, along said Westerly line, 14.08 feet;

thence North 00°58'26" East, along said Westerly line, 273.78 feet to the Northwest corner of said Tract B1, said point also being on the Southerly right of way line of NE 80th Street as now established; thence North 25°25'34" West, 66.98 feet to a point on the Northerly right of way line of NE 80th Street as now established, said point being the Southwest corner of Highway 152 Commerce Center, a subdivision of land in said Kansas City, Clay County, Missouri and the Southeast corner of Brighton Woods, a subdivision of land in said Clay County, Clay County, Missouri; thence North 01°13'47" East, along the West line of said Highway 152 Commerce Center and the East line of said Brighton Woods, 1,034.80 feet to a point on the Southerly right of way line of Missouri State Highway No. 152 as now established; thence North 05°37'17" East, 215.59 feet to the centerline of said Missouri State Highway No. 152 as now established; thence South 85°35'31" West, along said centerline, 473.77 feet; thence Westerly along said centerline, along a curve to the right being tangent to the last described course with a radius of 2,864.79 feet, a central angle of 27°31'26" and an arc distance of 1,376.19 feet to a point on the West line of the Southwest Quarter of said Section 8; thence North 00°15'39" East, along the West line of the Southwest Quarter of said Section 8, (part of said line also being the West line of Brighton Woods North Second Plat), 1012.08 feet to the Northwest corner of the Southwest Quarter of said Section 8; thence North 00°31'08" East, along the West line of the Northwest Quarter of said Section 8, (part of said line also being the West line of Barry Brooke Second Plat and Barry Brooke First Plat), 1012.08 feet to the Northwest corner of the Northwest Quarter of said Section 8; thence South 89°09'16" East, along the North line of said Northwest Quarter, 2,627.37 feet to the Northeast corner of the Northwest Quarter of said Section 8; thence Westerly along the North line of the Northeast Quarter of said Section 8 and the North line of the Northwest Quarter of said Section 9, 3121 feet more or less to a point on the Westerly right of way line of said Interstate Highway Route 435; thence Southerly along said Westerly right of way line, 2694 feet more or less to the Point of Beginning. Containing 20,405,495 square feet or 468.45 acres, more or less.

### **Redevelopment Project Area O**

1. Beginning at the inter of the N line of the SW Quarter of Sec 33-52-32 and the C/L of NE Reinking Rd; thence S along the C/L 1000' MOL to the prolongation of the S line of 10803000100501; thence W 3900' mol along the S boundary, continuing across I-435, to the NW cor of 10704000102000; thence NWly 1400' mol to the SE prolongation of the C/L of NE Staley Rd and the inter of the W line of SE1/4 sec 53-52-32; thence N 750' mol to the NW cor 10704000101600; thence E 1300' mol along the north line to the NE cor; thence S 100' mol to the NW cor of 10704000102200; thence E 3950' along the N boundaries, crossing I-435 to the POB.
2. Beginning at the inter NE 96<sup>th</sup> St and I-435; thence S 2700' mol along C/L I-435 to the Ely prolongation of the C/L of NE 92<sup>nd</sup> St; thence W 2950' mol along the C/L to the inter of N Brighton Ave; thence N and NEly 2800' mol along C/L to the inter Staley Rd/96<sup>th</sup> St; thence Ely 2350' mol along C/L 96<sup>th</sup> St to the POB.

### **Redevelopment Project Area P**

(ALL THAT PART OF LOT 1, HIGHLAND PLAZA FIRST PLAT IN KANSAS CITY, CLAY COUNTY, MISSOURI)

All that part of Lot 1, Highland Plaza East First Plat, a subdivision in Kansas City and Liberty, Clay County, Missouri, that is situated solely within the limits of said Kansas City, Clay County, Missouri, being described as follows: Beginning at the Northwest Corner of said Lot 1; thence South 89°19'47" East, along the North line of said Lot 1, 472.00 feet to a point on the Kansas City, Missouri city limits line; thence South 00°33'25" West, along said city limits line, 643.57 feet to the Southeast corner of said Lot 1 in said Kansas City; thence North 89°26'35" West, along the South line of said Lot 1, 472.00 feet to the Southwest corner of said Lot 1; thence North 00°33'25" East, along the West line of said Lot 1, 644.50 feet to the Point of Beginning. Containing 303,985 square feet or 6.98 acres more or less.

