

TWELFTH AMENDMENT TO THE NORTH OAK TAX INCREMENT FINANCING PLAN

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

<u>7/12/22</u>	<u>7/5/22</u>
DATE:	RESOLUTION No.

CITY COUNCIL APPROVAL:

<u>8/11/22</u>	<u>220665</u>
DATE:	ORDINANCE No.

TWELFTH AMENDMENT TO THE NORTH OAK TAX INCREMENT FINANCING PLAN

I. Introduction

The purpose of the Twelfth Amendment to the North Oak Tax Increment Financing Plan (the “Twelfth Amendment”) is to amend the North Oak Tax Increment Financing Plan as approved by the Ordinance No. 050104 on February 24, 2005, and as amended by the First Amendment, as approved by Ordinance No. 060534 on July 20, 2006, the Third Amendment, as approved by Ordinance No. 070996 on October 11, 2007, the Fourth Amendment, as approved by Ordinance No. 090832 on October 1, 2009, the Fifth Amendment, as approved by Ordinance No. 100083 on February 11, 2010, the Sixth Amendment, as approved by Ordinance No. 100705 on September 30, 2010, the Seventh Amendment, as approved by Ordinance No. 120172 on March 1, 2012, the Eighth Amendment, as approved by Ordinance No. 160670 on September 8, 2016, the Ninth Amendment, as approved by Ordinance No. 170739 on October 5, 2017, the Tenth Amendment, as approved by Ordinance No. 180053 on February 1, 2018 and the Eleventh Amendment, as approved by Ordinance No. 190925 on August 27, 2020 (collectively, referred to herein as the “Plan”). The Second Amendment was withdrawn prior to the Commission’s consideration.

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

II. Specific Amendments

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

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

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

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

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

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

(1) an area generally bounded by NE 43rd Street on the north, property line of the old Farmland Building (3301 North Oak Trafficway) on the south, the western property line of commercial properties facing North Oak Trafficway on the west and the eastern property line of commercial properties facing North Oak Trafficway on the east;

(2) an area generally bounded by southern boundary of the existing Baptist Seminary buildings on the north, Vivion Road on the south, western boundary of a tract commonly known as the President's house on the east and North Oak Trafficway on the west;

(3) an area generally bounded by Interstate 29 on the north, the City limits of Kansas City, Missouri on the south, Interstate 35 on the east, and Main Street on the west;

(4) an area generally bounded by two properties on the south side of Vivion Road, bounded by NE 47th Street on the west, I-29 on the on the south and north and the property line of the YMCA property line facility located at 1101 NE 47th Street on the west; and

(5) an area that begins on Vivion Rd, approximately 100 feet west of the intersection of N Highland Ave, and continues east on Vivion Rd until terminating after the intersection of Vivion Rd, NE Gaddy Rd, and N Garfield Ave, all approximately 80 feet wide, all within Kansas City, Clay County, Missouri (collectively, the "Redevelopment Area").

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

C. Project Improvements and Public Improvements.

Project Improvements

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

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

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

Public Improvements

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

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

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

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

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

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

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

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

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

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

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

Amendment No. 4

Exhibit 1A

Legal Description: Redevelopment Area

[See Attached: Supplemental Redevelopment Area Legal Description]

(1) North Oak Corridor:

Redevelopment Area legal description: All that part of the East Half of the West Half of Section 11, and the West Half of the East Half of Section 11, and the East Half of the Southwest Quarter of Section 2, and the West Half of the Southeast Quarter of Section 2, all in Township 50 North, Range 33 West, in the City of Kansas City, Clay County, Missouri, described as follows: Beginning at the northeast lot corner of Lot 9, BRAECKLEINS SUBDIVISION, a subdivision of land in said West Half of the Southeast Quarter of Section 11; thence on an assumed bearing of South, along the east lot lines of Lot 8 and Lot 9, said BRAECKLEINS SUBDIVISION, also being the west right-of-way line of North Cherry Street, 397 feet to a point of curvature; thence Southwesterly, continuing along said east lot line of Lot 8 on a curve to the right being tangent to the last described course, and having an arc length of 109 feet; thence Southwesterly, continuing along said east lot line of said Lot 8, a distance of 126 feet to a point of curvature; thence Southwesterly, continuing along said east lot line of said Lot 8 and the east lot line of Lot 7, said BRAECKLEINS SUBDIVISION, on a curve to the left being tangent to the last described course, having an arc length of 124 feet; thence South, continuing along said east lot line of Lot 7, BRAECKLEINS SUBDIVISION, and being the west right-of-way line of North Cherry Street, 156 feet to a point of curvature; thence Southeasterly, along said east lot line of said Lot 7 on a curve to the left being tangent to the last described course, having an arc length of 264 feet; thence Southeasterly, continuing along said east lot line of Lot 7 and the east lot line of Lot 6, said BRAECKLEINS SUBDIVISION, 351 feet to a point of curvature; thence Southeasterly, continuing along said east lot line of Lot 6, on a curve to the right, having an arc length of 83 feet to the southeast corner of said Lot 6; thence West, along the south lot line of said Lot 6, also being the north line of Riverview Greenway, 191 feet to an intermediate lot corner of said Lot 6; thence Northwesterly, continuing along said south lot line, 616.13 feet to the southwest corner of said Lot 6 and being a point on the east right-of-way line of North Oak Trafficway; thence Northwesterly 283 feet to a point on the west right-of-way line of North Oak Trafficway; thence West, continuing along said west right-of-way line, 15 feet; thence North, continuing along said west right-of-way line, 603 feet; thence West, continuing along said west right-of-way line, 20 feet; thence North, continuing along said west right-of-way line, 449 feet; thence East, continuing along said west right-of-way line, 45 feet; thence North, along said west right-of-way line, 347 feet; thence East, continuing along said west right-of-way line, 20 feet; thence North, continuing along said west right-of-way line, 98 feet; thence North 273.5 feet to a point on said west right-of-way line and being a point on the east lot line of Lot 1, EVANS HILLS, a subdivision of land in the Southeast Quarter of the Northwest Quarter of said Section 11; thence North, along the east lot lines of Lot 1 thru Lot 4, said EVANS HILLS, 280.80 feet; thence East, continuing along said east lot line of Lot 4, a distance of 5 feet; thence North, along the east lot lines of Lot 4 thru Lot 8, said EVANS HILLS, and the east lot line of Lot 49, said EVANS HILLS, 301.05 feet; thence West, continuing along said east lot line of Lot 49, a distance of 25 feet; thence North, along the east lot lines of Lot 49 thru Lot 52, said {File: \\W2GOLIATH\DOCUMENTS\edc-docs\60\pro\northoak\195\00042773.DOC /} EVANS HILLS, 413 feet to the northeast lot corner of said Lot 52; thence Northeasterly 36.76 feet to the southeast corner of Indianola Park; thence North, along said west right-of-way line and being the east line of said Indianola Park, 250.71 feet; thence east, continuing along said east line of Indianola Park, 10 feet; thence North, along said east line of Indianola Park extended to the east lot lines of Lot 1, and Lot 7 thru Lot 9, INDIANOLA, a subdivision of land in the Northeast Quarter of the Northwest Quarter of said Section 11, a distance of 533.25 feet; thence West, along the south line of CHEZIK ADDITION REPLAT Lot 1, subdivision of land in the Northeast Quarter of the Northwest Quarter, said Section 11, a distance of 452 feet to the southwest corner of said CHEZIK

