

RESOLUTION NO. 1-1-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 9:45 AM ON FEBRUARY 11, 2020 FOR THE FOURTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for December 10, 2019 at 9:45 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 9:45 a.m., January 14, 2020, to consider approval of the Fourth Amendment to the Platte Purchase Development Plan ("Plan"); and

WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the Fourth Amendment to the Platte Purchase Development Plan until 9:45 a.m., Tuesday, February 11, 2020.

DATED this 14th day of January, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary

By: 

Alissia R. Canady, Chair



RESOLUTION NO. 1-2-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

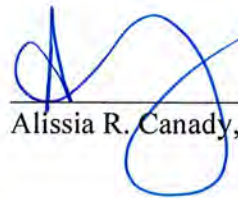
TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
Platte Purchase	TIF Commission	\$4,176.00	None	\$4,176.00	N/A	\$4,176.00
Platte Purchase	MD Management, Inc.	\$582,421.99	\$67,748.72	\$514,673.27	\$204,847.37	\$309,825.90
Platte Purchase	MD Management, Inc.	\$503,761.81	\$25,794.18	\$477,967.63	\$34,232.57	\$443,735.06

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte-Clay County/Platte RIII.

DATED this 14th day of January, 2020.

ATTEST: 
 Janine Pettitt, Assistant Secretary




 Alissia R. Canady, Chair

RESOLUTION NO. 1-3-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI FOR THE DESIGN AND CONSTRUCTION OF 104TH STREET, BETWEEN MISSOURI 291 HIGHWAY AND MISSOURI A HIGHWAY PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides, among other things, for the design and construction of public infrastructure improvements within and adjacent to the Redevelopment Area, including the design and construction of 104th Street, between Missouri 291 Highway and Missouri A Highway (the “104th Street Project”); and

WHEREAS, the City and the Commission, on June 5, 2016, entered into an agreement (the “Original Agreement”), which provides that the City shall undertake the 104th Street Project pursuant to the Plan, subject to the City’s reimbursement by the Commission of certain costs related thereto in accordance with the terms and conditions of the Original Agreement; and

WHEREAS, on November 14, 2019, the Council, pursuant to Ordinance No. 190894, approved the Sixteenth Amendment to the Plan, which provides, in part, for an increase of \$550,000 of costs related to the 104th Street Project; and

WHEREAS, the City and the Commission desire to amend, restate and replace the Original Agreement to incorporate the modifications set forth in the Sixteenth Amendment to the Plan and to set forth their mutual understanding relative to implementation of the 104th Street Project.

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

Section 1. Authorization and Approval of the Amended Agreement. The Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Amended and Restated Redevelopment Agreement with the City of Kansas City, Missouri, which shall contain the provisions described in the Recitals to this Resolution. The Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of January, 2020.



ATTEST:

Heather A. Brown, Secretary

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

By: _____

Alissia R. Canady, Chair

RESOLUTION NO. 1-4-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:15 A.M. ON FEBRUARY 11, 2020 FOR THE EIGHTH AMENDMENT TO THE CHOUTEAU AND I-35 TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for January 14, 2020 at 10:00 a.m.; and

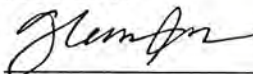
WHEREAS, the TIF Commission held a public hearing at 10:00 a.m., January 14, 2020, to consider approval of the Eighth Amendment to the Chouteau and I-35 Plan ("Plan"); and

WHEREAS, the public was afforded an opportunity to testify either for or against the Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the Eighth Amendment to the Chouteau and I-35 TIF Plan until 10:15 a.m., Tuesday, February 11, 2020.

DATED this 14th day of January, 2020.

ATTEST:


Heather A. Brown, Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 1-5-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road	Hunt Midwest	\$1,755,714.00	None	\$1,755,714.00	
Arlington Road	Hunt Midwest	\$94,409.00	None	\$94,409.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/NKC.

DATED this 14th day of January, 2020.



Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary



RESOLUTION NO. 1-6-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:30 A.M. ON FEBRUARY 11, 2020 FOR THE FIRST AMENDMENT TO THE GRAND RESERVE TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for January 14, 2020 at 10:15 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:15 a.m., January 14, 2020, to consider approval of the First Amendment to the Grand Reserve Plan ("Plan"); and

WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.


NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the First Amendment to the Grand Reserve TIF Plan until 10:30 a.m., Tuesday, February 11, 2020.

DATED this 14th day of January, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Missia R. Canady, Chair

RESOLUTION NO. 1-7-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

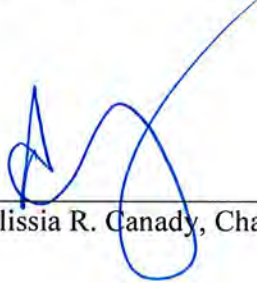
WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Linwood Shopping Center	Linwood Shopping Center Redevelopment Company	\$1,148,790.24	None	\$1,148,790.24	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Jackson County/KCMO.

DATED this 14th day of January, 2020.



Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary



RESOLUTION NO. 1-8-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$7,502,974.00 FOR KC HOTEL PROPERTY OWNER, LLC WITHIN THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KC Convention Center HQ	KC Hotel Property Owner, LLC	\$7,502,974.00	None	\$7,502,974.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$7,502,974.00 for KC Hotel Property Owner, LLC within the Kansas City Convention Center Headquarters Hotel TIF Plan.

DATED this 14th day of January, 2020.



ATTEST:

Janine Pettitt
Janine Pettitt, Assistant Secretary

Alissia R. Canady
Alissia R. Canady, Chair

RESOLUTION NO. 1-9-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.	Recorded No.
The Summit	Dioceses of Kansas City-St. Joseph	5/8/13	25	1	2020E0004626

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Jackson County/KCMO.

DATED this 14th day of January, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 1-10-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF COMPLETION AND COMPLIANCE FOR OUTPUT TECHNOLOGIES SUMMIT DEVELOPMENT CORPORATION IN CONNECTION WITH THE COMPLETION OF PROJECTS 31 AND 33 WITHIN THE SUMMIT TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on August 31, 1995, the City Council passed Ordinance No. 951016 approving The Summit Tax Increment Financing Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, on August 31, 1995, the City Council passed Ordinance 951057 approving Project 31 of the Plan; and

WHEREAS, on June 24, 2004, the City Council passed Ordinance 040665 approving Project 33 of the Plan; and

WHEREAS, on March 13, 1997, the Commission and Output Technologies Summit Development Corporation (the "Redeveloper") entered into an Agreement (the "Redevelopment Agreement") for the implementation of Projects 31 and 33, as described in the Plan; and

WHEREAS, the Project Improvements contemplated by Projects 31 and 33 included the renovation and expansion of the building located at 2534 Madison Street, including façade improvements, improvements to meet current building codes and requirements of the Americans With Disabilities Act, and an addition to the Building, and the construction of a parking garage located at 2533 Belleview containing 169 parking spaces Projects 31 & 33, respectively; and

WHEREAS, Project Improvement 31 was commenced in approximately January 1995 with completion in approximately July 1995, and Project Improvement 33 was commenced in approximately March 2005 and was completed in approximately July 2006; and

WHEREAS, construction of the Project Improvements with respect to Redevelopment Projects 31 & 33 have been completed in accordance with the construction plans referenced in the Redevelopment Agreement, Certificates of Occupancy have been issued with respect to improvements contemplated by the Redevelopment Project, the Redeveloper has provided all compliance documentation required by the Redevelopment Agreement, including the policies incorporated therein, and the Redeveloper is in compliance with all provisions of the Redevelopment Agreement, including, but not limited to, the Commission's EATs and the policies attached to and incorporated within the Redevelopment Agreement; and

WHEREAS, the Commission has determined that construction of the Project Improvements and Public Improvements have been completed in accordance with the provisions of the Plan, the Agreement and the Commission's policies.

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

Section 1. Authorization and Approval of the Certificate of Completion and Compliance. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute, record and deliver to Output Technologies Summit Development Corporation a Certificate of Completion and Compliance in substantially the form presented to and reviewed by the Commission at this meeting, which shall certify that the improvements contemplated by Projects 31 and 33 of The Summit Tax Increment Financing Plan and the Agreement (as defined in the Recitals), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

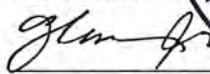
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of January, 2020.



ATTEST:


Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 
Alissia R. Canady, Chair

RESOLUTION NO. 1-11-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CLOSING THE PUBLIC HEARING FOR THE FOURTH AMENDMENT TO THE BANNISTER AND I-435 TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on October 10, 2013, by Ordinance No. 130737, approved the Bannister and I-435 TIF Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

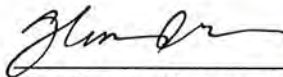
WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 10:30 a.m., January 14, 2020, to consider approval of the Fourth Amendment to the Plan; and

WHEREAS, the developer withdrew the Fourth Amendment from consideration of the Commission.

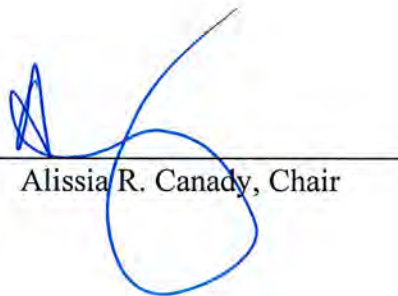
NOW, THEREFORE, BE IT RESOLVED that the Tax Increment Financing Commission of Kansas City, Missouri hereby closes the public hearing for the Fourth Amendment to the Bannister and I-435 TIF Plan.

DATED this 14th day of January, 2020.

