

**EIGHTH AMENDMENT
TO THE
ARLINGTON ROAD
TAX INCREMENT FINANCING PLAN**

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

11/8/2022	11-5-22
DATE	RESOLUTION NO.

CITY COUNCIL APPROVAL:

12/8/2022	221033
DATE	ORDINANCE NO.

**EIGHTH AMENDMENT
TO THE
ARLINGTON ROAD
TAX INCREMENT FINANCING PLAN**

I. Introduction

The Eighth Amendment to the Arlington Road Tax Increment Financing Plan (the “Eighth Amendment”) shall amend the Arlington Road Tax Increment Financing Plan as approved by Ordinance No. 140916 and amended by Committee Substitute for Ordinance No. 150758, by Ordinance No. 160241, by Ordinance No. 170865, by Ordinance No. 180280, by Ordinance No. 190996, by Ordinance No. 210981, and by Ordinance No. 220090 (collectively referred to herein as the “Plan”).

The Eighth Amendment to Plan provides for (1) the addition of legal descriptions for Redevelopment Project Area A3 and Redevelopment Project Area J2; (2) certain modifications to the Site Maps; and (3) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.

II. Specific Amendments

The Plan shall be amended as follows:

Amendment No. 1: Section I. of the Plan, entitled “Summary,” shall be deleted in its entirety and replaced with the following:

I. SUMMARY

The Arlington Road Tax Increment Financing Plan (the “Plan” or “Redevelopment Plan”) contemplates the construction of certain road and infrastructure improvements in an area generally bounded by Claycomo city limits on the north and on the east, Parvin Road on the south, and Worlds of Fun Avenue on the west in Kansas City, Clay County, Missouri.

It is anticipated that the road and infrastructure improvements will encourage construction of above- and below-ground development. The above-ground development area is approximately 344 acres, which currently includes four (4) Redevelopment Project Areas and, by virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council, may include an additional fourteen (14) separate Redevelopment Project Areas for anticipated development that will include construction of industrial uses, data centers and related improvements. The below-ground development area is approximately 375 acres, which includes ten (10) Redevelopment Project Areas and, by virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council, may

include an additional 20 separate Redevelopment Project Areas for anticipated development that will include construction of industrial uses and data centers.

The estimated Redevelopment Project Costs to implement the road and public infrastructure improvements contemplated by the Plan are approximately \$66,599,956, together with financing costs related thereto in the approximate amount of \$27,347,908 for an aggregate approximate amount of \$93,947,864, all of which is to be reimbursed from TIF Revenue (as hereafter defined) and contributions from the City of Kansas City, Missouri (the “City”). The Reimbursable Project Costs are identified on **Exhibit 4A**, attached to this Plan.

The total initial equalized assessed valuation of the Redevelopment Area according to 2014 records at the Clay County Assessor’s Office is approximately \$17,611 for the above-ground portion of the Redevelopment Area and \$315,140 for the below-ground portion of the Redevelopment Area. The 2013 combined ad valorem property tax levy is \$8.6323 per \$100 assessed valuation. The 2013 annual ad valorem tax revenue from the Redevelopment Area was approximately \$1,520 for the above-ground portion of the Redevelopment Area and \$32,214 for the below-ground portion of the Redevelopment Area. Following the completion of all Public Infrastructure Improvements (as hereafter defined), it is estimated that the assessed value of the property located within the above-ground portion of the Redevelopment Area will increase to approximately \$51,607,570 and the assessed value of the property located within the below-ground portion of the Redevelopment Area will increase to approximately \$9,544,757.

Pursuant to the Act, tax increment financing allows for the use of Economic Activity Taxes and Payment in Lieu of Taxes generated and collected within the Redevelopment Project Areas for a twenty-three (23) year period to pay Reimbursable Project Costs. The estimated total Payments In Lieu of Taxes generated within the fourteen (14) Redevelopment Project Areas legally described on **Exhibit 1B** and which will be available to pay Reimbursable Project Costs is approximately \$20,792,421 and the estimated total Payments in Lieu of Taxes that may be generated if the potential thirty-four (34) Redevelopment Project Areas depicted by the Site Map on **Exhibit 2** are presented to and approved by separate ordinance is \$59,196,888. The estimated total Economic Activity Taxes generated within the twelve (12) Redevelopment Project Areas legally described on **Exhibit 1B** and which will be available to pay Reimbursable Project Costs is approximately \$4,304,755 and the estimated total Economic Activity Taxes that may be generated if the potential thirty-five (35) Redevelopment Project Areas depicted on the Site Map on **Exhibit 2B** are presented to and approved by separate ordinance is \$12,082,792.