### **Redevelopment Project Area R**

All of Lot 1 and Lot 2 and Tract A, Highland Plaza West-First Plat, a subdivision of land in Kansas City, Clay County, Missouri.

### **Redevelopment Project Area Z**

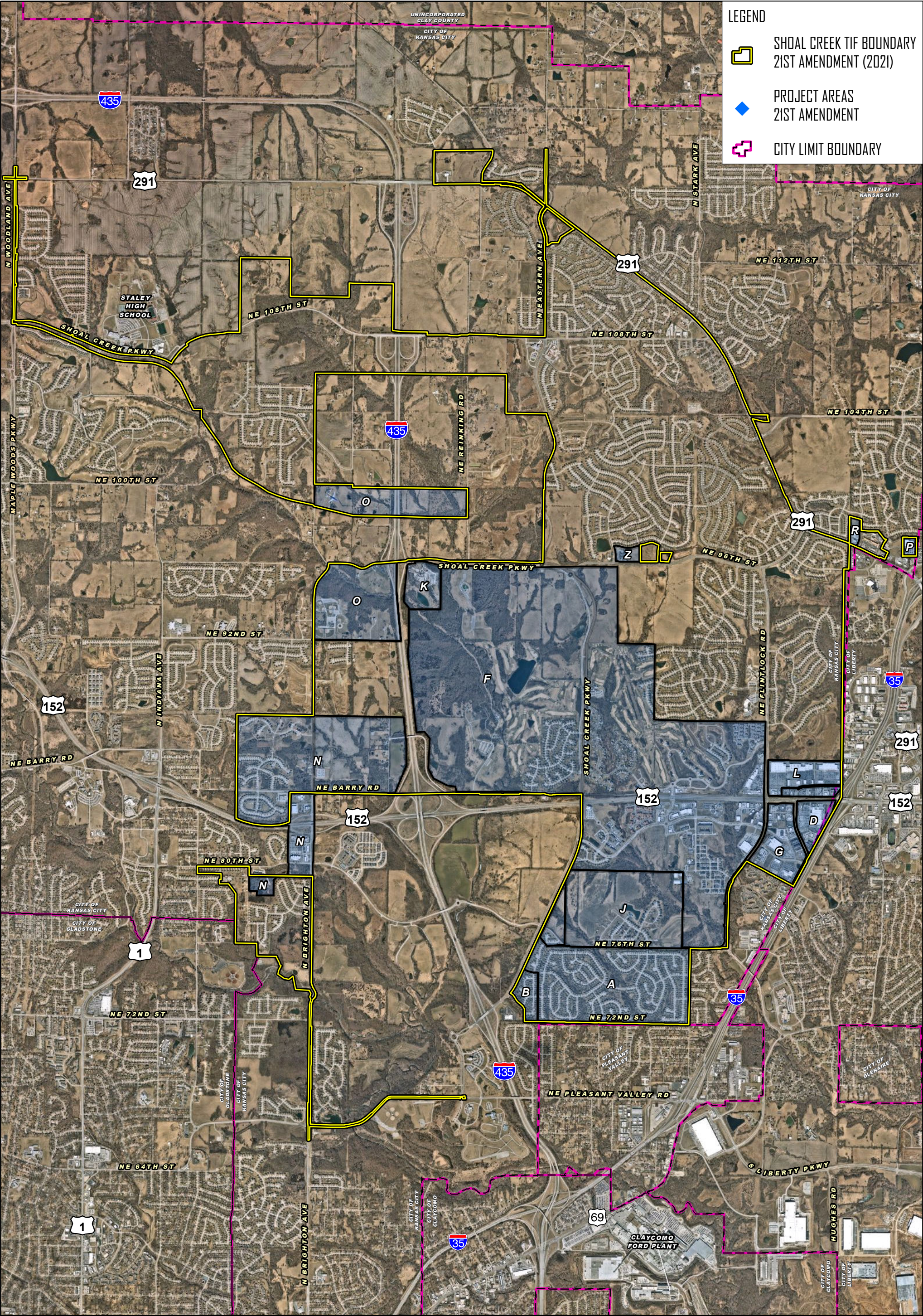
All that part of the Southeast and Southwest Quarter of Section 34, Township 52 North, Range 32 West, Kansas City, Clay County, Missouri, being described as follows: Commencing at the Southeast corner of said Southeast Quarter; thence South 89°18'08" East, along the South line of said Southeast Quarter, 787.12 feet; thence North 00°03'31" West, 131.19 feet to the centerline of Northeast 96th Street, as now established, said point being the True Point of Beginning of the Tract to be herein described; thence South 89°56'29" West, along said centerline, 359.53 feet; thence North 88°55'31" West, along said centerline, 467.23 feet; thence North 01°04'20" East, 64.00 feet; thence Northwesterly, along a curve to the right, having an Initial Tangent Bearing of North 88°55'31" West, a radius of 15.00 feet, a central angle of 85°52'00", an arc distance of 54.29 feet to a point of the East Right-of-Way line of North Tullis Drive, as now established; thence North 00°03'31" West, along said East Right-of-Way line, 174.55 feet; thence Northerly, along said East Right-of-Way line, on a curve to the left, tangent to the last described course, having a radius of 812.00 feet, a central angle of 17°05'22", an arc distance of 242.19 feet; thence North 17°08'53" West, along said East Right-of-Way line, 73.53 feet to the Southwest corner of Lot 57, Benson Place-Second Plat, a subdivision of land in Kansas City, Clay County, Missouri; thence North 72°12'31" East, along the South line of said Benson Place-Second Plat, 77.95 feet; thence South 76°53'28" East, along said South line, 361.38 feet; thence North 89°07'25" East, along said South line 140.25 feet; thence North 78°13'06" East, along said South line 129.50 feet; thence North 75°00'42" East along said South line and the South line of Benson Place-First Plat, a subdivision of land in Kansas City, Missouri 231.64 feet; thence South 00°03'31" West, 621.08 feet to the True Point of Beginning. Containing 11.27 acres, more or less.