ATTEST:



Heather A. Brown, Secretary



Alissia R. Canady, Chair

RESOLUTION NO. 1-12-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO NOT APPROVE THE FOURTH AMENDMENT TO THE BANNISTER & I-435 TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991, Ordinance No. 100089 on January 28, 2010 and Ordinance No. 130986 on December 19, 2013 and Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and

WHEREAS, a plan for redevelopment known as the Bannister & I-435 Tax Increment Financing Plan (the “Plan”) for an area designated therein as a redevelopment area (the “Redevelopment Area”) was approved by the City Council on October 10, 2013, by Committee Substitute for Ordinance No. 130737, and was subsequently amended by Ordinance No. 140594, by Ordinance No. 160221 and by Ordinance No. 180147; and

WHEREAS, the Fourth Amendment to the Plan that has been presented to the Commission for consideration provides for modifications to the Plan (1) to modify the legal description of the Redevelopment Area and Redevelopment Project Area 6 to remove the portion of the Area that provides for certain retail development, (2) to alter the Site Plans, (3) to modify the specific objectives for Redevelopment Project Area 6, (4) to modify the description of the improvements contemplated by Redevelopment Project 6 to reduce the amount of retail development, (5) to update the Construction and Employment Information for Project Area 6, (6) to reduce the Budget of Estimated Redevelopment Costs related to the improvements contemplated by Redevelopment Project 6 and increase the Budget of Estimated Redevelopment Project Costs related to the improvements contemplated by Redevelopment Projects 1 and 2, (7) to update the Assessed Value and reduce the projected PILOTs and EATs anticipated to be generated within Redevelopment Project Area 6, (8) to update the Sources and Uses of Funds, and (9) to make any other necessary modifications to portions of the Plan, which may be impacted by the foregoing modifications; and

WHEREAS, on January 14, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing to consider the Fourth Amendment to the Plan; and

WHEREAS, the public hearing conducted by the Commission to consider the approval of the Fourth Amendment to Plan was open to the public, a quorum of the Commissioners was present and acted throughout, and proper notice of such hearing was given in accordance with all applicable laws including Chapter 610, RSMo; and

WHEREAS, the Commission, upon hearing all public comments and staff's recommendation during the public hearing, closed the public hearing, pursuant to Resolution 1-11-20, and deems it to be in the best interest of the City that the Fourth Amendment to the Plan not be approved by the City Council.

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

1. The Commission does not approve the Fourth Amendment to the Bannister & I-435 Tax Increment Financing Plan.

2. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by separate Ordinance, not approve the Fourth Amendment to the Bannister & I-435 Tax Increment Financing Plan.

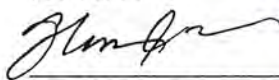
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of January, 2020.

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: _____

Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary



RESOLUTION NO. 1-13-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.	Recorded No.
KCI Corridor	MD Management, Inc.	11/7/19	17	3	2020000696
KCI Corridor	MD Management, Inc.	11/7/19	5B	3	2020000695

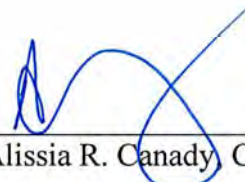
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte County/Platte RIII-Park Hill.

DATED this 14th day of January, 2020.

ATTEST: 
Janine Pettitt, Assistant Secretary



The seal is circular with the text "TAX INCREMENT FINANCING COMMISSION" around the top and "KANSAS CITY, MISSOURI" around the bottom. In the center, it says "CORPORATE SEAL".


Alissia R. Canady, Chair

RESOLUTION NO. 2-1-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI ELECTING 2020 SLATE OF OFFICERS.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, Article IV, Section II of the Amended and Restated By-Laws, as amended, of the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") provides that the officers of the Commission shall be elected at the Commission's annual meeting, which, pursuant to Article II, Section 3 of the Amended and Restated By-laws, as amended, shall be held between January 2nd and March 31st of each year; and

WHEREAS, Article IV, Section 3 of the Fourth Amended and Restated By-Laws further provides vacancies in offices, however caused, may be filled by election by the Commission at any time for the unexpired terms of such offices; and

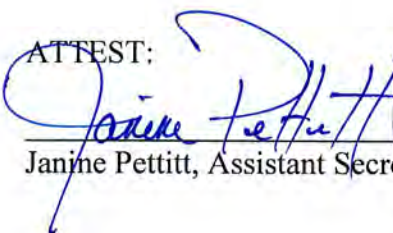
WHEREAS, the Nominating Committee of the Administrative TIF Commission recommends that the Commission, by resolution, elect the following slate of Officers for the 2020 calendar year:

Vice Chairman	Ryana Parks-Shaw
Treasurer	Tammy Queen
Secretary	Heather Brown
Assistant Treasurer	Michael Keenan
Assistant Secretary	Janine Pettitt

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby elects the 2020 slate of officers.

DATED this 11th day of February, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 2-2-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIFTH AMENDED BYLAWS.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

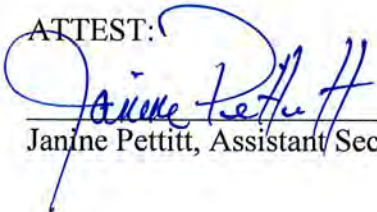
WHEREAS, pursuant to Sections 74-57 and 74-58 of Ordinance No. 100089, the Commission has been empowered by the Council to adopt such rules and regulations for operation as shall enable it to maintain an orderly procedure for its business and to effectively and efficiently exercise the powers authorized by the statute and delegated to it by the Council, including but not limited to, the adoption of bylaws; and

WHEREAS, the Commission desires to amend and restate the Commission's Fourth Amended and Restated Bylaws, as such Bylaws had been approved previously by Resolution No. 1-1-12 on January 11, 2012, to update the Commission's address to 300 Wyandotte, Suite 400, Kansas City, Missouri 62105.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the Fifth Amended and Restated Bylaws.

DATED this 11th day of February, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Missia R. Canady, Chair

RESOLUTION NO. 2-3-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE SECOND TUESDAY OF EACH MONTH AS ITS REGULARLY SCHEDULED MEETING DATE.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

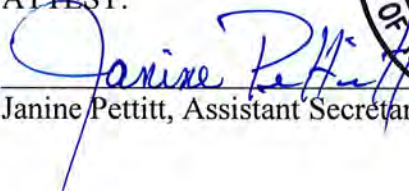
WHEREAS, on April 5, 1988, the Commission passed Resolution No. 88-4 approving the second Wednesday of each month as its regularly scheduled meeting date; and

WHEREAS, the Commission now determines that the second Tuesday of each month is a more convenient meeting date.

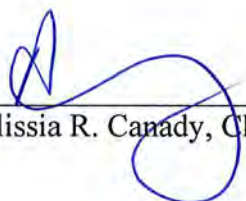
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the second Tuesday of each month as its regularly scheduled meeting date, with the exception of the November 2020 meeting which will be held on November 9, 2020.

DATED this 11th day of February, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 2-4-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CLOSING THE PUBLIC HEARING FOR THE NINETEENTH AMENDMENT TO THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, as plan for redevelopment known as the KCI Corridor Tax Increment Financing Plan (the "Redevelopment Plan or "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on March 11, 1999, by Ordinance No. 990256; and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 9:15 a.m., February 11, 2020, to consider approval of the Nineteenth Amendment to the Plan; and

WHEREAS, the Redevelopment Area described by the Redevelopment Plan is an area generally bound by Tiffany Springs Parkway and NE 108th Street on the North, Barry Road on the South, Interstate 29 on the West, and Platte-Clay County Line on the East in Kansas City, Platte County, Missouri (the "City"); and

WHEREAS, the Nineteenth Amendment contemplates that the Redevelopment Area shall be reduced to eliminate the area that comprises Public Improvement 21A, Public Improvement Project 21B and Public Improvement 22; and

WHEREAS, description and all references shall be removed from the Plan for Improvement Project 21A: N. Platte Purchase Drive from Tiffany Springs Parkway to Platte Purchase Park entrance including a water main extension, Improvement Project 21B: N. Platte Purchase Drive from the Platte Purchase Park entrance to Shoal Creek Parkway; Improvement Project 22: a water man extension on N. Platte Purchase Drive from Shoal Creek Parkway, south approximately 2,700' and including water and sewer main extensions within Platte Purchase Park, and Improvement Project 23: public infrastructure improvements related to the Youth Sports Complex; and

WHEREAS, the Budget of Redevelopment Project Costs shall be modified by reducing the total Redevelopment Project Costs to \$276,599,031 and decreasing the Reimbursable Redevelopment Project Costs to \$112,345,677; and

RESOLUTION NO. 2-5-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE NINETEENTH AMENDMENT TO THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991, Ordinance No. 100089 on January 28, 2010, Ordinance No. 130986 on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015; and

WHEREAS, as plan for redevelopment known as the KCI Corridor Tax Increment Financing Plan (the “Plan”) for an area designated therein as a redevelopment area (the “Redevelopment Area”) was approved by the City Council on March 11, 1999, by Ordinance No. 990256; and

WHEREAS, the Plan has been amended by the City Council from time to time by the passage of several ordinances; and

WHEREAS, the Nineteenth Amendment to the Plan has been presented to the Commission for consideration; and

WHEREAS, on February 11, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 9:15 a.m. to consider the Nineteenth Amendment to the Plan; and

WHEREAS, the Nineteenth Amendment to the Plan provides for (1) the reduction in the Redevelopment Area, (2) the removal of certain public infrastructure improvements, (3) certain modifications to the Budget of Redevelopment Project Costs identified by the Plan, (4) certain modifications to the Sources of Funds for all estimated Redevelopment Project Costs identified by the Plan, and (5) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; and

WHEREAS, Chairwoman Canady opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

WHEREAS, the Commission, upon hearing all public comments and staff’s recommendation, deems it to be in the best interest of the City that the Nineteenth Amendment to the Plan be approved by the City Council.

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

1. The Nineteenth Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area is an Economic Development Area, as defined in Section 99.805(5) of the Act.

2. The Nineteenth Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area 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 tax increment financing.

3. The Plan, as modified by the Nineteenth Amendment to the Plan, conforms with City's FOCUS Plan or comprehensive plan for redevelopment of the City.