Upon the reimbursement of all Reimbursable Project Costs, Tax Increment Financing will be terminated and the Taxing Districts (as hereafter defined), subject to Section 99.850 RSMo., shall receive all taxes generated within the Redevelopment Area.

Amendment No. 2: Section IV.C. of the Plan, entitled “Payments in Lieu of Taxes”, shall be deleted in its entirety and replaced with the following:

- C. Payments in Lieu of Taxes. One hundred percent (100%) of the projected Payments In Lieu of Taxes to be deposited in each Special Allocation Fund established in connection with the Redevelopment Project Areas referenced herein and legal described on Exhibit 1B, during the time Tax Increment Financing remains in effect, is estimated to be \$20,792,421, as shown in Exhibit 5, attached hereto, all of which will be made available to pay eligible Reimbursable Project Costs, in accordance with the Redevelopment Agreement. If, and to the extent the potential Redevelopment Project Areas depicted on Exhibit 2B are presented for approval by separate ordinance by the City Council, one hundred percent (100%) of the projected Payments in Lieu of Taxes to be deposited in each Special Allocation Fund related thereto and that are estimated to be \$59,196,888, as shown on Exhibit 5, attached hereto, will be made available to reimburse eligible Reimbursable Project Costs, in accordance with the Redevelopment Agreement. Any Payments in Lieu of Taxes that exceed the amount necessary for such reimbursement, subject to Section 99.850 RSMo., shall be declared surplus and shall be available for distribution to the Taxing Districts in the manner provided by the Act.

Amendment No. 3: Section IV.D. of the Plan, entitled “Economic Activity Taxes”, shall be deleted in its entirety and replaced with the following:

- D. Economic Activity Taxes. The projected Economic Activity Taxes to be deposited in each Special Allocation Fund established in connection with the Redevelopment Project Areas legally described on Exhibit 1B, during the time Tax Increment Financing remains in effect, is \$4,304,755, as shown in Exhibit 5, attached hereto, all of which will be made available, upon annual appropriation by the City, to pay eligible Reimbursable Project Costs, in accordance with the Redevelopment Agreement. If and to the extent the potential Redevelopment Project Areas depicted on Exhibit 2B are presented to and approved by separate ordinance by City Council, all of the projected Economic Activity Taxes to be deposited into each Special Allocation Fund related thereto that are estimated to be \$12,082,792, as shown on Exhibit 5, attached hereto, will be made available to reimburse eligible Reimbursable Project Costs, in accordance with the Redevelopment Agreement.

Amendment No. 4: Exhibit 1.B., entitled “Legal Descriptions – Redevelopment Project Areas” shall be deleted and replaced with Exhibit 1B to this Eighth Amendment.

Amendment No. 5: Exhibit 2.B., entitled “Maps Redevelopment Project Areas” shall be deleted and replaced with Exhibit 2B to this Eighth Amendment.

Amendment No. 6: Exhibit 5, entitled “Estimated Annual Increase in Assessed Value and Resulting Payments In Lieu Of Taxes and Projected Economic Activity Taxes” shall be deleted and replaced with Exhibit 5 to this Eighth Amendment.

Amendment No. 4

EXHIBIT 1.B.

LEGAL DESCRIPTIONS – REDEVELOPMENT PROJECT AREAS

Original TIF Plan, Ordinance 140916 – November 6, 2014

Below-Ground Redevelopment Project Area A1

A tract of land in the Southwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°40'32" East, along the East line of said Southwest Quarter, 1,311.92 feet; thence South 90°00'00" West, 1,105.02 feet; thence South 00°00'00" East, 21.00 feet; thence South 90°00'00" West, 341.18 feet; thence South 00°00'00" East, 126.94 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 00°00'00" East, 298.58 feet; thence South 90°00'00" West, 100.00 feet; thence North 00°00'00" East, 298.58 feet; thence North 90°00'00" East, 100.00 feet to the Point of Beginning. Containing 29,858 square feet or 0.69 acres, more or less. All lying below the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88).

First Amendment, Ordinance 150758 – September 17, 2015

Below-Ground Redevelopment Project Area F

A tract of land in the South Half of Section 3, Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian; thence North 00°40'32" East, along the East line of said Southwest Quarter, 708.86 feet; thence North 89°19'28" West, 2,546.16 feet; thence North 89°11'38" West, 870.33 feet; thence North 89°17'57" West, 1,016.38 feet; thence South 00°42'27" West, 40.00 feet to the Point of Beginning of the tract of land to be herein described; thence South 00°38'01" West, 498.14 feet; thence North 89°24'17" West, 236.32 feet; thence South 01°05'26" West, 64.92 feet; thence North 89°09'57" West, 605.08 feet; thence North 00°30'36" East, 560.75 feet; thence South 89°23'25" East, 843.13 feet to the Point of Beginning. Containing 458,353 square feet or 10.52 acres, more or less.