**EXHIBIT 2**

**Site Plan**  
[See Attached]



Path: I:\Mapping\Office GIS\ Projects ByState\Missouri\Clay\Shoal Creek TIF 21st Amendment\Shoal Creek TIF Exhibit\Shoal Creek TIF Boundary\Shoal Creek TIF 21st Amendment\Shoal Creek TIF 21st Amendment 05 31.mxd



LEGEND

SHOAL CREEK TIF BOUNDARY  
21ST AMENDMENT (2021)

PROJECT AREAS  
21ST AMENDMENT

CITY LIMIT BOUNDARY

N

1" = 3,000'

\* AERIAL PHOTO FLOWN IN FEBRUARY 2022

\* PAGE SIZE - 11 x 17

SHOAL CREEK TIF BOUNDARY  
21ST AMENDMENT (2021)

JUNE 2022





### **EXHIBIT 3**

#### **Specific Objectives of Redevelopment Plan**

1. To cure the conditions which cause the Redevelopment Area to qualify as an Economic Area under the Act by constructing street improvements necessary to provide access to Redevelopment Area.
2. To enhance the tax base and economy by inducing development of the Redevelopment Area to its highest and best use, and to encourage private investment in surrounding areas.
3. To promote the health, safety, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.
4. To provide development/business opportunities in the areas selected for redevelopment projects and the surrounding areas.
5. To stimulate construction employment opportunities and increased demand for secondary and support services for the surrounding commercial area.
6. To stimulate residential development and commercial use consistent with that shown in the Shoal Creek Valley Area Plan.
7. To provide for the design and/or construction of the following:

<b>Map Reference</b>	<b>Road Improvement Description</b>
A1	Shoal Creek Parkway: Hodge Park south to Interstate 435
A2	Shoal Creek Parkway: Hodge Park north to NE 96th Street
A3	Shoal Creek Parkway: NE 96th Street west to Interstate 435
A4	Shoal Creek Parkway: Interstate 435 to Brighton
A5	Searcy Creek Parkway: I-435 W to Pleasant Valley
A6	Shoal Creek Parkway: NE 108th Street to Staley Road Design of Searcy Creek and Shoal Creek Parkways Shoal Creek Parkway Study: 100th to Brighton Water Line
B	NE 72nd Street: Gladstone city limits to N Brighton
C1-C4	Maple Woods Parkway: Indiana to Interstate 435
D1	NE 76th: 650 linear feet west of N Flintlock to Interstate 435
D2	Soccer Drive: Interstate 435 to Brighton
D3	Soccer Drive: N Brighton to Spruce Avenue
D4	NE 76th box culvert
D5	Sidewalks: Shoal Creek Parkway to N Stark
D6	Soccer Drive Drury Drive to I-435
D7	Soccer Drive I-435 to Shoal Creek Parkway