ADDITION REPLAT Lot 1; thence North, along the west line of said CHEZIK ADDITION REPLAT Lot 1, a distance of 163.97 feet to a point on the south lot line of lot 4, SMITH HILLS, a subdivision of land in the Northeast Quarter of the Northwest Quarter, said Section 11; thence East, along said south lot line of Lot 4, SMITH HILLS, and also being said west line of CHEZIK ADDITION REPLAT Lot 1, a distance of 22.58 feet to the southeast corner of said Lot 4, SMITH HILLS; thence North, continuing along said west line of CHEZIK ADDITION REPLAT Lot 1 and the west line of CHEZIK ADDITION REPLAT Part of Lot 2, a subdivision of land in the Northeast Quarter of the Northwest Quarter of said Section 11, a distance of 327.88 feet to the northeast lot corner of Lot 1, said SMITH HILLS; thence East continuing along said west line of said CHEZIK ADDITION REPLAT Part of Lot 2, a distance of 179.31 feet; thence North, continuing along said west line of CHEZIK ADDITION REPLAT Part of Lot 2, a distance of 100 feet; thence West, continuing along said west line of CHEZIK ADDITION REPLAT Part of Lot 2, a distance of 29 feet; thence North, continuing along said west line of CHEZIK ADDITION REPLAT Part of Lot 2 and the west line of Part of Lot 6, COMMISSIONERS PLAT OF J. C. EVANS LANDS, a subdivision of land in the Southeast Quarter of the Southwest Quarter of said Section 2, a distance of 252.96 feet to a point on the south right-of-way line of Northeast Evansdale Road; thence Southeasterly along said south right-of-way line of Northeast Evansdale Road 43.39 feet to a point of curvature; thence Southeasterly, continuing along said south right-of-way line of Northeast Evansdale Road on a curve to the left being tangent to the last described course, having a radius of 525 feet, and an arc length of 75.37 feet; thence East, continuing along said south right-of-way line of Northeast Evansdale Road, 51 feet; thence North, along an extension of the west lot line of Lot 18, Block 5, RESURVEY OF NORTHCREST, a subdivision of land in the Southeast Quarter of the Southwest Quarter of said Section 2, a distance of 195 feet to the northwest corner of said Lot 18, Block 5; thence northwesterly, along the north lot lines of Lot 15, Lot 16, and Lot 17, Block 5, said RESURVEY OF NORTHCREST, 125 feet; thence Northeasterly, along an extension of the west lot line of Lot 2, Block 5, said RESURVEY OF NORTHCREST, 193 feet to a point on the north right-of-way line of Northeast Northcrest Drive and also being the south lot line of Lot 16, Block 2, said RESURVEY OF NORTHCREST; thence Southeasterly along said south lot line of Lot 16, Block 2, along a curve to the left, having an arc length of 27.50 feet to the southwest lot corner of Lot 17, Block 2, said RESURVEY OF NORTHCREST; thence Northeasterly, along the west lot line of said Lot 17, Block 2, a distance of 158.31 feet to the northwest lot corner of said Lot 17, Block 2; thence Northwesterly, along the north lot lines of Lot 14 thru Lot 16, Block 2, said RESURVEY OF NORTHCREST, 154.44 feet; thence Northwesterly, along the north lot lines of Lot 11 thru Lot 14, Block 2, said RESURVEY OF NORTHCREST, 225 {File: \\W2GOLIATH\DOCUMENTS\edc-docs\60\pro\northoak\195\00042773.DOC /} feet to the southeast lot corner of Lot 7, Block 2, said RESURVEY OF NORTHCREST; thence North, along the east lot line of said Lot 7, Block 2, a distance of 190 feet to the south right-of-way line of Briarcliff Road; thence East, along said south right-of-way line of Briarcliff Road, 249 feet; thence North, along a southerly extension of the east right-of-way line of North McGee Street, 404.90 feet to the north right-of-way line of said North McGee Street; thence West, along said north right-of-way line of McGee Street, 15 feet; thence North, along a northerly extension of the west lot line of Lot 1, DUNDEE PLAZA, a subdivision of land in the Northeast Quarter of the Southwest Quarter of said Section 2, a distance of 295 feet to the centerline of Northeast 43RD Street; thence East, along said centerline of Northeast 43RD Street, 240 feet to a point on said east right-of-way line of North Oak Trafficway; thence South, along a southerly extension of said east right-of-way line of North Oak Trafficway, 72 feet to the centerline of North 43RD Street; thence East, along said centerline of North 43RD Street, 230 feet; thence South, along the southerly extension of the east line of the West 230 feet of Lot 97 and the West 230 feet of Lot 124,