Below-Ground Redevelopment Project Area G1

A tract of land in the Southwest Quarter of Section 2 and the South Half of Section 3, both in Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Southwest Quarter of said Section 2; thence North 00°40'32" East, along the East line of said Southwest Quarter, 708.86 feet; thence North 89°19'28" West, 2,546.16 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°11'38" West, 870.33 feet to a point hereafter known as Point "A"; thence North 00°43'54" East, 540.44 feet; thence

South 89°36'32" East, 869.89 feet; thence South 00°40'59" West, 546.74 feet to the Point of Beginning. Containing 472,982 square feet or 10.86 acres, more or less.

Below-Ground Redevelopment Project Area I1

A tract of land in the Southwest Quarter of Section 2 and the South Half of Section 3, both in Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at said Point "A"; thence North 89°17'57" West, 1,016.38 feet to a point hereafter known as Point "B", said point being the Point of Beginning of the tract of land to be herein described; thence North 89°23'25" West, 869.02 feet; thence North 00°46'55" East, 866.66 feet; thence South 89°32'05" East, 869.03 feet; thence South 00°46'55" West, 868.85 feet to the Point of Beginning. Containing 754,096 square feet or 17.31 acres, more or less.

Second Amendment, Ordinance 160241 – April 7, 2016 **Above-Ground Redevelopment Project Area 2**

All that part of the Northwest Quarter of Section 2, Township 50 North, Range 32 West, of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Northeast Quarter; thence North 89°31'30" West, along the North line of said Northeast Quarter, 2,610.25 feet to the Northwest corner said Northeast Quarter; thence South 87°46'42" West, 1,197.31 feet to the Point of Beginning of the tract of land to be herein described; thence South 00°09'13" East, 785.05 feet; thence North 89°31'45" West, 926.91 feet; thence North 00°26'53" East, 785.00 feet; thence South 89°31'45" East, 918.66 feet to the Point of Beginning. Containing 724,385 square feet or 16.63 acres, more or less. All lying above the Winterset Ledge of limestone rock.

Property Description:

Above-Ground Redevelopment Project Area 3 (Modified by the Seventh Amendment)

A tract of land in the Southwest Quarter of Section 35 Township 51 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as follows: Beginning at the Southernmost Southwest corner of Tract I, HUNT MIDWEST BUSINESS PARK-SIXTH PLAT, a subdivision of land in said Kansas City recorded as Instrument Number 2020034887 in Book I at Page 112.1 in the Clay County Recorder of Deeds Office also being a point on the proposed Northerly right-of-way line of Northeast 48th Street; thence South 89°26'40" West on said proposed Northerly right-of-way line, 398.05 feet; thence leaving said proposed Northerly right-of-way line North 00°15'10" East, 243.96 feet; thence North 19°59'06" West, 715.16 feet; thence South 89°33'41" East, 292.30 feet to a point on the Westerly line of said Tract I; thence South 34°37'23" East on said Westerly line, 341.33 feet; thence South 00°42'34" East on said Westerly line, 314.46 feet; thence South 33°01'40" East on said Westerly line, 277.53 feet; thence South 00°00'00" East on said Westerly line, 81.95 feet to the Point of Beginning. Containing 307,434 square feet or 7.06 acres, more or less.

Third Amendment, Ordinance 170865 – November 9, 2017
Below-Ground Redevelopment Project Area H1

A tract of land in the Southeast Quarter of Section 3, Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of Section 2, Township 50 North, Range 32 West; thence North 00°40'32" East, along the East line of said Southwest Quarter, 710.90 feet; thence North 89°19'28" West, 3,456.49 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°17'58" West, 936.38 feet; thence North 00°46'55" East, 891.91 feet to a point of intersection of the westerly extension of the northerly face of building; thence on the said extension of the northerly face of building South 89°38'08" East, 377.66 feet; thence on the northerly face of building, South 00°26'05" West, 7.28 feet; thence on the northerly face of building and the easterly extension thereof; South 89°39'05" East, 557.91 feet; thence South 00°43'54" West, 890.28 feet to the Point of Beginning.