4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Nineteenth Amendment, and located within the Redevelopment Area and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.

5. The Plan, as amended by the Nineteenth Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.

6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the Nineteenth Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.

7. The Plan, as amended by the Nineteenth Amendment, does not contemplate the relocation assistance for businesses and residences.

8. The Plan, as amended by the Nineteenth Amendment, does not include the initial development or redevelopment of any gambling establishment.

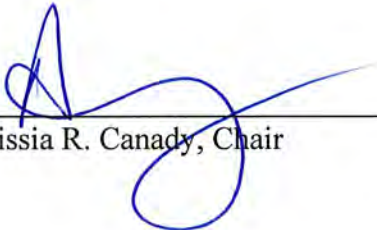
9. The Plan, as amended by the Nineteenth Amendment, does not alter the previous cost-benefit analysis presented to and accepted by the Commission, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan are not built and if they are built pursuant to the Plan and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.

10. The Commission does hereby approve the Nineteenth Amendment to the KCI Corridor Tax Increment Financing Plan.

11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the Nineteenth Amendment to the Plan and designate the redevelopment area described therein as a "Redevelopment Area" pursuant to the Act.


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of February, 2020.





Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

WHEREAS, the public was afforded an opportunity to testify either for or against the Amendment and all were heard.

NOW, THEREFORE, BE IT RESOLVED that the Tax Increment Financing Commission of Kansas City, Missouri hereby closes the public hearing for the Nineteenth Amendment to KCI Corridor TIF Plan.

DATED this 11th day of February, 2020.

ATTEST:



Janine Pettitt, Assistant Secretary





Missia R. Canady, Chair

RESOLUTION NO. 2-6-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

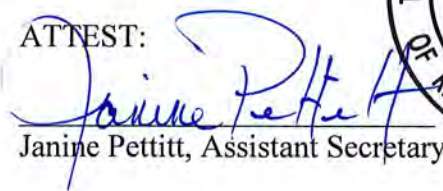
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
KCI Corridor	MD Management, Inc.	\$54,026.18	None	\$54,026.18	\$42,388.62	\$11,637.56

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte County/Platte RIII-Park Hill.

DATED this 11th day of February, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 2-7-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

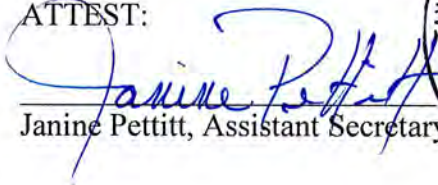
WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.	Recorded No.
KCI Corridor	City of Kansas City, MO	11/7/19	4B	3	Platte County 2020002663

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte County/Platte RIII-Park Hill.

DATED this 11th day of February 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Missia R. Canady, Chair

RESOLUTION NO. 2-8-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE APPOINTMENTS OF SABIN YANEZ (REGULAR) AND SHEILA TRACY (ALTERNATE) AS THE NORTHLAND REGIONAL CHAMBER OF COMMERCE REPRESENTATIVES ON THE KCI CORRIDOR ADVISORY COMMITTEE FOR THE KCI CORRIDOR TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, as the plan for redevelopment known as the KCI Corridor Tax Increment Financing Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on March 11, 1999, by Ordinance No. 990256; and

WHEREAS, the Plan has been amended by the City Council from time to time; and

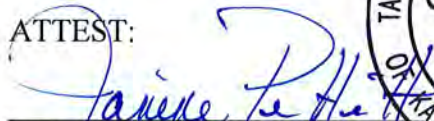
WHEREAS, the Plan provides for the creation of an advisory committee to provide advice to the Commission regarding the use and disbursement of funds placed in an account designated for expenses related to neighborhood improvement plan and optional public improvements and to serve as liaison with taxing districts, City departments and other parties having an interest in and directly adjacent to the Redevelopment Area; and

WHEREAS, the Northland Regional Chamber of Commerce has appointed Sabin Yanez to the KCI Corridor Advisory Committee, with Sheila Tracy as the alternate.

NOW THEREFORE, BE IT RESOLVED, that the Commission hereby approves Sabin Yanez as the Northland Regional Chamber of Commerce representative, with Sheila Tracy as the alternative, to the KCI Corridor Advisory Committee for the KCI Corridor TIF Plan.

DATED this 11th day of February, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 2-9-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CLOSING THE PUBLIC HEARING FOR THE FOURTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, as plan for redevelopment known as the Platte Purchase Development Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on July 28, 2016, by Ordinance No. 160415; and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 9:45 a.m., February 11, 2020, to consider approval of the Fourth Amendment to the Plan; and

WHEREAS, the Redevelopment Area described by the Plan is generally located at the intersection of 152 Highway and N Platte Purchase Drive, extending north along the west side of N Platte Purchase Drive to a point approximately 1,200 feet south of NW 100th Street and extending 1,200 to 3,000 feet to the west of N Platte Purchase Drive; extending north along the eastside of N Platte Purchase Drive to N Fountain Hill Drive and 1,000 feet to the east of N Platte Purchase Drive; and extending south of M-152 along the east side of N Platte Purchase Drive to approximately NW 88th Street on the south and approximately 1,200 feet east of N Platte Purchase Drive; and extending south of M-152 along the west side of N Platte Purchase Drive approximately 1,800 feet, extending 600 to 1,000 feet west of N Platte Purchase Drive including approximately 294 acres of land in Kansas City, Clay County, Missouri (the "City"); and

WHEREAS, the Fourth Amendment provides for the expansion of the Redevelopment Area to include an area comprising of Improvement 7b: N. Platte Purchase Drive from Tiffany Springs Parkway to Platte Purchase Park entrance including a water main extension, Improvement 7c: N. Platte Purchase Drive from the Platte Purchase Park entrance to Shoal Creek Parkway, and Improvement 11: a water main extension on N. Platte Purchase Drive from Shoal Creek Parkway, south approximately 2,700' and including water and sewer main extensions within Platte Purchase Park; and

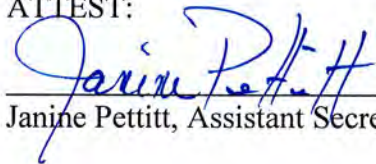
WHEREAS, the Fourth Amendment also provides for modification of the Budget of Redevelopment Project Costs by increasing the total Redevelopment Project Costs to \$65,734,000 and increasing the Reimbursable Redevelopment Costs to \$59,520,000; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Amendment and all were heard.

NOW, THEREFORE, BE IT RESOLVED that the Tax Increment Financing Commission of Kansas City, Missouri hereby closes the public hearing for the Fourth Amendment to the Platte Purchase Development Plan.

DATED this 11th day of February, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary



By: 
Alissia R. Canady, Chair

RESOLUTION NO. 2-10-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FOURTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991, Ordinance No. 100089 on January 28, 2010, Ordinance No. 130986 on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015; and

WHEREAS, as plan for redevelopment known as the Platte Purchase Development Plan (the “Plan”) for an area designated therein as a redevelopment area (the “Redevelopment Area”) was approved by the City Council on July 28, 2016, by Ordinance No. 160415; and

WHEREAS, the Fourth Amendment to the Plan has been presented to the Commission for consideration; and

WHEREAS, on February 11, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 9:45 a.m. to consider the Fourth Amendment to the Plan; and

WHEREAS, the Fourth Amendment to the Plan modifies the (a) description of the public improvements originally contemplated by the Plan, (b) boundaries of the Redevelopment Area, (c) Site Map, (d) Estimated Budget of Redevelopment Projects; (e) Sources Funds described by the Plan and (f) exhibits to the Plan with such other conforming changes that are in furtherance of the forgoing modifications; and

WHEREAS, Chairwoman Canady opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

WHEREAS, the Commission, upon hearing all public comments and staff’s recommendation, deems it to be in the best interest of the City that Fourth Amendment to the Plan be approved by the City Council.

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

1. The Fourth Amendment to the Plan does not alter the Commission’s previous finding that the Redevelopment Area is an Economic Development Area, as defined in Section 99.805(5) of the Act.

2. The Fourth Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area 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 tax increment financing.

3. The Plan, as modified by the Fourth Amendment to the Plan, conforms with City's FOCUS Plan or comprehensive plan for redevelopment of the City.

4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Fourth Amendment, and located within the Redevelopment Area and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.

5. The Plan, as amended by the Fourth Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.

6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the Fourth Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.

7. The Plan, as amended by the Fourth Amendment, does not contemplate the relocation assistance for businesses and residences.

8. The Plan, as amended by the Fourth Amendment, does not include the initial development or redevelopment of any gambling establishment.

9. The Plan, as amended by the Fourth Amendment, does not alter the previous cost-benefit analysis presented to and accepted by the Commission, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan are not built and if they are built pursuant to the Plan and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.

10. The Commission does hereby approve the Fourth Amendment to the Plate Purchase Redevelopment Plan.

11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the Fourth Amendment to the Plan and designate the redevelopment area described therein as a "Redevelopment Area" pursuant to the Act.


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of February, 2020.



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


Alissia R. Canady, Chair

ATTEST:


Heather A. Brown, Secretary

RESOLUTION NO. 2-11-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI, EXCLUDING THE BARRY TOWNE CERTIFICATION.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
Platte Purchase	TIF Commission	\$5,743.00	None	\$5,743.00	N/A	\$5,743.00
Platte Purchase	MD Management, Inc.	\$360,573.70	\$27,411.46	\$333,162.24	N/A	\$333,162.24

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte-Clay County/Platte RIII.

DATED this 11th day of February, 2020.



[Signature]

 Alissia R. Canady, Chair

ATTEST:

[Signature]

 Janine Pettitt, Assistant Secretary

RESOLUTION NO. 2-12-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$637,135.20 FOR MD MANAGEMENT WITHIN THE BARRY TOWNE TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Barry Towne	MD Management	\$637,135.20	None	\$637,135.20	

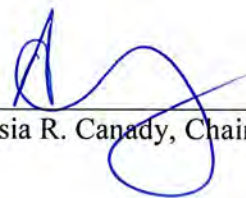
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$637,135.20 for MD Management within the Barry Towne TIF Plan.