GREENFIELD, a subdivision of land in the Northwest Quarter of the Southeast Quarter of said Section 2, and the east line of the West 230 feet of vacated Northeast 42ND Terrace, 534 feet to a point on the south right-of-way line of North 42ND Street and being the north lot line of Lot 3, said COMMISSIONERS PLAT OF J.C. EVANS LANDS, in the Southwest Quarter of the Southeast Quarter of said Section 2; thence East, along said North lot line of Lot 3, COMMISSIONERS PLAT OF J.C. EVANS LANDS, 34 feet; thence South, along the east lot line of said Lot 3, COMMISSIONERS PLAT OF J.C. EVANS LANDS, 630 feet to a point on the north lot line of Lot 4, SUNNY SLOPE, a subdivision of land in the Southwest Quarter of the Southeast Quarter of said Section 2; thence West, along the north lot lines of Lot 3 and Lot 4, said SUNNY SLOPE, 93 feet to the northeast lot corner of Lot 2, said SUNNY SLOPE; thence South, along the east lot line of said Lot 2, SUNNY SLOPE, 141.55 feet to a point on the north right-of-way line of North 41ST Street and also being the southeast corner of said Lot 2, SUNNY SLOPE; thence East, along said north right-of-way line of North 41ST Street and also being the south lot line of Lot 3, said SUNNY SLOPE, 15 feet; thence South 50 feet to the south right-of-way line of said North 41ST Street and also being the north lot line of Lot 15, said SUNNY SLOPE; thence East, along said north lot line of Lot 15, SUNNY SLOPE, 89.50 feet to a point on the west line of the East 60 feet of said Lot 15, SUNNY SLOPE; thence South, along the west line of the East 60 feet of Lot 15 and Lot 16, said SUNNY SLOPE, 141.54 feet to a point on the south lot line of said Lot 16, SUNNY SLOPE; thence East, along the south lot lines of Lots 12 thru 14, and Lot 16, said SUNNY SLOPE, 246.81 feet to a point being 43.69 feet West of the southeast lot corner of said Lot 12, SUNNY SLOPE; thence South, along a line 203.69 feet West of, and parallel with, the west line of Lot 47 and Lot 62, said SUNNY SLOPE, 180.43 feet; thence West 191.94 feet to a point on the east right-of-way line of North Cherry Street; thence Southwesterly 70 feet to a point on the west right-of-way line of said North Cherry Street, as measured perpendicular to said North Cherry Street right-of-way lines, said point also being on the east lot line of Lot 7, said COMMISSIONERS PLAT OF J.C. EVANS LANDS; thence Southeasterly, along the east lot lines of Lot 7 and Lot 11, said COMMISSIONERS PLAT OF J.C. EVANS LANDS, 465.87 feet to a point of curvature; thence Southeasterly, along said east lot line of Lot 11, COMMISSIONERS PLAT OF J.C. EVANS LANDS, on a curve to the right being tangent to the last described course, having an arc length of 44.35 feet to the northeast lot {File: \\W2GOLIATH\DOCUMENTS\edc-docs\60\pro\northoak\195\00042773.DOC /} corner of Lot 11, CHERRY CREEK ADDITION, a subdivision of land in the Northwest Quarter of the Northeast Quarter of said Section 11; thence Southwesterly, along the north lot line of said Lot 11, CHERRY CREEK ADDITION, 248.67 feet; thence Southeasterly, along the west lot lines of Lot 9 thru Lot 11, said CHERRY CREEK ADDITION, 85 feet to the northeast corner of Lot 11, Block G, said COMMISSIONERS PLAT OF J.C. EVANS LANDS; thence South, along the east lot lines of Lot 11, Block G, and Lot 15, Block G, said COMMISSIONERS PLAT OF J.C. EVANS LANDS, 400.40 feet; thence Southwesterly, along said east lot line of Lot 15, COMMISSIONERS PLAT OF J.C. EVANS LANDS, 176.04 feet to the southwest lot corner of Lot 1, said CHERRY CREEK ADDITION; thence West, continuing along said east lot line of Lot 15, COMMISSIONERS PLAT OF J.C. EVANS LANDS, 46.56 feet; thence South, continuing along said east lot line of Lot 15, and Lot 21, said COMMISSIONERS PLAT OF J.C. EVANS LANDS, a distance of 1,523.24 feet to a point on the north lot line of Lot 10, said BRAECKLEINS SUBDIVISION; thence East, along the north lot line of said Lot 10, BRAECKLEINS SUBDIVISION, 290 feet to a point on said west right-of-way line of North Cherry Street and being the northeast lot corner of said Lot 10, BRAECKLEINS SUBDIVISION; thence South, along the east lot line of said Lot 10, BRAECKLEINS SUBDIVISION, 449 feet to the point of beginning. Containing 84 acres, more or less.