Fifth Amendment, Ordinance 190996 – December 19, 2019
Below-Ground Redevelopment Project Area A2

A tract of land in the Southwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as TIF boundary as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°40'32" East on the East line of said Southwest Quarter, 840.74 feet; thence leaving said East line, North 89°19'28" West, 1,542.97 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°14'23" West, 94.46 feet; thence North 00°48'10" East, 304.74 feet; thence South 89°37'34" East, 93.75 feet; thence South 00°40'12" West, 305.38 feet to the Point of Beginning. Containing 28,708 square feet or 0.66 acres, more or less. All lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88).

Below-Ground Redevelopment Project Area J1

A tract of land in the Southwest and Northwest Quarter of Section 2 and Southeast and Northeast Quarter of Section 3, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as TIF boundary as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°40'32" East, on the East line of said Southwest Quarter, 1,469.61 feet; thence leaving said East line, North 89°19'28" West, 2,461.74 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°25'30" West, 486.58 feet; thence North 00°35'13" East, 1,541.36 feet; thence South 89°19'48" East, 488.81 feet; thence South 00°40'12" West, 1,540.55 feet to the Point of Beginning. Containing 751,517 square feet or 17.25 acres, more or less. All lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88)

Sixth Amendment, Ordinance 210981 – November 10 , 2021
Below-Ground Redevelopment Project Area G2

A tract of land in the Southeast and Northeast Quarter of Section 3 and the Northwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as TIF boundary as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 2; thence North 00°40'32" East, on the East line of said Southwest Quarter, 1,469.61 feet; thence leaving said East line, North 89°19'28" West, 2,948.32 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°25'30" West, 487.44 feet; thence North 00°43'54" East, 133.40 feet; thence North 89°39'05" West, 488.66 feet; thence North 00°43'54" East, 891.18 feet; thence South 89°39'05" East, 488.66 feet; thence North 00°43'54" East, 862.10 feet; thence South 89°19'48" East, 971.99 feet; thence South 00°40'12" West, 344.50 feet; thence North 89°19'48" West, 488.81 feet; thence South 00°35'13" West, 1,541.36 feet to the Point of Beginning. Containing 1,518,913 square feet or 34.87 acres, more or less. All lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88)

Seventh Amendment, Ordinance 220090 – February 3, 2022
Above-Ground Redevelopment Project Area 5

Part of Lot 38, HUNT MIDWEST BUSINESS PARK-SIXTH PLAT, a subdivision of land in the Northwest and Northeast Quarter of Section 2, Township 50 North, Range 32 West, and Northwest, Southwest and Southeast Quarter of Section 35, Township 51 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded as Instrument No. 2020034887 in Book I at Page 112.1 in Clay County Recorder of Deeds Office being bounded and described by Jason S. Roudebush , P.L.S. 2002014092 as follows: Commencing at the Northwest Corner of Tract E-1, HUNT MIDWEST BUSINESS PARK-FIFTH PLAT, a subdivision in said Kansas City, recorded as Instrument Number 2016013273 in Book H, at Page 156 in said Clay County Recorder of Deeds Office; thence South 88°41'54" East on the Easterly line of said Lot 38 also being the North line of said Tract E-1, a distance of 126.17 feet to the Point of Beginning of the tract of land to be herein described; thence leaving said Easterly line and said North line, North 00°00'00" East, 1,131.54 feet; thence North 90°00'00" East, 95.79 feet; thence North 00°00'00" East, 56.09 feet to a point on the existing Southerly right-of-way line of NE 48th Street as established by General Warranty Deed recorded as Instrument No. 2019021051 in Book 8464 at Page 111 in said Clay County Recorder of Deeds Office and revised by Affidavit recorded as Instrument No. 2020005459 in Book 8610 at Page 118 in said Clay County Recorder of Deeds Office; thence Southeasterly on said existing Southerly right-of-way line and the existing Westerly right-of-way line of N Arlington Avenue as established by said General Warranty Deed and revised by said Affidavit, along a curve to the right having an initial tangent bearing of South 85°50'34" East with a radius of 660.00 feet, a central angle of 87°09'48" and an arc distance of 1,004.05 feet; thence South 01°19'14" West on said existing Westerly right-of-way line, 430.11 feet; thence leaving said existing Westerly right-of-way line North 88°41'44" West , 509.78 feet; thence South 01°18'06" West, 99.98 feet to a point on said Easterly line of said Lot 38 also being said North line of said Lot 32; thence North 88°41'54" West on said Easterly line and said North line, 185.98 feet to the Point of Beginning. Containing 694,440 square feet or 15.94 acres, more or less. All lying above the Winterset Ledge of Limestone rock. In areas where the Winterset Ledge

is absent, lying above the Bethany Falls Ledge. All other areas where no ledge is present lying above the elevation 720 (NAVD88)