DATED this 11th day of February, 2020.



ATTEST:


Janine Pettitt, Assistant Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 2-13-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR PLATTE -CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.	Recorded No.
Platte Purchase	MD Management, Inc.	12/2019	3, 4, 6, 7A & 10, et al.	1	Platte Co 2020002922 Clay Co 2020006789

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte-Clay County/Platte RIII, Kansas City, Missouri.

DATED this 11th day of February, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 2-14-20

RESOLUTION APPROVING THE FUNDING AND REIMBURSEMENT AGREEMENT BETWEEN CITY OF KANSAS CITY, MISSOURI AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI REGARDING THE IMPLEMENTATION OF CERTAIN IMPROVEMENTS TO THE PLATTE PURCHASE DEVELOPMENT PLAN

WHEREAS, the City Council of Kansas City, Missouri (the “City Council”) is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the “Act”); and

WHEREAS, on November 24, 1982, the City Council passed Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), which was subsequently amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1991, and Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, the Platte Purchase Development Plan (the “Redevelopment Plan”) was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested persons and taxing districts with respect to the Redevelopment Plan, closed said public hearing on May 11, 2016 and adopted its Resolution No. 5-9-16 recommending to the City Council the approval of the Redevelopment Plan; and

WHEREAS, the Council, on July 28, 2016, passed Ordinance No. 160415, approving the Redevelopment Plan and designating the area described therein as a redevelopment area (the “Redevelopment Area”) and the Council subsequently amended the Redevelopment Plan by the passage of Ordinance No. 170971, Ordinance No. 190264, and Ordinance No. 190826; and

WHEREAS, on February 11, 2020, the Commission recommended that the City Council approve a Fourth Amendment to the Redevelopment Plan (the “Fourth Amendment”), which, inter alia, provides for the inclusion of certain public infrastructure improvements, including the design and construction of water and sewer lines along N Platte Purchase Drive, beginning at NE 108th Street and continuing south approximately 2,700 linear feet to the entrance of Platte Purchase Park and including water and sewer lines within Platte Purchase Park (the “Water and Sewer Line Project”), and the design and construction of certain improvements to N Platte Purchase Drive, beginning at NE 108th Street and continuing south 2,700 linear feet to the entrance of Platte Purchase Park (the “Platte Purchase Road Project”); and

WHEREAS, the City desires to enter into a Funding and Reimbursement Agreement with the Commission, which shall provide that the City shall contribute to the Commission \$110,000 to the Water and Sewer Line Project and \$330,000 to the Platte Purchase Road and the Commission shall deposit such contributions into separate and segregated accounts for the

exclusive purpose of funding certified costs related to the design of the Water and Sewer Line Project and the Platte Purchase Road Project; and

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

Section 1. Authorization and Approval of the Funding Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Funding Agreement with the City of Kansas City, Missouri, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof; provided, however, the Commission shall not execute and deliver to the City, unless and until the City Council approves, by ordinance, the Fourth Amendment to the Platte Purchase Development Plan.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of February, 2020.



ATTEST:



Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 2-15-20

RESOLUTION APPROVING THE REDEVELOPMENT AGREEMENT BETWEEN CITY OF KANSAS CITY, MISSOURI AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI REGARDING THE IMPLEMENTATION OF CERTAIN IMPROVEMENTS TO THE PLATTE PURCHASE DEVELOPMENT PLAN

WHEREAS, the City Council of Kansas City, Missouri (the “City Council”) is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the “Act”); and

WHEREAS, on November 24, 1982, the City Council passed Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), which was subsequently amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1991, and Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, the Platte Purchase Development Plan (the “Redevelopment Plan”) was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested persons and taxing districts with respect to the Redevelopment Plan, closed said public hearing on May 11, 2016 and adopted its Resolution No. 5-9-16 recommending to the City Council the approval of the Redevelopment Plan; and

WHEREAS, the Council, on July 28, 2016, passed Ordinance No. 160415, approving the Redevelopment Plan and designating the area described therein as a redevelopment area (the “Redevelopment Area”) and the Council subsequently amended the Redevelopment Plan by the passage of Ordinance No. 170971, Ordinance No. 190264, and Ordinance No. 190826; and

WHEREAS, on February 11, 2020, the Commission recommended that the City Council approve a Fourth Amendment to the Redevelopment Plan (the “Fourth Amendment”), which, inter alia, provides for the inclusion of certain public infrastructure improvements, including the design and construction of water and sewer lines along N Platte Purchase Drive, beginning at NE 108th Street and continuing south approximately 2,700 linear feet to the entrance of Platte Purchase Park and including water and sewer lines within Platte Purchase Park (the “Water and Sewer Line Project”), and the design and construction of certain improvements to N Platte Purchase Drive, beginning at NE 108th Street and continuing south 2,700 linear feet to the entrance of Platte Purchase Park (the “Platte Purchase Road Project”); and

WHEREAS, Hunt Midwest Real Estate Development, Inc. (“Hunt Midwest”) desires to implement the Water and Sewer Line Project and the Platte Purchase Road Project, in accordance with the Redevelopment Plan, as amended by the Fourth Amendment; and

WHEREAS, Hunt Midwest desires to enter into a Redevelopment Agreement with the Commission, which shall provide, in part, for Hunt Midwest to implement the Water and Sewer Line Project and the Platte Purchase Road Project, in accordance with the Redevelopment Plan, as amended by the Fourth Amendment, and for the Commission to reimburse Hunt Midwest for certain certified costs related thereto, subject to the terms of the Redevelopment Agreement.

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

Section 1. Authorization and Approval of the Redevelopment Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Redevelopment Agreement with Hunt Midwest Real Estate Development, Inc., in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof; provided, however, the Commission shall not execute and deliver to Hunt Midwest the Redevelopment Agreement, unless and until the City Council approves, by ordinance, the Fourth Amendment to the Platte Purchase Development Plan.


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

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

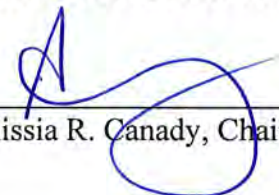
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of February, 2020.



ATTEST:


Heather A. Brown, Secretary

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

By: 
Alissia R. Canady, Chair

RESOLUTION NO. 2-16-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE APPOINTMENT OF CHRIS TODD (REGULAR) AND ED FORD (ALTERNATE) AS THE NORTHLAND REGIONAL CHAMBER OF COMMERCE REPRESENTATIVES ON THE PLATTE PURCHASE ADVISORY COMMITTEE FOR THE PLATTE PURCHASE DEVELOPMENT PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on July 28, 2016, the City Council, pursuant to Ordinance No. 160415, approved the Platte Purchase Development Plan (the "Plan"), pursuant to the authority granted the City Council by the Act; and

WHEREAS, the Plan has been amended by the City Council from time to time; and

WHEREAS, the Commission, on May 11, 2016, by Resolution 5-9-16, created the Platte Purchase Advisory Committee ("Advisory Committee") to provide advice to the Commission regarding the use and disbursement of tax increment financing revenue ("TIF Revenue") generated and collected within the Redevelopment Area and to serve as a liaison with taxing districts affected by the Plan, Departments of the City of Kansas City, Missouri and other parties having an interest in and directly adjacent to the Redevelopment Area; and

WHEREAS, the Northland Regional Chamber of Commerce has appointed Chris Todd to the Platte Purchase Advisory Committee, with Ed Ford as the alternate.

NOW THEREFORE, BE IT RESOLVED, that the Commission hereby approves Chris Todd as Northland Regional Chamber of Commerce representative to the Platte Purchase Advisory Committee for the Platte Purchase Development Plan, with Ed Ford as the alternate.

DATED this 11th day of February, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 2-17-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR CLAY COUNTY/LIBERTY-NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Shoal Creek	The City of Kansas City, Missouri	\$1,219,388.36	None	\$1,219,388.36	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/Liberty-NKC.

DATED this 11th day of February, 2020.





Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary

RESOLUTION NO. 2-18-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH CITY OF KANSAS CITY, MISSOURI FOR THE CONSTRUCTION OF CERTAIN IMPROVEMENTS TO NORTH BRIGHTON ROAD AND THE INTERSECTION AT NORTH BRIGHTON AND NE PLEASANT VALLEY ROAD, PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, the Council, on November 10, 1994, passed Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including the construction of certain improvements to North Brighton Road, beginning at NE 58th Street and continuing to NE Pleasant Valley Road (the “North Brighton Improvements – (G6)” and including the intersection at North Brighton and NE Pleasant Valley Road (the “Pleasant Valley Intersection – (M1)” (collectively “Public Infrastructure Improvements”); and

WHEREAS, on October 1, 2019, the City and the Commission entered into a Redevelopment Agreement (the “Original Agreement”), which provides, in part, for the City to implement the Public Infrastructure Improvements and for the Commission, subject to the terms and conditions of the Original Agreement, to reimburse the City for certain costs related thereto, in an amount not to exceed \$10,500,000; and

WHEREAS, on November 14, 2019, the Council, pursuant to Ordinance No. 190894, approved the Sixteenth Amendment to the Plan, which provides, in part, for an increase by \$400,000 of the costs related to the North Brighton Improvements (the “Sixteenth Amendment Modifications”); and

WHEREAS, the City and the Commission each desire to amend, restate and replace the Original Agreement to incorporate the Sixteenth Amendment Modifications; and

WHEREAS, the City desires to enter into an Amended And Restated Redevelopment Agreement with the Commission, which shall incorporate the Sixteenth Amendment

Modifications by providing, in part, that the City, shall complete the Public Infrastructure Improvements pursuant to the Plan and the Commission shall reimburse costs related to the Public Infrastructure Improvements in an aggregate amount not to exceed \$10,900,000; provided, however, no more than \$4,000,000 shall be reimbursed to the City in calendar year 2019 and no more than \$10,900,000, in the aggregate, shall be reimbursed to the City in calendar years 2019 and 2020.