(2) Vivion Oak Village:

Overall TIF Legal – Project Areas III thru VI

All that part of the Southeast Quarter of Section 35, Township 51 North, Range 33 West, in the City of Kansas City, Clay County, Missouri, more particularly described as follows: commencing at the southwest corner of the Southeast Quarter of said Section 35, thence North 00 degrees 33 minutes 13 seconds East, with the west line of the Southeast Quarter of said Section 35, a distance of 235.00 feet; thence South 89 degrees 26 minutes 47 seconds East, perpendicular to the west line of the Southeast Quarter of said Section 35, a distance of 43.00 feet to a point on the east right-of-way of North Oak Trafficway, said point being the point of beginning; thence North 00 degrees 33 minutes 13 seconds East, parallel with the west line of the Southeast Quarter of said Section 35, a distance of 1870.65 feet; thence South 89 degrees 20 minutes 16 seconds East, and no longer with the east right-of-way of North Oak Trafficway, a distance of 284.00 feet; thence South 00 degrees 33 minutes 13 seconds West, parallel with the west line of the Southeast Quarter of said Section 35, a distance of 803.39 feet to a point of curvature; thence on a curve to the left having a radius of 100.00 feet, a central angle of 89 degrees 53 minutes 28 seconds, an arc distance of 156.89 feet; thence South 89 degrees 20 minutes 16 seconds East, parallel with the south line of the Southeast Quarter of said Section 35, a distance of 634.84 feet; thence South 00 degrees 33 minutes 13 seconds West, parallel with the west line of the Southeast Quarter of said Section 35, a distance of 809.01 feet; thence South 00 degrees 21 minutes 24 seconds West, a distance of 353.52 feet to a point on the north right-of-way of NE Vivion Road; thence North 89 degrees 20 minutes 16 seconds West, with the north right-of-way of NE Vivion Road, and parallel with the south line of the Southeast Quarter of said Section 35, a distance of 562.79 feet; thence North 82 degrees 35 minutes 02 seconds West, continuing with the north right-of-way of NE Vivion Road, a distance of 212.58 feet; thence North 89 degrees 20 minutes 16 seconds West, continuing with the north right-of-way of NE Vivion Road, and parallel with the south line of the Southeast Quarter of said Section 35, a distance of 103.90 feet; thence North 44 degrees 23 minutes 53 seconds West, continuing with the north right-of-way of NE Vivion Road, a distance of 191.25 feet to a point on the east right-of-way of North Oak Trafficway; thence North 10 degrees 45 minutes 23 seconds West, with the east right-of-way of North Oak Trafficway, a distance of 35.69 feet to the point of beginning. The above described tract contains 1424077 square feet, or 32.69 acres.

(3) North Oak Corridor Neighborhood Housing Program:

Beginning at a point on the centerline of the southbound right-of-way of Interstate 29 at a point due north of the westernmost entrance of the North Oak exit ramp, then continuing south along the centerline of southbound Interstate 29 right-of-way and continuing south along the centerline of the Interstate 35/29 southbound right-of-way to the northern most City boundary line of North Kansas City, Missouri, thence westerly along the North Kansas City boundary thence westerly along the centerline of North 32nd Street to the centerline of northbound Missouri Highway 9 right-of-way thence northwesterly along right-of-way to a point intersecting the western boundary of Waterworks Park, owned by the City of Kansas City, Missouri, known as Lots 22-25 of Evans Land Subdivision thence north to the northern boundary of said property thence easterly to the centerline of the right-of-way of North Main Street thence northerly along centerline and extending north to the Point of Beginning, excluding Lots 1, 2 and 3 of Walnut Creek Apartments and all of Block 11 Northgate in Kansas City, Clay County, Missouri.

(4) Gorman Park Pool:

Former YMCA recreational facility, 1101 NW 47th Street, Kansas City, MO.

TRACT 1:

ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 50, RANGE

33, IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID QUARTER QUARTER SECTION, 120 FEET NORTH
OF THE SOUTHEAST CORNER THEREOF; THENCE NORTHWESTERLY ALONG A LINE THAT MAKES A
NORTHWEST ANGLE OF 52°

38' 09" WITH SAID EAST LINE, 886.33 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT DEFLECTS
TO THE RIGHT, 21° 14' 18" FROM THE LAST DESCRIBED COURSE, 198.39 FEET TO THE POINT OF
BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE SOUTHWESTERLY ALONG A LINE THAT
DEFLECTS TO THE LEFT 100° 09' 01" FROM THE LAST DESCRIBED COURSE, 83.14 FEET; THENCE
SOUTHERLY ALONG A LINE THAT DEFLECTS TO THE LEFT

48° 26' 10" FROM THE LAST DESCRIBED COURSE, 165 FEET; THENCE SOUTHWESTERLY ALONG A LINE
THAT DEFLECTS TO THE RIGHT 19° 16' 33" FROM THE LAST DESCRIBED COURSE, 166.41 FEET MORE OR
LESS TO A POINT IN THE NORTHERLY LINE OF THE PROPOSED ST. JOSEPH FREEWAY; THENCE
NORTHWESTERLY ALONG SAID NORTHERLY LINE, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF
3_42.18 FEET, THE INITIAL TANGENT OF WHICH DEFLECTS TO THE RIGHT 91° 47' 34" FROM THE LAST
DESCRIBED COURSE, 38 FEET; THENCE WESTERLY ALONG SAID NORTHERLY LINE, BEING A LINE WHICH
DEFLECTS TO THE LEFT 18° 48' 48" FROM THE TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST
DESCRIBED POINT, 53.80 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE, BEING A
CURVE TO THE LEFT, HAVING A RADIUS OF 3725.18 FEET AND BEING CONCENTRIC WITH THE FIRST
MENTIONED CURVE, A DISTANCE OF 303.14 FEET; MORE OR LESS TO THE WEST LINE OF SAID
QUARTER QUARTER SECTION; THENCE NORTH ALONG SAID LINE WHICH LINE DEFLECTS TO THE RIGHT
74° 57' 33" FROM THE TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST DESCRIBED POINT,
319.49 FEET MORE OR LESS TO A POINT

438.9 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE
NORTHEASTERLY ALONG A LINE THAT DEFLECTS TO THE RIGHT 66° 09' 30" FROM THE LAST
DESCRIBED COURSE 70.03 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG A CURVE TO THE
LEFT FROM THE LAST DESCRIBED COURSE AS A