E	NE 96th Street between Shoal Creek Parkway and N Flintlock Road
F1	N Flintlock: NE 96th Street to Missouri Route 152
F2	N Flintlock: Missouri Route 152 to NE 76th Street
F3	N Flintlock: 76th Street to the “Flintlock Flyover”
F4	N Flintlock: Traffic Signalization at NE 90 <sup>th</sup> Street, which may include a crosswalk in lieu of or in addition to the traffic signal
G1	N Brighton: Missouri Route 152 to NE 80th Street
G2	N Brighton: 1941 linear feet south of NE 79th Street to N Pleasant Valley
G3	N Brighton: NE 80th Street to 2700 linear feet south of NE 76th Street
G4	N. Brighton Water Line
G5	SKW Design & Construction Services
G6	NE 58 <sup>th</sup> Street to Pleasant Valley Road
G7	N. Brighton: Right of Way Acquisition between Pleasant Valley Road and NE 79 <sup>th</sup> Street
H1	N Eastern Avenue: Intersection at Highway 291
H2	N Eastern: South of Kellybrook Elementary School approximately 2,000 linear feet
H3	N Eastern Avenue: 96th Street to 106th Street
H4	N Eastern: 108th to Highway 291
I1	NE 108th: Smalley to Interstate 435
I2	NE 108th: Interstate 435 to Staley Road
J	Interstate 35/Highway 291 Intersection
K1	NE 104th: Highway 291 to A Highway
K2	NE 104 <sup>th</sup> Street: ½ mile east of Highway 291 to Liberty/Kansas City city limits
K3	NE 104 <sup>th</sup> Street: Liberty/Kansas City city limits to A Highway (KCMO share)
K4	NE 104 <sup>th</sup> Street: Signal at Highway 291
	Shoal Creek Parkway Study: 100th to Brighton Water Line
L	Highway 152: Interstate 35 Interchange
L1	Highway 152: Shoal Creek Parkway to Interstate 35
L2	Highway 152: Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and Interstate 35
M1	Pleasant Valley Road: Intersection with Brighton
M2	Pleasant Valley Road: Brighton to Searcy Creek
N	Hodge Park Improvements
O	Infrastructure improvements related to the construction of a fire station within the Redevelopment Area
P	Trail segment along Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road

Q	N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue
R	Public Detentions
S	Public Utilities – Storm Water Sewer, Sanitary Sewers and a Water Main along MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue, and Dry Utilities
T	Woodneath Library Improvements – Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency
U	NE 108 <sup>th</sup> Street: Traffic signal at 108 <sup>th</sup> and NE Cookingham Drive
V	N. Sherman: Street lights between NE Cookingham Drive and NE 116 <sup>th</sup> Terrace
W	Maplewoods Parkway: Shoal Creek Parkway to NE 112 <sup>th</sup> Street, including construction of a water line
X	Maplewoods Parkway, beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive

**EXHIBIT 4**

**Estimated Redevelopment Project Costs**

[See Attached]