Above-Ground Redevelopment Project Area 7

Part of Lot 38, HUNT MIDWEST BUSINESS PARK-SIXTH PLAT, a subdivision of land in the Northwest and Northeast Quarter of Section 2, Township 50 North, Range 32 West, and Northwest, Southwest and Southeast Quarter of Section 35, Township 51 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri recorded as Instrument No. 2020034887 in Book I at Page 112.1 in Clay County Recorder of Deeds Office being bounded and described by Jason S. Roudebush, P.L.S. 2002014092 as follows:

Beginning at the Northwest Corner of Tract E-1, HUNT MIDWEST BUSINESS PARK-FIFTH PLAT, a subdivision in said Kansas City, recorded as Instrument Number 2016013273 in Book H, at Page 156 in said Clay County Recorder of Deeds Office; thence South 01°18'06" West on the Easterly line of said Lot 38 also being the West line of said Tract E-1 a distance of, 60.91 feet; thence leaving said Easterly and said West line, North 88°41'54" West, 833.97 feet to a point on the West line of said Lot 38; thence North 00°00'00" East on said Easterly line, 1,549.34 feet to the Northwest corner of said Lot 38 also being a point on the existing Southerly right-of-way line of NE 48th Street as established by General Warranty Deed recorded as Instrument No. 2019021051 in Book 8464 at Page 111 in said Clay County Recorder of Deeds Office and revised by Affidavit recorded as Instrument No. 2020005459 in Book 8610 at Page 118 in said Clay County Recorder of Deeds Office; thence Southeasterly on said existing Southerly right-of-way line also being the Northerly line of said Lot 38, along a curve to the right having an initial tangent bearing of South 75°07'10" East with a radius of 660.00 feet, a central angle of 20°50'18" and an arc distance of 240.04 feet; thence South 54°16'52" East on said existing Southerly right-of-way line and said Northerly line, 136.49 feet; thence Easterly on said existing Southerly right-of-way line and said Northerly line, along a curve to the left being tangent to the last described course with a radius of 740.00 feet, a central angle of 35°43'08" and an arc distance of 461.33 feet; thence North 90°00'00" East on said existing Southerly right-of-way line and said Northerly line, 250.56 feet; thence Easterly on said existing Southerly right-of-way line and said Northerly line, along a curve to the right being tangent to the last described course with a radius of 660.00 feet, a central angle of 04°09'26" and an arc distance of 47.89 feet; thence leaving said existing Southerly right-of-way line and said Northerly line, South 00°00'00" East, 56.09 feet; thence North 90°00'00" West, 95.79 feet; thence South 00°00'00" East, 1,131.54 feet to a point on the North line of said Tract E-1; thence North 88°41'54" West on said North line, 126.17 feet to the Point of Beginning. Containing 1,288,197 square feet or 29.57 acres, more or less. All lying above the Winterset Ledge of Limestone rock. In areas where the Winterset Ledge is absent, lying above the Bethany Falls Ledge. All other areas where no ledge is present lying above the elevation 720 (NAVD88)

Eighth Amendment, Ordinance 22xxxx – December , 2022

Below-Ground Redevelopment Project Area A3

A tract of land in the Southwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as TIF boundary as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°40'32" East, on the East line of said Southwest Quarter, 840.88 feet; thence, leaving said East

line on a bearing perpendicular to the previous call, North 89°19'28" West, 1,637.43 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°14'23" West, 169.56 feet; thence North 00°48'10" East, 303.60 feet; thence South 89°37'34" East, 169.56 feet; thence South 00°48'10" West, 304.74 feet to the Point of Beginning. Containing 51,575 square feet or 1.18 acres, more or less.

Below-Ground Redevelopment Project Area J2

A tract of land in the Northwest Quarter of Section 2 and the Northeast Quarter of Section 3 Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as TIF boundary as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 2; thence North 00°40'32" East, on the East line of said Southwest Quarter of said Section 2, a distance of 2,633.25 feet to the Northeast corner of said Southwest Quarter, also being the Southeast corner of the Northwest Quarter of said Section 2; thence North 00°35'30" East, on the East line of said Northwest Quarter, 725.02 feet; thence, leaving said East line on a bearing perpendicular to the previous call, North 89°24'30" West, 2,460.86 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°19'48" West, 1,493.69 feet; thence North 00°55'38" East, 825.12 feet; thence South 89°19'48" East, 1,489.99 feet; thence South 00°40'12" West, 825.12 feet to the Point of Beginning. Containing 1,230,943 square feet or 28.26 acres, more or less.