TANGENT, HAVING A RADIUS OF 163 FEET, A DISTANCE OF 182.18 FEET; THENCE EAST ALONG A LINE
THAT

DEFLECTS TO THE RIGHT 67° 43' 50" FROM THE TANGENT TO THE LAST DESCRIBED CURVE AT THE LAST
DESCRIBED POINT, 200 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT DEFLECTS TO THE RIGHT
58° 44' 03" FROM THE LAST DESCRIBED COURSE, 257.38 FEET TO THE POINT OF BEGINNING, EXCEPT

PORTION THEREOF NOW IN ROAD ALONG THE NORTHWESTERLY LINE OF THE ABOVE DESCRIBED TRACT, BEING THE TRACT CONVEYED TO KANSAS CITY, MISSOURI BY DEED RECORDED IN BOOK 490, PAGE 420.

TRACT 2:

LOTS 20, 21, 22 AND 23, BLOCK 1, BEL REY, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

(5) Vivion Road and 48th Street ROW:

All that part of an existing road right-of-way for N.E. Vivion Road, located in the Southwest Quarter and the Southeast Quarter of Section 36, Township 51 North, Range 33 West, and in the Northwest Quarter and the Northeast Quarter of Section 1, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Timothy B. Wiswell, MO PLS-2009000067, of Olsson, Inc. Missouri LC-366, on March 2, 2022, as follows: COMMENCING at the Southeast corner of the Southwest Quarter of said Section 36; thence North 89 degrees 26 minutes 50 seconds West, on the South line of the Southwest Quarter of said Section 36 and on the North line of the Northwest Quarter of said Section 1, a distance of 349.45 feet (350.95 feet – Deed), to the POINT OF BEGINNING; thence North 00 degrees 43 minutes 47 seconds East, departing said South and North lines, a distance of 40.00 feet, to the Southwest corner of Lot 1, Block 2, Highland Park, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point also being on the North right-of-way line of N.E. Vivion Road, as now established; thence South 89 degrees 26 minutes 50 seconds East, on a line being 40.00 feet North of and parallel with said South line and on said North right-of-way line and the South line of said Lot 1, a distance of 87.05 feet, to the beginning of a non-tangent curve; thence in an Easterly direction, on said North right-of-way line and said South line and on a curve to the left, whose initial tangent bears South 89 degrees 05 minutes 45 seconds East, having a radius of 1,870.08 feet, through a central angle of 00 degree 42 minutes 10 seconds, an arc distance of 22.94 feet, to the Southeast corner of said Lot 1, said point being the intersection of said North right-of-way line and the West right-of-way line of North Highland Avenue, as now established; thence South 86 degrees 43 minutes 54 seconds East, departing said West right-of-way line and on said North right-of-way line, a distance of 51.00 feet, to a point being the intersection of said North right-of-way line and the East right-of-way line of North Highland Avenue, as now established, said point also being the beginning of a non-tangent curve; thence in an Easterly and Northeasterly direction, departing said East right-of-way line and on said North right-of-way line and on a curve to the left, whose initial tangent bears North 87 degrees 03 minutes 37 seconds East, having a radius of 1,870.08 feet, through a central angle of 37 degree 20 minutes 12 seconds, an arc distance of 1,218.63 feet, to a point being on the Northwesterly right-of-way line of N.E. Vivion Road, as now established, said point also being a point of tangency; thence North 49 degrees 43 minutes 23 seconds East, on said Northwesterly right-of-way line, a distance of 36.73 feet, to a point being the intersection of said North right-of-way line and the West right-of-way line of North Garfield Avenue, as now established; thence continuing North 49 degrees 43 minutes 23 seconds East, departing said West right-of-way line and on said Northwesterly right-of-way line, a distance of 143.27 feet, to a point being on the Southeasterly line of Lot 37, Antioch Hills West, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof; thence South 00 degrees 21 minutes 39 seconds West, departing said Northwesterly right-of-way line and said Southwesterly line, a distance of 105.42 feet, to the most Westerly corner of Lot 1, Block 2, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point also being the intersection of the Southeasterly right-of-way line of N.E. Vivion Road and the Northeasterly right-of-way line of N.E. Gaddy Road, as both streets are now established; thence South 49 degrees 43 minutes 23 seconds West, departing said Northeasterly right-of-way line and on said Southeasterly right-of-way line, a distance of 111.32 feet, to a point being the intersection of said Southeasterly right-of-way line and the Southwesterly right-of-way line of N.E. Gaddy Road, as now established, said point being a point of curvature; thence in an Southwesterly direction, departing said Southwesterly line and on said Southeasterly right-of-way line and on a curve