Twenty-Third Amendment to the Shoal Creek TIF Plan Exhibit 4 Estimated Redevelopment Project Costs			Project Costs	Reimbursable Costs
Commission Expenses (Notes)				
Legal			500,000	500,000
Staff Time			400,000	400,000
Plan and Project Administration Expenses (Notes)			100,000	100,000
			<b>1,000,000</b>	<b>1,000,000</b>
Street Improvements (Notes)				
A. Shoal Creek Parkway Construction				
1. Hodge Park south to Interstate 435 (includes enhancements and lighting)			7,564,755	4,207,000
2. Hodge Park north to NE 96th Street			3,995,000	3,995,000
3. NE 96th Street west to Interstate 435			12,025,000	12,025,000
4. Interstate 435 west to N. Brighton			5,221,639	5,221,639
5. Interstate 435 west to N Pleasant Valley (Searcy Creek Parkway)			10,000,000	4,400,000
6. NE 108th Street to Staley Road			4,877,808	4,877,808
Design of Searcy Creek & Shoal Creek Parkways			450,000	450,000
Study from 100th to Brighton			100,000	100,000
Waterline			650,000	0
Subtotal for Shoal Creek Parkway			<b>44,884,202</b>	<b>35,276,447</b>
B. Northeast 72nd Street Between Gladstone CL to N. Brighton			<b>3,800,000</b>	<b>3,800,000</b>
C. Maplewoods Parkway between Indiana to Interstate 435				
1. M-1 to N. Spruce (Along NE 80th Street)			4,550,000	4,550,000
2. NE 80th to NE 77th Street ( Along N. Spruce)			2,630,000	2,630,000
3. NE 77th to N. Brighton Ave			6,620,000	6,620,000
4. N. Brighton to Searcy Creek Parkway			26,300,000	8,450,000
Acquisition			150,000	150,000
Alignment of Maplewoods Parkway			132,000	132,000
Subtotal for Maplewoods Parkway			<b>40,382,000</b>	<b>22,532,000</b>
D. Northeast 76th Street/Soccer Drive				
1. 650 feet west of Flintlock to Shoal Creek Parkway			5,900,000	5,900,000
2. Shoal Creek Parkway to N. Brighton			19,115,252	19,115,252
3. N. Brighton to Maplewoods Parkway			2,300,000	2,300,000
4. Box Culvert near Flintlock			1,855,134	1,055,134
5. Sidewalks: Shoal Creek Parkway to N Stark			400,000	400,000
6. Soccer Drive:Drury Drive to I-435 (Phase 1)			790,000	790,000
7. Soccer Drive:I-435 to Shoal Creek Parkway (Phase 2)			740,000	740,000
Subtotal for NE 76th StreetSoccer Drive			<b>31,100,386</b>	<b>30,300,386</b>
E. Northeast 96th Street between Shoal Creek Pkwy and N. Flintlock Road			5,796,120	5,146,120
Waterline			119,417	119,417
Subtotal for NE 96th Street			<b>5,915,537</b>	<b>5,265,537</b>
F. North Flintlock Road				
1. NE 96th Street to Missouri Route 152			6,268,731	4,496,000
2. Missouri Route 152 to NE 76th Street			6,271,475	5,137,200
3. Flintlock Flyover			27,000,000	1,198,000
4. N. Flintlock: Traffic Signalization at NE 90th Street			350,000	350,000
Subtotal for N Flintlock Road			<b>39,890,206</b>	<b>11,181,200</b>
G. North Brighton Avenue				
1. Missouri Route 152 to NE 80th Street			2,164,482	1,804,000
2. 1941 linear feet south of NE 79th Street to N Pleasant Valley			16,000,000	16,000,000
3. N.E. 80th Street to a point 2700 linear feet south of N.E. 79th Street			2,287,028	2,098,624
4. Waterline			122,631	122,631
5. SKW Design & Construction Services			51,142	51,142
6. NE 58 <sup>th</sup> to Pleasant Valley			8,900,000	8,900,000
7. N. Brighton: Right of Way Acquisition between Pleasant Valley Road and NE 79th Street			1,000,000	1,000,000
Subtotal for N. Brighton Avenue			<b>30,525,283</b>	<b>29,976,397</b>
H. North Eastern Avenue				
1. Intersection of 291 & N Eastern Missouri Route 291, north approx 2,000 linear feet			1,225,433	1,100,433
2. South of Kellybrook Elementary School approx 2,000 linear feet			820,021	820,021
3. Shoal Creek Parkway Roundabout north approx 5,240 linear feet			3,606,763	2,531,763