Amendment No. 5

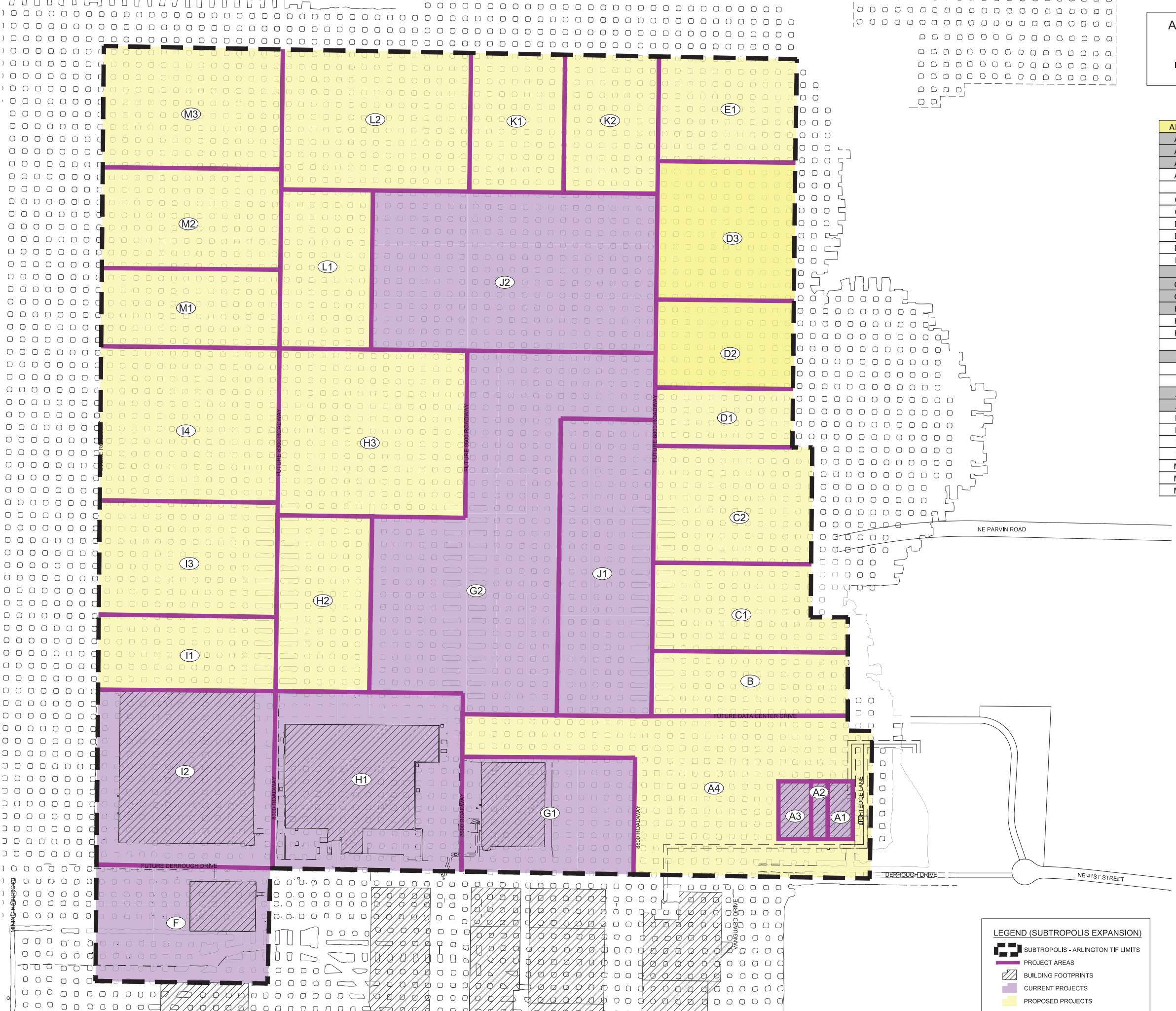
**EXHIBIT 2.B.
MAPS: REDEVELOPMENT PROJECT AREAS**

ARLINGTON ROAD TIF

EIGHTH AMENDMENT TO
ARLINGTON ROAD TAX
INCREMENT FINANCING PLAN
10/20/2022

AREA	AREA (AC)	AREA (S.F.)
A1	0.71	30,952.91
A2	0.66	28,749.60
A3	1.16	50,638.50
A4	25.03	1,090,167.19
B	7.57	329,852.60
C1	9.41	409,741.75
C2	11.36	494,685.33
D1	4.97	216,313.14
D2	7.47	325,475.68
D3	11.72	510,661.89
E1	8.83	384,753.08
F	10.52	458,251.20
G1	10.86	473,061.60
G2	35.13	1,530,262.80
H1	20.61	897,692.32
H2	10.20	444,312.00
H3	19.35	842,886.00
I1	17.31	754,023.60
I2	8.17	355,872.55
I3	12.53	545,629.87
I4	16.95	738,246.14
J1	17.25	751,410.00
J2	27.93	1,216,603.36
K1	8.02	349,407.34
K2	7.98	347,432.27
L1	8.98	391,265.16
L2	16.15	703,566.92
M1	8.62	375,691.53
M2	11.09	483,076.57
M3	13.30	579,155.60