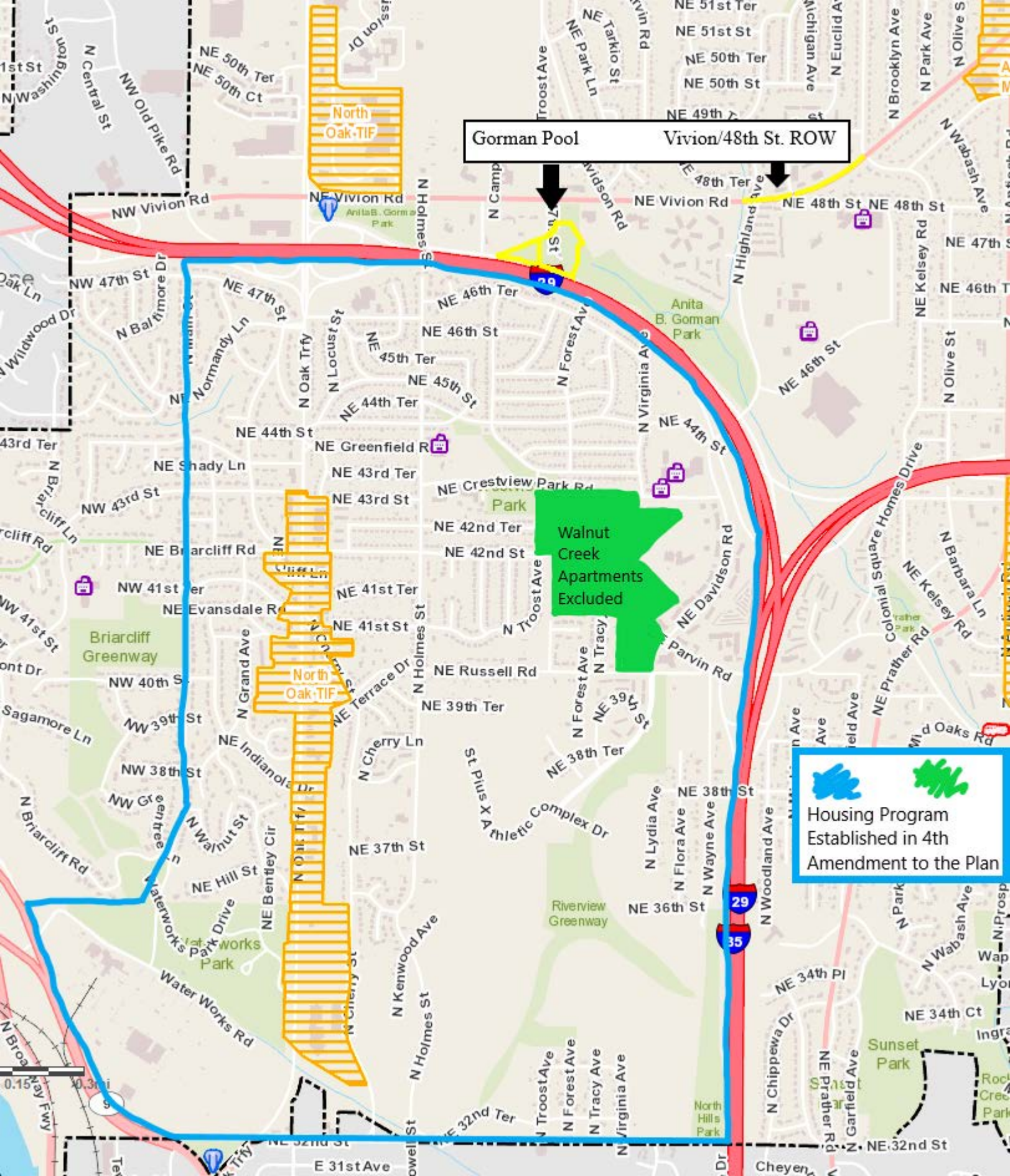
to the right, having a radius of 1,950.08 feet, through a central angle of 26 degree 00 minutes 56 seconds, an arc distance of 885.45 feet, to the most Westerly corner of Lot 1, Block 1, Antioch Acres, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point also being the intersection of said Southeasterly right-of-way line and the North right-of-way line of N.E. 48th Street, as now established, said point also being a point of non-tangency; thence South 80 degrees 50 minutes 09 seconds West, departing said North right-of-way line and said Southeasterly right-of-way line, a distance of 349.16 feet, to a point on the North line of Lot 2, Northgate, a subdivision in the City of Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point also being the intersection of the South right-of-way line of N.E. Vivion Road and the South right-of-way line of N.E. 48th Street, as both streets are now established, said point being the beginning of a non-tangent curve; thence in an Westerly direction, departing the South right-of-way line of said N.E. 48th Street and on the South right-of-way line of said N.E. Vivion Road and on the North line of said Lot 2 and on a curve to the right, whose initial tangent bears South 85 degrees 24 minutes 39 seconds West, having a radius of 1,950.08 feet, through a central angle of 01 degree 20 minutes 16 seconds, an arc distance of 45.54 feet, to the Northwest corner of said Lot 2, said point also being the intersection of said South right-of-way line and the East right-of-way line of North Highland Avenue, as now established, said point also being a point of non-tangency; thence South 89 degrees 03 minutes 39 seconds West, departing said East right-of-way line and on said South right-of-way line, a distance of 83.19 feet, to the Northeast corner of Lot 3 of the plat of said Northgate, said point also being the intersection of said South right-of-way line and the West right-of-way line of North Highland Avenue, as now established; thence North 89 degrees 28 minutes 28 seconds West, departing said West right-of-way line and on said South right-of-way line and on the North line of said Lot 3, a distance of 73.18 feet, to a point; thence North 00 degrees 43 minutes 47 seconds East, departing said South and North lines, a distance of 45.75 feet, to the POINT OF BEGINNING, containing 123,305 square feet or 2.86307 acres, more or less.

Amendment No. 5

Exhibit 2A

Map: Redevelopment Area

[See Attached]



Amendment No. 6

Exhibit 3

Specific Objectives

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

Amendment No. 7

Exhibit 5

Estimated Redevelopment Project Costs

[See Attached]