4. NE 108th St to 291			3,360,000	3,360,000
Subtotal for N. Eastern Avenue			<b>9,012,217</b>	<b>7,812,217</b>
I. Northeast 108th Street				
1. North Smalley Street to I-435			4,156,749	4,156,749
2. Interstate 435 west to Shoal Creek Parkway			6,461,000	4,611,000
Subtotal for N.E. 108th Street			<b>10,617,749</b>	<b>8,767,749</b>
J. 1-35 and MO-291 Intersection			<b>16,000,000</b>	<b>3,000,000</b>
K. NE 104th Street from MO-291 to A Highway				
1. MO-291 to half mile east of MO-291			3,300,000	3,300,000
2. 1/2 mile east of MO-291 to Liberty/Kansas City city limits			5,360,000	5,360,000
3. Liberty/KCMO City Limits to A Highway (KCMO Share)			200,000	200,000
4. Signal at MO-291			450,000	450,000
Subtotal for N.E. 104th Street			<b>9,310,000</b>	<b>9,310,000</b>
L1. MO-152: Interstate 35 Interchange (KCMO Share)			<b>15,000,000</b>	<b>1,500,000</b>
L2. MO-152 Shoal Creek Parway to Interstate 35			<b>450,000</b>	<b>450,000</b>
M. Pleasant Valley Road				
1. Intersection with Brighton			2,000,000	2,000,000
2. Brighton to Searcy Creek Parkway			5,750,000	5,750,000
Subtotal for Pleasant Valley Road			<b>7,750,000</b>	<b>7,750,000</b>
N. Hodge Park Improvements				
1. General Park Improvements & Completing Hodge-Smithville Trail within park			1,420,000	1,420,000
2. Destination Playground			1,348,000	1,348,000
3. Multi-purpose playing fields			622,000	622,000
4. Parking Lot Improvements			250,000	250,000
5. Waterline Extension to north side of park			980,000	980,000
6. Installation of lights for the multi-purpose fields			550,000	550,000
Subtotal for Hodge Park			<b>5,170,000</b>	<b>5,170,000</b>
O. Public Infrastructure related to a Fire Station			<b>3,500,000</b>	<b>2,900,000</b>
P. Trail Segment - Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road			<b>1,400,000</b>	<b>1,400,000</b>
Q. N. Booth Avenue north of MO Highway 152 and MO Highway 152,beginning at a point 1,400 linear feet west of N. Booth Avenue to a point 1,960 linear feet east of N. Booth Avenue			5,913,763	4,665,703
1. Financing Costs Related to N. Booth and MO Highway 152			656,367	656,367
Subtotal for N. Booth Ave & MO Hwy 152			<b>6,570,130</b>	<b>5,322,070</b>
R. Public Detentions			1,123,640	1,123,640
1. Financing Costs Related to Public Detentions			143,207	143,207
Subtotal for Public Detentions			<b>1,266,847</b>	<b>1,266,847</b>
S. Public Utilities (Storm Sewer, Sanitary Sewer, Water Main and Dry Utility)			2,735,257	2,411,794
1. Financing Costs Related to Public Utilities			393,820	393,820
Subtotal for Public Utilities			<b>3,129,077</b>	<b>2,805,614</b>
T. Woodneath Library Improvements				
1. Paving			98,185	98,185
2. Walkways & Trails			75,325	75,325
3. Exterior Electrical Lighting			69,366	69,366
4.. Site Utility Extensions			23,393	23,393
5. Sitework/Earthwork - Trails			250,890	250,890
6. Sod- Trails			11,479	11,479
7. Permits, Bonds and Insurance			21,146	21,146
9. Fee			11,033	11,033
10. Contingency			23,400	23,400
Subtotal for Woodneath Library Improvements			<b>584,217</b>	<b>584,217</b>
U. Traffic Signal at NE 108th Street and Cookingham Drive			<b>260,000</b>	<b>173,000</b>
V. N. Sherman - Street Lights between NE Cookingham Drive and NE 116th Street			<b>50,000</b>	<b>50,000</b>
W. Maplewoods Parkway - Shoal Creek Parway to NE 112th Street, including the construction of a water line			<b>3,224,000</b>	<b>1,000,000</b>
X. Maplewoods Parkway - beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive			<b>7,500,000</b>	<b>7,500,000</b>
TOTAL			<b>298,291,851</b>	<b>206,093,681</b>