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LEGEND (SUBTROPOLIS EXPANSION)

- SUBTROPOLIS - ARLINGTON TIF LIMITS
- PROJECT AREAS
- BUILDING FOOTPRINTS
- CURRENT PROJECTS
- PROPOSED PROJECTS



olsson

Amendment No. 6

**EXHIBIT 5
ESTIMATED ANNUAL INCREASE IN ASSESSED VALUE AND
RESULTING PAYMENTS IN LIEU OF TAXES AND
PROJECTED ECONOMIC ACTIVITY TAXES**

Arlington Road TIF
Estimated PILOTs & EATs Projections
Exhibit 5

Year	Est. PILOTs Current Projects	Est. PILOTs Proposed Projects	Total Estimated PILOTs	Est. EATs Current Projects	Est. EATs Proposed Projects	Total Estimated EATs	Total Estimated TIF Revenues	Administration Fee	Estimated Net TIF Revenues
Plan to Date	735,837	-	735,837	313,846	-	313,846	1,049,683	(52,484)	997,199
8	584,742	-	584,742	99,439	-	99,439	684,182	(34,209)	649,973
9	602,765	97,530	700,295	112,284	44,422	156,706	857,001	(42,850)	814,151
10	699,542	167,588	867,131	124,226	53,179	177,405	1,044,535	(52,227)	992,309
11	706,538	600,402	1,306,939	126,710	143,266	269,976	1,576,916	(78,846)	1,498,070
12	713,603	630,972	1,344,575	129,245	147,837	277,082	1,621,657	(81,083)	1,540,575
13	720,739	1,039,655	1,760,394	131,830	220,164	351,994	2,112,388	(105,619)	2,006,768
14	727,946	1,070,836	1,798,783	134,466	224,775	359,241	2,158,024	(107,901)	2,050,123
15	735,226	1,705,973	2,441,199	137,155	337,639	474,795	2,915,994	(145,800)	2,770,194
16	742,578	1,871,512	2,614,090	139,899	362,766	502,664	3,116,755	(155,838)	2,960,917
17	750,004	2,090,224	2,840,228	142,697	452,864	595,560	3,435,788	(171,789)	3,263,999
18	757,504	2,247,694	3,005,198	145,551	480,548	626,098	3,631,296	(181,565)	3,449,731
19	765,079	2,426,144	3,191,223	148,462	511,973	660,434	3,851,657	(192,583)	3,659,074
20	772,730	2,468,112	3,240,842	151,431	518,795	670,226	3,911,067	(195,553)	3,715,514
21	780,457	2,994,237	3,774,694	154,459	612,728	767,188	4,541,882	(227,094)	4,314,788
22	788,262	3,037,044	3,825,305	157,549	619,627	777,175	4,602,480	(230,124)	4,372,356
23	796,144	3,503,844	4,299,989	160,700	702,805	863,504	5,163,493	(258,175)	4,905,318
24	804,106	3,362,798	4,166,904	163,914	676,531	840,444	5,007,348	(250,367)	4,756,981
25	812,147	3,890,364	4,702,511	167,192	770,566	937,758	5,640,269	(282,013)	5,358,255
26	820,268	3,851,005	4,671,273	170,536	762,512	933,048	5,604,321	(280,216)	5,324,105
27	828,471	3,899,995	4,728,466	173,946	770,318	944,265	5,672,731	(283,637)	5,389,094
28	836,756	3,681,061	4,517,817	177,425	729,854	907,279	5,425,096	(271,255)	5,153,842
29	845,123	3,420,079	4,265,202	180,974	681,776	862,749	5,127,951	(256,398)	4,871,554
30	853,574	3,106,577	3,960,151	184,593	624,197	808,790	4,768,941	(238,447)	4,530,494
31	862,110	2,854,137	3,716,247	188,285	577,562	765,847	4,482,094	(224,105)	4,257,990
32	870,731	2,587,812	3,458,543	192,051	528,379	720,430	4,178,973	(208,949)	3,970,024
33	879,439	2,591,292	3,470,731	195,892	527,711	723,602	4,194,333	(209,717)	3,984,617
TOTALS	20,792,421	59,196,888	79,989,309	4,304,755	12,082,792	16,387,547	96,376,856	(4,818,843)	91,558,013