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

Section 1. Authorization and Approval of the Amended and Restated Redevelopment Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute an agreement with the City of Kansas City, Missouri which shall contain the provisions described in the Recitals to this Resolution. The Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

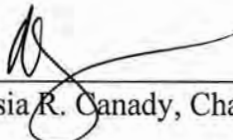
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of February, 2020.



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

By: 
Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 2-19-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH STAR ACQUISITIONS, INC. FOR THE CONSTRUCTION OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Thirteenth Amendment to the Plan, as approved by Committee Substitute for Ordinance No. 170327, provides, in part, for improvements to N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue to a point 1,960 linear feet east of N. Booth Avenue, public detention basins and additional public utilities, including storm water, sanitary and water main lines and dry utilities (collectively, the "Public Infrastructure Improvements"); and

WHEREAS, on May 29, 2017, Star Acquisitions, Inc. and the Commission entered into a Redevelopment Agreement (the "Original Redevelopment Agreement") which provides, in part, that the Star Acquisitions, Inc. shall construct the Public Infrastructure Improvements by 2018 and the Commission shall reimburse costs related to the improvements to N. Booth Avenue and MO Highway 152 in an amount not to exceed \$6,570,130, public detentions in an amount not to exceed \$1,146,054 and public utilities in an amount not to exceed \$3,129,077; and

WHEREAS, the Council intends to consider a 17th Amendment to Plan, which shall, in part, extend the date for the completion of the Public Infrastructure Improvements to 2021 (the "Seventeenth Amendment Modifications"); and

WHEREAS, the Commission and the Star Acquisitions, Inc. desire to amend, restate and replace the Original Redevelopment Agreement to incorporate, inter alia, the Seventh Amendment Modifications".

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

Section 1. Authorization and Approval of the Amended and Restated Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute an Amended and Restated Redevelopment Agreement with Star Acquisitions, Inc., which shall contain the provisions described in the Recitals to this Resolution. The Amended and Restated Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof; provided, however, the Chair, Vice Chairman or Executive Director shall not execute or deliver the agreement until the Council approves the 17th Amendment to the Shoal Creek Parkway Tax Increment Financing Plan.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of February, 2020.

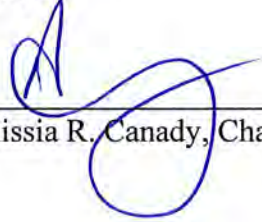


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 2-20-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CLOSING THE PUBLIC HEARING FOR THE EIGHTH AMENDMENT TO THE CHOUTEAU I-35 TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, as plan for redevelopment known as the Chouteau I-35 Tax Increment Financing Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on April 23, 1998, by Ordinance No. 980426; and

WHEREAS, the Plan has been amended by the City Council from time to time by the passage of several ordinances; and

WHEREAS, on February 11, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 10:15 a.m. to consider the Eighth Amendment to the Plan; and

WHEREAS, the redevelopment area is generally described as an area bounded by North Antioch on the west, I-35 on the north, North Brighton on the east and Parvin Road on the south, in Kansas City, Clay County, Missouri; and

WHEREAS, the Eighth Amendment to the Plan proposes to revise the Redevelopment Project Costs budget, by adding \$700,000 for the acquisition of a commercial building at 4305 N. Antioch and \$100,000 for the construction of the Chouteau Heritage Fountain, as well as \$15,000 for Commission expenses; and


WHEREAS, the Eighth Amendment also provides for \$405,000 in public improvements, such as sidewalks, road, water, sewer and other improvements; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Amendment and all were heard.

NOW THEREFORE, BE IT RESOLVED, that the Commission hereby closes the public hearing for the Eighth Amendment to the Chouteau I-35 TIF Plan.

DATED this 11th day of February, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissa R. Canady, Chairman

RESOLUTION NO. 2-21-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE EIGHTH AMENDMENT TO THE CHOUTEAU & I-35 TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the "City Council") on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991, Ordinance No. 100089 on January 28, 2010, Ordinance No. 130986 on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015; and

WHEREAS, as plan for redevelopment known as the Chouteau & I-35 Tax Increment Financing Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on April 23, 1998, by Ordinance No. 980426; and

WHEREAS, the Plan has been amended by the City Council from time to time by the passage of several ordinances; and

WHEREAS, the Eighth Amendment to the Plan has been presented to the Commission for consideration; and

WHEREAS, on February 11, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 10:00 a.m. to consider the Eighth Amendment to the Plan; and

WHEREAS, the Eighth Amendment to the Plan provides, in part, for (1) the acquisition of a commercial building at 4305 N. Antioch and for the construction of the Chouteau Heritage Fountain, (2) certain modifications to the Budget of Redevelopment Project Costs identified by the Plan, (3) certain modification to the Sources of Funds for all estimated Redevelopment Project Costs, and (4) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; and

WHEREAS, Chairwoman Canady opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

WHEREAS, the Commission, upon hearing all public comments and staff's recommendation, deems it to be in the best interest of the City that Eighth Amendment to the Plan be approved by the City Council.


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

1. The Eighth Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area is a Conservation Area, as defined in Section 99.805(5) of the Act.
2. The Eighth Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area 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 tax increment financing.
3. The Plan, as modified by the Eighth Amendment to the Plan conforms with City's FOCUS Plan or comprehensive plan for redevelopment of the City.
4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Eighth Amendment, and located within the Redevelopment Area and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.
5. The Plan, as amended by the Eighth Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.
6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the Eighth Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.
7. The Plan, as amended by the Eighth Amendment, does not contemplate the relocation assistance for businesses and residences.
8. The Plan, as amended by the Eighth Amendment, does not include the initial development or redevelopment of any gambling establishment.
9. The Plan, as amended by the Eighth Amendment, does not alter the previous cost-benefit analysis presented to and accepted by the Commission, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan are not built and if they are built pursuant to the Plan and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.
10. The Commission does hereby approve the Eighth Amendment to the Chouteau & I-35 Tax Increment Financing Plan.
11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the Eighth Amendment to the Plan and designate the redevelopment area described therein as a "Redevelopment Area" pursuant to the Act.

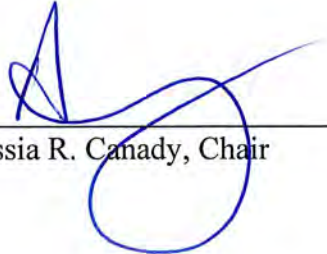
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of February, 2020.



ATTEST:



Heather A. Brown, Secretary



Alissia R. Canady, Chair

RESOLUTION NO. 2-22-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road	Hunt Midwest	\$801,373.00	None	\$801,373.00	
Arlington Road	Hunt Midwest	\$687,492.00	None	\$687,492.00	
Arlington Road	Hunt Midwest	\$42,004.00	None	\$42,004.00	
Parvin Road	Hunt Midwest	\$96,735.00	None	\$96,735.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/NKC.

DATED this 11th day of February, 2020.





Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary

RESOLUTION NO. 2-23-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CERTIFICATION FOR JACKSON COUNTY/HICKMAN MILLS, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
87 th & Hillcrest	Foley Industries, Inc.	\$248,310.00	None	\$248,310.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Jackson County/Hickman Mills.

DATED this 11th day of February, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 2-24-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$3,213,733.00 FOR PURCELL MID-CITY DEVELOPMENT AND WAIVER OF THE REQUIREMENT THAT A REQUEST FOR CERTIFICATION OF REIMBURSABLE COSTS BE SUBMITTED WITHIN 18TH MONTHS OF BEING INCURRED FOR THE SANTA FE TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on September 30, 1993 adopted Ordinance No. 930859 approving the Santa Fe Tax Increment Financing Plan; ("Plan"); and

WHEREAS, Purcell Mid-City Development submitted a request for certification of reimbursable costs, which request was not submitted within eighteen (18) months from the date such eligible reimbursable costs were incurred as required by the Commission's Certification of Costs and Reimbursement Policy, as amended on September 12, 2018; and

WHEREAS, Purcell Mid-City Development's request for certification of reimbursable costs was presented to the Commission's Governance, Finance and Audit Committee (the "Committee") on January 31, 2020; and

WHEREAS, the Committee has recommended that the requirement that a request for certification of reimbursable costs be submitted within 18th months of being incurred be waived for the Santa Fe TIF Plan, and


WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Santa Fe	Purcell Mid-City Development	\$3,213,733.00	None	\$3,213,733.00	

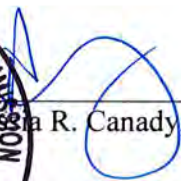
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$3,213,733.00 for Purcell Mid-City Development and waives the requirement that a request for certification of reimbursable costs be submitted within eighteen months of being incurred for the Santa Fe TIF Plan.

DATED this 11th day of February, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissa R. Canady, Chair

RESOLUTION NO. 2-25-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:00 A.M. ON MARCH 10, 2020 FOR THE FIRST AMENDMENT TO THE GRAND RESERVE TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statues of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for February 11, 2020 at 10:15 a.m.; and


WHEREAS, the TIF Commission held a public hearing at 10:15 a.m., February 11, 2020, to consider approval of the First Amendment to the Grand Reserve Plan ("Plan"); and

WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the First Amendment to the Grand Reserve TIF Plan until 10:00 a.m., Tuesday, March 10, 2020.

DATED this 11th day of February, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 2-26-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Linwood Shopping Center	Linwood Shopping Center Redevelopment Company, LLC	\$392,038.00	\$9,505.00	\$382,533.00	

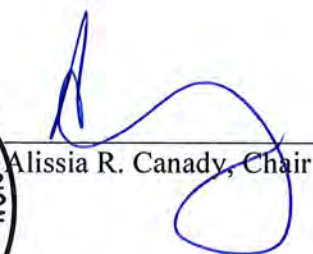
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Jackson County/KCMO.