**North Oak Corridor TIF Plan
Twelfth Amendment**

	Project Costs	TIF Reimbursable	STIF Reimbursable
Projects 1 & 2			
TIF Staff/Legal/Administrative Expenses ¹	\$ 350,000	\$ 350,000	
Survey Consulting Service	2,800	2,800	
Building Purchase/Rehabilitation/Tenant Improvements	17,000,000	1,980,000	
Furniture, Fixture and Equipment	13,000,000	-	
Infrastructure improvements ²	3,944,800	3,944,800	
Streetscape Design	500,000	140,040	
Subtotal	\$ 34,797,600	\$ 6,417,640	
Projects 3-6			
Development Costs			
Land Costs			
Land	\$ 8,219,880	\$ 2,840,252	\$ -
Total Land Costs	<u>\$ 8,219,880</u>	<u>\$ 2,840,252</u>	<u>\$ -</u>
Hard Costs			
Anchor Retail Shell	\$ 8,100,000	\$ -	\$ -
Anchor Retail Building Upgrades	675,000	-	-
Anchor Retail Sitework	1,950,000	-	-
Junior Box Shell	1,540,000	-	-
Junior Box Façade Upgrades	173,582	173,582	-
Buildings Constructed on Pad Sites - Shell	7,500,000	-	-
Pad Site - Sitework/Landscaping	2,040,000	-	-
Site/Landscape (Continental Engineering Estimate)	4,962,594	3,078,979	-
Total Hard Costs	<u>\$ 26,941,176</u>	<u>\$ 3,252,561</u>	<u>\$ -</u>
Soft Costs			
Professional Services Fees	\$ 2,120,000	\$ -	\$ -
Financing Cost	6,496,599	6,496,599	-
Interest Carry	1,272,000	-	-
Points	232,000	-	-
Closing - Loan and Land	75,000	-	-
Development Fee	1,200,000	-	-
Preliminary Studies	25,000	-	-
Taxes During Construction	15,000	-	-
TIF Commission Fees	250,000	250,000	-
Investment Banking Fee (IRR C&P)	480,940	-	-
Contingency	2,300,000	304,500	-
Total Soft Costs	<u>\$ 14,466,539</u>	<u>\$ 7,051,099</u>	<u>\$ -</u>
Public Improvements			
Park Land Dedication	\$ 229,900	\$ 229,900	\$ -
Additional Vivion Road ROW	405,000	405,000	-
Wetland Mitigation	14,991	14,991	-
Replace Water Main at Oak & Vivion that Frequently Breaks	108,624	108,624	-
Replace Overhead Electric Lines with Underground Lines	106,442	106,442	-
Sidewalks along Vivion Road and North Oak	71,837	71,837	-
Ornamental Perimeter Lighting	153,419	153,419	-
Offsite Road Improvements	390,100	390,100	-
Extraordinary Cost of Runoff Detention	1,230,269	1,230,269	-
North Oak Corridor Housing & Infrastructure Program - ENCORE	1,000,000	1,000,000	-
North Troost Trail - Design and Construction	430,000		430,000
Gorman Park Pool Construction	1,530,000		1,530,000
Public Infrastructure (Roads, Sidewalks, Curbs, Sewar Lines)	919,381		919,381
YMCA - Costs of Acquisition and Demolition	278,408		278,408
Sidewalk (NE 45th Street and NE 45th Terrace)	100,000		100,000
Sidewalk (N. Holmes south of Greenfield to 42nd Street)	450,000		450,000
Intersection at NE 48th Street and NE Vivion Road	350,000		350,000
North Oak Façade and Site Program	210,000		210,000
Total Public Improvements Costs	<u>\$ 7,978,371</u>	<u>\$ 3,710,582</u>	<u>\$ 4,267,789</u>
Subtotal	<u>\$ 57,605,966</u>	<u>\$ 16,854,494</u>	<u>\$ 4,267,789</u>
TOTAL	<u>\$ 92,403,566</u>	<u>\$ 23,272,134</u>	<u>\$ 4,267,789</u>

ASSUMPTIONS:

In addition, 5% of the annual PILOTS and Economic Activity Taxes deposited in the Special Allocation Fund shall be retained by the

Twelfth Amendment

	Project Costs	TIF Reimbursable	STIF Reimbursable
TIF Commission or the City (as the case may be) to cover incidental expenses incurred by the TIF Commission and the City that relate to the be determined and allocated prior to allocation of any other reimbursable costs.			

1 This amount is an estimated total budget for plan and project administration expenses to be reimbursed to the selected consultant and the TIF Commission. The selected consultants will submit annually a budget for plan and project administration expenses which will be reviewed and approved by the TIF Commission.

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

5/26/2022

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

Added \$175,000 to Gorman Park Pool Construction

Amendment No. 8

Exhibit 5B

12th Amendment Supplementary Estimated Redevelopment Schedule

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

Amendment No. 9

Exhibit 7

Sources of Funds for All

Estimated Redevelopment Project Costs

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

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

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

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

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



Legislation Text

File #: 220665

ORDINANCE NO. 220665

Accepting the recommendations of the Tax Increment Financing Commission as to the Twelfth Amendment to the North Oak Tax Increment Financing Plan; and approving the Twelfth Amendment to the North Oak Tax Increment Financing Plan.

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"), and Ordinance No. 545556 adopted on November 24, 1982, as amended by Committee Substitute for Ordinance No. 911076 adopted on August 29, 1991, by Ordinance No. 100089 adopted on January 28, 2010, by Ordinance No. 130986 adopted on December 19, 2013 and by Committee Substitute for Ordinance No. 140823 adopted on June 18, 2015 (collectively, the "Enabling Ordinances") the City Council of Kansas City, Missouri created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on February 24, 2005, the City Council of Kansas City, Missouri (the "Council") passed Committee Substitute for Ordinance No. 050104, which accepted the recommendations of the Commission and approved the North Oak Tax Increment Financing Plan (the "Redevelopment Plan") and designated the Redevelopment Area described therein to be a blighted area (the "Redevelopment Area"); and

WHEREAS, on July 20, 2006, the Council passed Committee Substitute for Ordinance No. 060534 approving the First Amendment to the North Oak Tax Increment Financing Plan, which provides for (A) the expansion of the Redevelopment Area by adding a 32 acre parcel for development into retail space and (B) a change in designation of the Redevelopment Area from a blighted area to a conservation area; and

WHEREAS, a second amendment to the Redevelopment Plan (the "Second Amendment") was presented to the Commission but was never approved; and