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 221033

Accepting the recommendations of the Tax Increment Financing Commission of Kansas City as to the Eighth Amendment to the Arlington Road Tax Increment Financing Plan; approving the Eighth Amendment to the Arlington Road Tax Increment Financing Plan; and directing the City Clerk to transmit copies of this Ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, As Amended, passed on August 29, 1991, Ordinance No. 100089, As Amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013 and Committee Substitute for Ordinance No. 140823, as Amended on, June 18, 2015, created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council, by Committee Substitute for Ordinance No. 140916, accepted the recommendations of the Commission, approved the Arlington Road Tax Increment Financing Plan ("Plan") and designated a Redevelopment Area; and

WHEREAS, the City Council, by Ordinance No. 150758, accepted the recommendations of the Commission, and approved the First Amendment to the Plan on September 17, 2015; and

WHEREAS, the City Council, by Ordinance No. 160241, accepted the recommendations of the Commission, and approved the Second Amendment to the Plan on April 17, 2016; and

WHEREAS, the City Council, by Ordinance No. 170865, accepted the recommendations of the Commission, and approved the Third Amendment to the Plan on November 9, 2017; and

WHEREAS, the City Council, by Ordinance No. 180280, accepted the recommendations of the Commission, and approved the Fourth Amendment to the Plan on June 21, 2018; and

WHEREAS, the City Council, by Ordinance No. 190996, accepted the recommendations of the Commission, and approved the Fifth Amendment to the Plan on December 19, 2019; and

WHEREAS, the City Council, by Ordinance No. 210981, accepted the recommendations of the Commission, and approved the Sixth Amendment to the Plan on November 10, 2021; and

WHEREAS, the City Council, by Ordinance No. 220090, accepted the recommendations of the Commission, and approved the Seventh Amendment to the Plan on February 3, 2022

WHEREAS, an Eighth Amendment to the Plan ("Eighth Amendment") was proposed to the Commission and the Commission, after proper notice was given, met in public hearing, and after receiving the comments of all interested persons and taxing districts, closed the public hearing

November 8, 2022, and adopted Resolution No. 11-5-22 recommending approval of the Eighth Amendment to the Plan; and

WHEREAS, the Eighth Amendment provides for (1) the addition of legal descriptions for Redevelopment Project Area A3 and Redevelopment Project Area J2; (2) certain modifications to the Site Maps, and (3) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the Seventh Amendment to the Plan (the "Eighth Amendment") to the Arlington Road Tax Increment Financing Plan are hereby accepted, a copy of which is attached hereto, is hereby approved and adopted as valid.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, RSMo ("Act").

Section 3. That the City Council hereby finds that good cause has been shown for the Eighth Amendment of the Plan and that the findings of the Council in Ordinance Nos. 140916, No. 150758, No. 160241, No. 170865, No. 180280, No. 190996, Ordinance No. 210981 and Ordinance No. 220090, except as expressly modified by the Eighth Amendment, are not affected by the Eighth Amendment and apply equally to the Eighth Amendment.

Section 4. That the Eighth Amendment does not alter the previous findings of the City Council as follows:

- a. The Redevelopment Area as a whole is an economic development area, as defined in Section 99.805 of the Act, has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan. The lack of sufficient street improvements, interchanges, and other infrastructure has inhibited the development of the Redevelopment Area.
- b. The Plan, as amended by the Eighth Amendment, conforms to the comprehensive plan for the development of the City as a whole.
- c. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.
- d. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan, as amended by the Eighth Amendment, and are not more than 23 years

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from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.

- e. The Plan, as amended by the Eighth Amendment, includes a plan for relocation assistance for businesses and residences.
- f. A cost-benefit analysis showing the impact of the Plan, as amended by the Eighth Amendment, on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
- g. The Plan, as amended by the Eighth Amendment, does not include the initial development or redevelopment of any gambling establishment.
- h. A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810, RSMo.

Section 5. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Arlington Road Tax Financing Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Plan, as amended by the Eighth Amendment, and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Plan, as amended by the Eighth Amendment. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865 of the Act, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That the City Council approves the pledge of all funds that are deposited into the Arlington Road Tax Increment Financing Plan Account of the Special Allocation Fund to the payment of Redevelopment Project Costs identified by the Plan, as amended by the Eighth Amendment, and authorizes the Commission to pledge such funds on its behalf.



Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

DEC 08 2022

Date Passed

Approved as to form:

Emalea Black

Associate City Attorney