## **EXHIBIT 5**

### **Sources of Funds**

1.	Estimated Amount of Reimbursable Costs from EATs within Proposed Redevelopment Project Areas	\$206,093,681
2.	Estimated Private Investment and other Sources within Proposed Redevelopment Project Areas	<u>\$92,033,884</u>
	<b>Total</b>	<b>\$298,291,851</b>

#### **A. Bonds**

The total estimated amount of EATs over the life of the Plan available to reimburse project costs is \$206,093,681. The Commission may dedicate part or all of this amount to help support the issuance of bonds to defray the cost of the projects.

## **EXHIBIT 9**

### **Development Schedule**

<b>Map Reference</b>	<b>Road Improvement Description</b>	<b>Completion Date</b>
A1	Shoal Creek Parkway: Hodge Park south to Interstate 435	Complete
A2	Shoal Creek Parkway: Hodge Park north to NE 96th Street	Complete
A3	Shoal Creek Parkway: NE 96th Street west to Interstate 435	Complete
A4	Shoal Creek Parkway: Interstate 435 to Brighton	Complete
A5	Searcy Creek Parkway: I-435 W to Pleasant Valley	Complete
A6	Shoal Creek Parkway: NE 108th Street to Staley Road Design of Searcy Creek and Shoal Creek Parkways Shoal Creek Parkway Study: 100th to Brighton Water Line	Complete
B	NE 72nd Street: Gladstone city limits to N Brighton	2032
C1-C4	Maple Woods Parkway: Indiana to Interstate 435	2032
D1	NE 76th: 650 linear feet west of N Flintlock to Interstate 435	2032
D2	Soccer Drive: Interstate 435 to Brighton	Complete
D3	Soccer Drive: N Brighton to Spruce Avenue	2032
D4	NE 76th box culvert	2032
D5	Sidewalks: Shoal Creek Parkway to N. Stark	Complete
D6	Soccer Drive: Drury Drive to I-435 (Phase 1)	2032
D7	Soccer Drive: I-435 to Shoal Creek Parkway (Phase 2)	2032
E	NE 96th Street between Shoal Creek Parkway and N Flintlock Road	Complete
F1	N Flintlock: NE 96th Street to Missouri Route 152	Complete
F2	N Flintlock: Missouri Route 152 to NE 76th Street	Complete



F3	N Flintlock: 76th Street to the “Flintlock Flyover”	Complete
F4	N Flintlock: Traffic Signalization at NE 90 <sup>th</sup> Street, which may include a crosswalk in lieu of or in addition to the traffic signal	2022
G1	N Brighton: Missouri Route 152 to NE 80th Street	Complete
G2	N Brighton: 1941 linear feet south of NE 79th Street to N Pleasant Valley	Complete
G3	N Brighton: NE 80th Street to 2700 linear feet south of NE 76th Street	Complete
G4	N. Brighton Water Line	2032
G5	SKW Design & Construction Services	2032
G6	NE 58 <sup>th</sup> Street to Pleasant Valley Road	2022
G7	N. Brighton: Right of Way Acquisition between Pleasant Valley Road and NE 79th Street	2032
H1	N Eastern Avenue: Intersection at Highway 291	Complete
H2	N Eastern: South of Kellybrook Elementary School approximately 2,000 linear feet	Complete
H3	N Eastern Avenue: 96th Street to 106th Street	Complete
H4	N Eastern: 108th to Highway 291	2032
I1	NE 108th: Smalley to Interstate 435	Complete
I2	NE 108th: Interstate 435 to Staley Road	Complete
J	Interstate 35/Highway 291 Intersection	2032
K1	NE 104th: Highway 291 to A Highway	2021
K2	NE 104 <sup>th</sup> Street: ½ mile east of Highway 291 to Liberty/Kansas City city limits	2021
K3	NE 104 <sup>th</sup> Street: Liberty/Kansas City city limits to A Highway (KCMO share)	2021
K4	NE 104 <sup>th</sup> Street: Signal at Highway 291	2021
	Shoal Creek Parkway Study: 100th to Brighton Water Line	2021
L	Highway 152: Interstate 35 Interchange	2020
L1	Highway 152: Shoal Creek Parkway to Interstate 35	2022
L2	Highway 152: Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and Interstate 35	2023
M1	Pleasant Valley Road: Intersection with Brighton	2022
M2	Pleasant Valley Road: Brighton to Searcy Creek	2032

N	Hodge Park Improvements	2023
O	Infrastructure improvements related to the construction of a fire station within the Redevelopment Area	2019
P	Trail segment along Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road	2021
Q	N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue	2021
R	Public Detentions	2021
S	Public Utilities – Storm Water Sewer, Sanitary Sewers and a Water Main along MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue, and Dry Utilities	2021
T	Woodneath Library Improvements – Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency	2022
U	NE 108 <sup>th</sup> Street: Traffic signal at 108 <sup>th</sup> and NE Cookingham Drive	2021
V	N. Sherman: Street lights between NE Cookingham Drive and NE 116 <sup>th</sup> Terrace	2021
W	Maplewoods Parkway: Shoal Creek Parkway to NE 112 <sup>th</sup> Street	2022