DATED this 11th day of February, 2020.

ATTEST:


Janine, Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 2-27-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$6,717,470.00 FOR KC HOTEL PROPERTY OWNER, LLC WITHIN THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

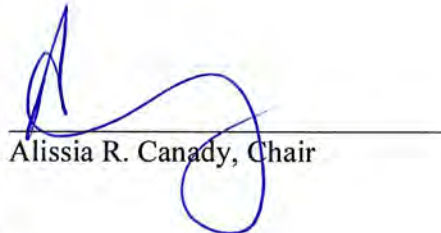
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KC Convention Center HQ	KC Hotel Property Owner, LLC	\$6,717,470.00	None	\$6,717,470.00	


NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$6,717,470.00 for KC Hotel Property Owner, LLC within the Kansas City Convention Center Headquarters Hotel TIF Plan.

DATED this 11th day of February, 2020.




Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 2-28-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$6,872,574.00 FOR COMMERCE TOWER VILLAGE, INC. AND WAIVER OF THE REQUIREMENT THAT A REQUEST FOR CERTIFICATION OF REIMBURSABLE COSTS BE SUBMITTED WITHIN 18TH MONTHS OF BEING INCURRED FOR THE SANTA FE TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, a plan for redevelopment known as the Commerce Tower Village Tax Increment Financing Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on June 4, 2015, by Ordinance No. 150403; and

WHEREAS, Commerce Tower Village, Inc. submitted a request for certification of reimbursable costs, which request was not submitted within eighteen (18) months from the date such eligible reimbursable costs were incurred as required by the Commission's Certification of Costs and Reimbursement Policy, as amended on September 12, 2018; and

WHEREAS, Commerce Tower Village, Inc.'s request for certification of reimbursable costs was presented to the Commission's Governance, Finance and Audit Committee (the "Committee") on January 31, 2020; and

WHEREAS, the Committee has recommended that the requirement that a request for certification of reimbursable costs be submitted within 18th months of being incurred be waived for the Commerce Tower Village TIF Plan, and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Commerce Tower Village	Commerce Tower Village, Inc.	\$6,872,574.00	None	\$6,872,574.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$6,872,574.00 for Commerce Tower Village, Inc. and waives the requirement that a request for certification of reimbursable costs be submitted within eighteen months of being incurred for the Commerce Tower Village TIF Plan.

DATED this 11th day of February, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Assia R. Canady, Chair

RESOLUTION NO. 2-29-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$235,519.37 FOR KIRKWOOD NEIGHBORHOOD IMPROVEMENT DISTRICT AND WAIVER OF THE REQUIREMENT THAT A REQUEST FOR CERTIFICATION OF REIMBURSABLE COSTS BE SUBMITTED WITHIN 18TH MONTHS OF BEING INCURRED FOR THE COUNTRY CLUB PLAZA TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on April 17, 1997, the Council adopted Ordinance No. 970374, approving the Country Club Plaza Tax Increment Financing Plan pursuant to the authority granted the Council by the Act; and

WHEREAS, Kirkwood Neighborhood Improvement District submitted a request for certification of reimbursable costs, which request was not submitted within eighteen (18) months from the date such eligible reimbursable costs were incurred as required by the Commission's Certification of Costs and Reimbursement Policy, as amended on September 12, 2018; and

WHEREAS, Kirkwood Neighborhood Improvement District's request for certification of reimbursable costs was presented to the Commission's Governance, Finance and Audit Committee (the "Committee") on January 31, 2020; and

WHEREAS, the Committee has recommended that the requirement that a request for certification of reimbursable costs be submitted within 18th months of being incurred be waived for the Country Club Plaza TIF Plan, and


WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Country Club Plaza	Kirkwood Neighborhood Improvement District	\$235,519.37	None	\$235,519.37	

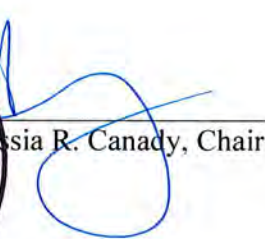
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$235,519.37 for Kirkwood Neighborhood Improvement District and waives the requirement that a request for certification of reimbursable costs be submitted within eighteen months of being incurred for the Country Club Plaza TIF Plan.

DATED this 11th day of February, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Asia R. Canady, Chair

RESOLUTION NO. 2-30-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIVE-YEAR PROGRESS REPORT FOR THE 9TH AND CENTRAL TIF PLAN AND FORWARDING TO CITY COUNCIL FOR APPROVAL.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on November 26, 2013, the City Council passed Ordinance No. 130829, which approved the 9th & Central Tax Increment Financing Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, staff presented the 5-Year Progress Report; and

WHEREAS, all interested persons and taxing districts had the opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby accepts the 5-Year Progress Report on the 9th & Central TIF Plan and advances to City Council for approval.

DATED this 11th day of February, 2020.

ATTEST:


Heather A. Brown, Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 2-31-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIFTEEN-YEAR PROGRESS REPORT FOR THE 1200 MAIN/SOUTH LOOP TIF PLAN AND FORWARDING TO CITY COUNCIL FOR APPROVAL.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, a plan for redevelopment known as the 1200 Main/South Loop Tax Increment Financing Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on March 3, 2004, by Ordinance No. 040154; and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, staff presented the 15-Year Progress Report; and

WHEREAS, all interested persons and taxing districts had the opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby accepts the 15-Year Progress Report on the 1200 Main/South Loop TIF Plan and advances to City Council for approval.

DATED this 11th day of February, 2020.

ATTEST:


Heather A. Brown, Secretary




Melissa R. Canady, Chair

RESOLUTION NO. 2-32-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING ACCEPTANCE OF THE ADVISORY COMMITTEE'S RECOMMENDATION FOR THE COMMERCIAL FAÇADE PROGRAM GRANTS IN THE HEART OF THE CITY NEIGHBORHOOD STABILIZATION TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on December 22, 2016, the Council approved the Heart of the City Neighborhood Stabilization Tax Increment Financing Plan (the "Plan") and the designation of the Redevelopment Area by Ordinance No. 160479; and

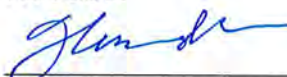
WHEREAS, the Plan Advisory Committee (the "Advisory Committee") was established as contemplated by the Plan to make recommendations related to the funds associated with the Housing Rehabilitation Program, Single Family New Construction/Gap Financing Program, and Commercial Façade and Improvements Program; and

WHEREAS, on January 6, 2020, the Advisory Committee met and recommended grants for the Commercial Façade and Improvements Program funds for Alpha Energy and Electric, Inc., 3339 Troost in the amount of \$100,000, Thank You Walt Disney, Inc., 1121 E. 31st in the amount of \$160,000 and Anlab Environmental, 3634 Troost in the amount of \$15,000.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves acceptance of the Advisory Committee's recommendation of grants for the Commercial Façade and Improvements Program funds for Alpha Energy and Electric, Inc., 3339 Troost in the amount of \$100,000, Thank You Walt Disney, Inc., 1121 E. 31st in the amount of \$160,000 and Anlab Environmental, 3634 Troost in the amount of \$15,000 in the Heart of the City Neighborhood Stabilization Tax Increment Financing Plan.

DATED this 11th day of February, 2020.

ATTEST:


Heather A. Brown, Secretary




Alistia R. Canady, Chair

RESOLUTION NO. 2-33-20

RESOLUTION APPROVING THE THIRD AMENDED AND RESTATED REIMBURSEMENT PRIORITIZATION AGREEMENT BY AND AMONG THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., MD MANAGEMENT INC. AND THE CITY OF KANSAS CITY, MISSOURI IN CONNECTION WITH CERTAIN IMPROVEMENTS CONTEMPLATED BY THE KCI CORRIDOR TIF PLAN

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

WHEREAS, on March 11, 1999, the City Council passed Ordinance No. 990256, which approved the KCI Corridor Tax Increment Financing Plan (the "Redevelopment Plan") and designated an area described therein as a redevelopment area within the meaning of the Act (the "Redevelopment Area"); and

WHEREAS, the Redevelopment Plan has been amended several times by Ordinances passed by the City Council; and

WHEREAS, the Redevelopment Plan provides for, among other things, the improvement of certain roadways within and adjacent to the Redevelopment Area, including (1) improvements to Skyview Avenue, between Tiffany Springs Road and Ambassador Drive (the "Skyview Improvements"), (2) improvements to an Overpass on Old Tiffany Springs Road, beginning 500 linear feet east of Congress and continuing to Skyview (the "Tiffany Springs Bridge Improvements"), (3) the design and construction of Line Creek Parkway, between the current terminus of Line Creek Parkway at Old Tiffany Springs Road to the proposed entrance of the Platte County R-III School District Complex (the "Line Creek Improvements") and (4) the design and construction of certain infrastructure improvements relating to a new sports complex (the "Sports Complex Infrastructure Improvements," and together with the Skyview Improvements, Shoal Creek Improvements, Tiffany Springs Bridge Improvements and the Line Creek Improvements, collectively, the "Prioritized Improvements"); and

WHEREAS, the Commission, Hunt Midwest Real Estate Development, Inc. ("Hunt Midwest"), MD Management, Inc. and the City, on July 19, 2018, entered into an Amended and Restated Reimbursement Prioritization Agreement, which was subsequently amended on December 18, 2018 and May 9, 2019 (the "Original Agreement"), which sets forth the priority and the allocation of available Economic Activity Taxes generated within the Redevelopment Area ("EATS Revenue") which are not utilized to secure the Improvement and Refunding Revenue Bonds (KCI Corridor Project) Series 2014 that were issued by The Industrial