WHEREAS, on October 11, 2007, the Council passed Committee Substitute for Ordinance No. 070996 approving the Third Amendment to the Redevelopment Plan, which provides for expansion of the Redevelopment Area by including the east side of the 4200 block of North Oak Trafficway as Redevelopment Project 2B, which is to be developed into retail uses; and

WHEREAS, on October 1, 2009, the Council passed Committee Substitute for Ordinance No. 090832 approving the Fourth Amendment to the Redevelopment Plan, which provides for (A) the creation of a benefit area for the purposes of establishing a housing and infrastructure

program and (B) revisions to the budget to include funding for design streetscape improvements; and

WHEREAS, on February 11, 2010, the Council passed Ordinance No. 100083 approving the Fifth Amendment to the Redevelopment Plan, which provides for certain modifications to the Budget of Redevelopment Project Costs attached to the Redevelopment Plan; and

WHEREAS, on September 30, 2010, the Council passed Ordinance No. 100705 approving the Sixth Amendment to the Redevelopment Plan, which provides for certain modifications to the Budget of Redevelopment Project Costs attached to the Redevelopment Plan; and

WHEREAS, on March 1, 2012, the Council passed Ordinance No. 120172 approving the Seventh Amendment to the Redevelopment Plan, which provides for certain modifications to the Budget of Redevelopment Project Costs attached to the Redevelopment Plan; and

WHEREAS, on September 8, 2016, the Council passed Ordinance No. 160670 approving the Eighth Amendment to the Redevelopment Plan, which provides for certain modifications to the public improvements, Budget of Redevelopment Project Costs and creates the Neighborhood Infrastructure and Site Program; and

WHEREAS, on October 5, 2017, the Council passed Ordinance No. 170739 approving the Ninth Amendment to the Redevelopment Plan, which provides for the addition of guidelines for the North Oak Façade and Site Program; and

WHEREAS, on February 1, 2018, the Council passed Ordinance No. 180053 approving the Twelfth Amendment to the Redevelopment Plan, which provides for modifications to the description of the Project Improvements and the Budget of Redevelopment Project Costs; and

WHEREAS, on August 27, 2020, the Council passed Ordinance No. 190925 approving the Eleventh Amendment to the Redevelopment Plan, which provides for modifications to the Budget of Redevelopment Project Costs and Sources of Funds and the Specific Objectives of the Redevelopment Plan to provide for streetscape and trail improvements along N. Troost Trail; and

WHEREAS, a Twelfth Amendment to the Redevelopment Plan (“Twelfth Amendment”) was proposed to the Commission and the Commission, having been duly constituted and its members appointed, after proper notice was given, met in public hearing on July 12, 2022, and after receiving the comments of all interested persons and taxing districts, closed the public hearing, approved the Twelfth Amendment to the Redevelopment Plan and recommended that the City Council do the same; and

WHEREAS, the Twelfth Amendment to the Redevelopment Plan provides Plan (a) modifications to the boundaries of Redevelopment Area, (b) modifications to the description of public improvements described by the Redevelopment Plan, (c) modifications to the Budget of Redevelopment Project Costs, (d) modifications to the Sources of Funds and (e) modifications to

the Development Schedule and (E) the inclusion of all conforming changes within the Redevelopment Plan s; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the Twelfth Amendment as set forth in Resolution 7-5-22, are hereby accepted and the Twelfth Amendment 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 Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

Section 3. That the Council hereby finds that:

- (a) The findings of the Council in Committee Substitute for Ordinance Nos. 050104, 060534, 070996, and 090832, Ordinance No. 100083, Ordinance No. 100705, Ordinance No. 120172, Ordinance No. 160670, Ordinance No. 170739, Ordinance No. 180053 and Ordinance No. 190925 with respect to the Redevelopment Plan are not affected by the Twelfth Amendment and apply equally to the Twelfth Amendment;
- (b) The Redevelopment Area, as amended, is a conservation area, as a whole, and 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, as amended, by the Twelfth Amendment;
- (c) The Redevelopment Plan, as amended by the Twelfth Amendment, includes a detailed description of the factors that qualify the Redevelopment Area as a conservation area and an affidavit as required by Section 99.810.1(1), RSMo;
- (d) The Redevelopment Plan, as amended by the Twelfth Amendment, conforms to the comprehensive plan for the development of the City as a whole;
- (e) The areas selected for Redevelopment Projects described by the Redevelopment Plan, as amended by the Twelfth Amendment, include only those parcels of real property and improvements therein which will be directly and substantially benefited by the Redevelopment Project improvements;
- (f) The estimated dates of completion of the respective Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs, have been stated in the Redevelopment Plan, as amended by the Twelfth Amendment, and are not more than 23 years from the passage of any ordinance approving each applicable Redevelopment Project authorized by the Redevelopment Plan and located within the Redevelopment Area, as amended;

- (g) A plan has been developed for relocation assistance for businesses and residences;
- (h) The Twelfth Amendment does not alter the cost benefit analysis attached to the Redevelopment Plan showing the impact of the Redevelopment Plan, as amended, on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act;
- (i) The Twelfth Amendment does not include the initial development or redevelopment of any gambling establishment; and
- (j) A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810.1, RSMo.

Section 4. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to finance Redevelopment Project Costs 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 undertake all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended, pursuant to the power delegated to it in the Enabling Ordinances. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 through 99.865, RSMo., which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 5. That pursuant to the provisions of the Redevelopment Plan, as amended, the Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs, and authorizes the Commission to pledge such funds on its behalf.



Authenticated as Passed

A blue ink signature of Quinton Lucas, Mayor.

Quinton Lucas, Mayor

A blue ink signature of Marilyn Sanders, City Clerk.

AUG 11 2022

Date Passed

Approved as to form and legality:

A blue ink signature of Emalea K. Black, Associate City Attorney.

Emalea K. Black
Associate City Attorney