Development Authority of the County of Platte County, Missouri in the original principal amount of \$34,500,000 (the "KCI Corridor Bonds") and/or (b) proceeds from any bonds (other than the KCI Corridor Bonds), which are secured, in part, with EATS Revenue (collectively "Available Funds") to reimburse eligible redevelopment project costs incurred in connection with the implementation of the Prioritized Improvements; and

WHEREAS, the KCI Corridor Advisory Committee has convened and recommended that the Commission amend the Original Agreement to modify further the priority and the allocation of Available Funds to reimburse eligible redevelopment project costs so that, subject to certain conditions:

- (1) MD Management shall be reimbursed or provision for MD Management's reimbursement shall be made for costs it incurs in connection with the implementation of the Skyview Improvements, up to \$1,470,540 (the "Skyview Reimbursement Amount"), prior to the reimbursement of any other costs identified by the Plan;
- (2) after the payment or provision has been made for the payment of the Skyview Reimbursement Amount, the City shall be reimbursed or provision shall be made for the City's reimbursement of up to \$700,000 of the costs it incurs in connection with the implementation of the Tiffany Springs Bridge Improvements, prior to the reimbursement of any other costs identified by the Plan;
- (3) after the payment or provision has been made for the payment of up to \$700,000 of the costs it incurs in connection with the implementation of the Tiffany Springs Bridge Improvements, MD Management shall be reimbursed or provision shall have been made for MD Management's reimbursement of costs of up to \$3,030,324 it incurs in connection with improvements to Line Creek Parkway (the "Line Creek Reimbursement Amount"), prior to the reimbursement of any other costs identified by the Plan;
- (4) after the payment or provision has been made for the payment of the Line Creek Reimbursement Amount, the City or its designee, shall be reimbursed or provision shall be made for the City's or it's designee's reimbursement of costs of up to \$17,000,000 it incurs in connection with the implementation of the Sports Complex Infrastructure Improvements (the "Sports Complex Infrastructure Reimbursement Amount"); and
- (5) after the payment or provision has been made for the payment of the Sports Complex Infrastructure Reimbursement Amount, the City shall be reimbursed or provision shall be made for the City's reimbursement of the remaining \$6,312,890 of costs related to Tiffany Springs Bridge Improvements.

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

Section 1. Authorization and Approval of a Third Amended and Restated Reimbursement Prioritization Agreement. The Commission hereby approves the form of the

Third Amended and Restated Reimbursement Prioritization Agreement with Hunt Midwest Real Estate Development, Inc., MD Management, Inc. and the City of Kansas City, Missouri, together with all exhibits, attached thereto, in substantially the form presented to and reviewed by the Commission at this meeting, and authorizes the Chair, Vice Chair or Executive Director to execute the Third Amended and Restated Reimbursement Prioritization Agreement, subject to such modifications accepted by the Commission's legal counsel, Executive Director, Chair and Vice Chair and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 24th day of February, 2020.



ATTEST:



Heather A. Brown, Secretary

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



Alissia R. Canady, Chair

RESOLUTION NO. 2-34-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST SHARE AGREEMENT BETWEEN THE COMMISSION AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION MISSOURI FOR THE FINANCING OF CERTAIN IMPROVEMENTS TO THE ROUTE 152 AND N PLATTE PURCHASE DRIVE INTERCHANGE, PURSUANT TO THE PLATTE PURCHASE DEVELOPMENT PLAN.

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

WHEREAS, the Council, on July 28, 2016, passed Ordinance No. 160415 approving the Platte Purchase Development Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides, among other things, for certain public infrastructure improvements within and adjacent to the Redevelopment Area, including the reconstruction of the Route 152 and N. Platte Purchase Drive Interchange from a standard diamond interchange to a diverging diamond interchange (the "Interchange"); and

WHEREAS, the City submitted an application to the Missouri Cost Share Committee to receive support in funding the costs of the Interchange and in December 2019, the Missouri Cost Share Committee approved an application submitted by the City and agreed to fund 48% (approximately \$3.1 Million) of the estimated costs related to the design and construction of the Interchange; and

WHEREAS, the City has requested that the Commission enter into a Cost Share Agreement with the Missouri Highways and Transportation Commission ("MODOT"), which shall provide that (1) MODOT shall pay for 48% (approximately \$3.1 Million) of the estimated costs related to the design and construction of the Interchange and (2) the Commission shall fund 52% (approximately \$3.5 Million) toward the costs of the Interchange, of which the Commission shall utilize approximately \$1.7 Million of the proceeds of Improvement Revenue Bonds (Platte Purchase Project A) Series 2019 in the original principal amount of \$19,500,000 (the "Platte Purchase Bonds") that were issued by the Industrial Development Authority of the City of Kansas City, with the remaining amount to be funded by the City, including all cost overruns, to the extent the Commission is required to undertake any additional obligations under the Cost Share Agreement, including any obligations to undertake preliminary engineering, right-of-way

acquisition or utility relocation, such additional obligations will be undertaken by the City, pursuant to a Funding and Reimbursement Agreement to be entered into between the Commission and the City; and

WHEREAS, staff and legal to the Commission have participated in the preparation and negotiation of the Cost Share Agreement, which is attached to this Resolution, and recommend its approval to the Commission, subject to any minor modifications accepted by the Chair, the Executive Director and legal counsel to the Commission.

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

Section 1. Authorization and Approval of the Cost Share Agreement. Except for such modifications accepted by the Commission's legal counsel, Chair and Executive Director and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof, each of the Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Cost Share Agreement with the Missouri Highways and Transportation Commission in connection with the financing of the design and construction of the interchange improvements at Route 152 and N. Platte Purchase Drive, in substantially the form presented to and reviewed by the Commission at this meeting.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 24th day of February, 2020.



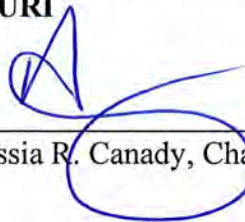
ATTEST:



Heather A. Brown, Secretary

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

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 2-35-20

RESOLUTION APPROVING THE FUNDING AND REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF KANSAS CITY, MISSOURI AND THE TAX INCREMENT FINANCING COMMISSION REGARDING ROUTE 152 AND N. PLATTE PURCHASE DRIVE INTERCHANGE IMPROVEMENTS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN

WHEREAS, the City Council of Kansas City, Missouri (the “City Council”) is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the “Act”); and

WHEREAS, on November 24, 1982, the City Council passed Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), which was subsequently amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1991, Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986 on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, the Platte Purchase Development Plan (the “Redevelopment Plan”) was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested persons and taxing districts with respect to the Redevelopment Plan, closed said public hearing on May 11, 2016 and adopted its Resolution No. 5-9-16 recommending to the City Council the approval of the Redevelopment Plan; and

WHEREAS, the Council, on July 28, 2016, passed Ordinance No. 160415, approving the Redevelopment Plan and designating the area described therein as a redevelopment area (the “Redevelopment Area”) and the Council subsequently amended the Redevelopment Plan by the passage of Ordinance No. 170971, Ordinance No. 190264, Ordinance No. 190826, and Ordinance No. 217620; and

WHEREAS, the Redevelopment Plan, as amended, provides for the design and construction of certain public infrastructure improvements, including improvements to the Route 152 and N. Platte Purchase Drive Interchange (the “Interchange”); and

WHEREAS, the City desires to contribute One Million Seven Hundred Forty-Five Thousand Seven Hundred Thirty-Nine Dollars (\$1,745,739) and such additional amounts that the Commission may be obligated to contribute in connection with that certain Missouri Highways and Transportation Cost Share Agreement (the “Cost Share Agreement”) by and between the Commission and the Missouri Highways and Transportation Commission (“MODOT”) (collectively, the “City’s Contribution”) toward the costs of design and construction of the Interchange, including costs related to new traffic signals, drainage, pedestrian facilities, turning lanes, ramp widening, pedestrian underpass, lighting, right-of-way acquisition and incidentals, utility relocation, and construction and construction contingencies that relate to the implementation of the Interchange (the “Interchange Costs”); and

WHEREAS, the City desires to enter into a Funding and Reimbursement Agreement with the Commission, which shall provide, in part, that after the receipt of the City's Contribution or any installment thereof, the Commission shall deposit the City's Contribution into a separate account which shall be segregated on the books and records of the Commission from all other money, revenue, funds and accounts of the Commission and the money therein, including all interest accruing thereto, shall be utilized exclusively to contribute funds to MODOT in connection with the Cost Share Agreement for the purpose of financing the Interchange Costs.

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

Section 1. Authorization and Approval of the Funding and Reimbursement Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Funding and Reimbursement Agreement with the City of Kansas City, Missouri, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 24th day of February, 2020.




ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 2-36-20

RESOLUTION APPROVING THE REIMBURSEMENT PRIORITIZATION AGREEMENT BY AND AMONG THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., MD MANAGEMENT INC. AND THE CITY OF KANSAS CITY, MISSOURI IN CONNECTION WITH CERTAIN IMPROVEMENTS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN

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

WHEREAS, on July 28, 2016, the City Council passed Ordinance No. 160415, which approved the Platte Purchase Development Plan (the “Redevelopment Plan”) and designated an area described therein as a redevelopment area within the meaning of the Act (the “Redevelopment Area”); and

WHEREAS, the Redevelopment Plan has been amended several times by Ordinances passed by the City Council; and

WHEREAS, the Plan provides for, among other things, the improvement of certain roadways within and adjacent to the Redevelopment Area, including (1) (a) the construction of a 6,900 linear foot sanitary sewer line extension near NW Tiffany Springs Road and Line Creek Parkway and south of MO-152 near N. Platte Purchase Drive, (b) the construction of NW Tiffany Springs Road from N. Platte Purchase Drive to Line Creek Parkway, (c) the construction of N. Platte Purchase Drive from MO-152 to Tiffany Springs Parkway (Phase 1) and (d) the construction of Line Creek Parkway, from Old Tiffany Springs Road to Tiffany Springs Parkway (collectively, the “Tranche 1 Improvements”), (2) the construction of water and sewer lines along N. Platte Purchase Drive, beginning at NE 108th Street and continuing south to the Platte Purchase Park entrance and including water and sewer lines within Platte Purchase Park (the “Tranche 2 Improvements”), (3) the construction of an Interchange at MO-152 and N. Platte Purchase Drive, (the “Tranche 3 Improvements”), (4) the construction of 6100 linear feet of trails along Second Creek between Line Creek Parkway and NW 97th Street, (the “Tranche 4 Improvements”) and (5) the construction of improvements to N. Platte Purchase Drive, beginning at NE 108th Street and continuing south to NE 100th Street (the “Tranche 5 Improvements” and together with the Tranche 1 Improvements, the Tranche 2 Improvements, the Tranche 3 Improvements and the Tranche 4 Improvements the “Prioritized Improvements”); and

WHEREAS, Platte Purchase Advisory Committee approved and recommends the reimbursement of certain redevelopment project costs related to the Prioritized Improvements

("Prioritized Redevelopment Costs") as described in the Plan and incurred in connection with the implementation of the Prioritized Improvements, subject to the following: (1) the execution and performance of separate development agreements (the "Prioritized Development Agreements") by and between the Commission and the entities implementing the Prioritized Improvements and (2) (a) the availability of Economic Activity Taxes generated within the Redevelopment Area ("EATS Revenue") which are not captured as part of the Commission's administrative fee or utilized to secure the Improvement Revenue Bonds (Platte Purchase Project A) Series 2019 in the original principal amount of \$19,500,000 (the "Platte Purchase Bonds") that were issued by the Industrial Development Authority of the City of Kansas City ("Authority"), (b) proceeds from the Platte Purchase Bonds, (c) with respect to, and solely with respect to, the Tranche 3 Improvements, funds received by the City, pursuant to a Funding and Reimbursement Agreement (the "Tranche 3 Funding Agreement"), by and between the Commission and the City and (d) with respect to, and solely with respect to, the Tranche 5 Improvements, funds received by the City, pursuant to that certain Funding and Reimbursement Agreement ("Tranche 5 Funding Agreement"), by and between the Commission and the City (collectively, "Available Funds") such that:

a. MD shall be reimbursed or provision for the MD's reimbursement shall made for costs it incurs in connection with the Tranche 1 Improvements, up to \$14,382,000 (the "Tiffany Springs Reimbursement Amount");

b. after the payment or provision has been made for the payment of the Tiffany Springs Reimbursement Amount, Hunt Midwest shall be reimbursed or provision for Hunt Midwest's reimbursement shall be made for costs it incurs in connection with the implementation of the Tranche 2 Improvements, up to \$1,134,000 (the "Water and Sewer Line Reimbursement Amount")

c. after the payment or provision has been made for the payment of the Water and Sewer Line Reimbursement Amount, the Commission shall pay or provision shall be made for the Commission's payment to the Missouri Highway and Transportation Commission funds the Commission has received pursuant to the Tranche 3 Funding Agreement and thereafter from all other remaining Available Funds, all amounts required pursuant to the terms of a Cost Share Agreement with the Missouri Highway and Transportation Commission, up to \$3,445,739 the (the "MO-152 and Platte Purchase Interchange Reimbursement Amount") and ;

d. after the payment or provision has been made for the payment of the MO-152 and Platte Purchase Interchange Reimbursement Amount, the City shall be reimbursed or provision shall have been made for City's reimbursement of costs it incurs in connection with the Tranche 4 Improvements, up to \$338,000 (the "TS1 Trail Reimbursement Amount") and

e. after the payment or provision has been made for the payment of the TS1 Trail Reimbursement Amount, Hunt Midwest shall be reimbursed or provision shall be made for Hunt Midwest's reimbursement of costs it incurs in connection with the implementation of the Tranche 5 Improvements, from funds the Commission has received pursuant to the Tranche 5 Funding Agreement and thereafter from all other remaining Available Funds, up to \$8,215,000 (the "N. Platte Purchase Drive Reimbursement Amount").

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

Section 1. Authorization and Approval of a Reimbursement Prioritization Agreement. The Commission hereby approves the form of the Reimbursement Prioritization Agreement with Hunt Midwest Real Estate Development, Inc., MD Management, Inc. and the City of Kansas City, Missouri, together with all exhibits, attached thereto, in substantially the form presented to and reviewed by the Commission at this meeting, and authorizes the Chair, Vice Chair or Executive Director to execute the Reimbursement Prioritization Agreement subject to such modifications accepted by the Commission's legal counsel, Executive Director Chair and Vice Chair and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 24th day of February, 2020.



ATTEST:

Heather A. Brown, Secretary

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

Alissia R. Canady, Chair

RESOLUTION NO. 2-37-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO APPROVE A FIFTH AMENDMENT TO REDEVELOPMENT AGREEMENT BETWEEN THE COMMISSION AND MD MANAGEMENT, INC. IN CONNECTION WITH THE IMPLEMENTATION OF THE PLATTE PURCHASE DEVELOPMENT PLAN, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL

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

WHEREAS, on May 11, 2016, by Resolution No. 5-9-16, the Commission, after due notice in accordance with Sections 99.825 and 99.830 of the Act, considered and recommended that the City Council approve the Platte Purchase Development Plan (the "Original Plan"); and

WHEREAS, on July 28, 2016, the City Council, pursuant to Ordinance No. 160415, approved the Original Plan, with certain amendments (the Original Plan, as so amended, the "Plan"), pursuant to the authority granted the City Council by the Act; and

WHEREAS, the Plan provides for public infrastructure improvements within and adjacent to the area described by the Plan (the "Redevelopment Area"), including street improvements, traffic signalization, trails, sanitary sewer lines and related improvements to support commercial development (the "Public Improvements"); and

WHEREAS, on July 21, 2016, MD Management, Inc. and the Commission entered into a Redevelopment Agreement, which was subsequently amended on February 27, 2018 and June 12, 2019 (the "Original Amended Redevelopment Agreement"), which provides, in part, that MD Management, Inc., shall implement the Public Improvements in accordance with the Plan and the terms and conditions of the Original Amended Redevelopment Agreement and that the Commission, subject to the terms and conditions of the Original Amended Redevelopment Agreement, shall reimburse MD Management, Inc. for certain Reimbursable Project Costs related to the Public Improvements from (A) available Economic Activity Taxes generated within the Redevelopment Area and/or (B) proceeds from Revenue Bonds (Platte Purchase Project A) Series 2019 that were issued by the Industrial Development Authority of the City of Kansas City, Missouri in an aggregate amount not to exceed \$19,550,000, in accordance with the priority of reimbursement set forth in the Original Amended Redevelopment Agreement; and

WHEREAS, a Third Amendment to the Original Amended Redevelopment Agreement was prepared, but never approved by the Commission; and

WHEREAS, the Commission, by Resolution No. 9-6-19, approved the Fourth Amendment to the Original Amended Redevelopment Agreement, but such amendment was not executed by either the Commission or MD Management; and

WHEREAS, MD Management desires to amend the Redevelopment Agreement to incorporate the prioritization of funding of the Public Improvements set forth in the Reimbursement and Prioritization Agreement by and among the City, MD Management, Inc., Hunt Midwest Real Estate Development, Inc. and the Commission; and

WHEREAS, staff and legal counsel have participated in preparing the Fifth Amendment to the Original Amended Redevelopment Agreement, which contains the Fifth Amendment Modifications and the Commission's recent policies and procedures.

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

Section 1. Authorization and Approval of the Fifth Amendment to the Original Amended Redevelopment Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Fifth Amendment to the Original Amended Redevelopment Agreement with MD Management, Inc. for the implementation of the Public Improvements contemplated by the Plan, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 24th day of February, 2020.



ATTEST:



Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 3-1-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.	Recorded No.
KCI Corridor	MD Management, Inc.	1/7/20	17	4	Platte County 2020007128
KCI Corridor	MD Management, Inc.	1/7/20	5B	4	Platte County 2020007126

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte County/Platte RIII-Park Hill.

DATED this 10th day of March, 2020.



ATTEST:


Janine Pettitt, Assistant Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 3-2-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A TENTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN MD MANAGEMENT, INC. AND THE COMMISSION REGARDING THE DESIGN OF AND CONSTRUCTION OF CERTAIN ROAD AND PUBLIC INFRASTRUCTURE IMPROVEMENTS CONTEMPLATED BY THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

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

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

WHEREAS, the Plan provides for, among other things, the design and construction of certain roadways and trails within and adjacent to the Redevelopment Area, including the design of and the acquisition of all necessary right-of-way in connection with the construction of a portion of Line Creek Parkway, between the current terminus of Line Creek Parkway at Old Tiffany Springs Road to the proposed entrance of the Platte County R-III School District complex (the "Line Creek Road Improvements"); and

WHEREAS, on March 30, 2006, the Commission and MD Management, Inc. entered into an agreement for the implementation of the Plan (the "Redevelopment Agreement"); and

WHEREAS, the Redevelopment Agreement was amended on December 3, 2007, on March 11, 2009, on March 10, 2010, on July 12, 2011, on June 13, 2012 and on October 9, 2013, May 14, 2014, September 16, 2014 and on February 27, 2018; and

WHEREAS, the Redevelopment Agreement provide, in part, that (1) MD Management, Inc. shall design and construct certain improvements contemplated by the Plan, including the Line Creek Road Improvements and (2) the Commission shall reimburse MD Management, Inc. for certified redevelopment project costs that MD Management incurs that relate thereto, including certified costs that relate to the Line Creek Road Improvements from available proceeds of Bonds issued and sold for the purpose, in part, of funding such certified redevelopment project costs or from economic activity taxes generated within the Redevelopment Area that are not otherwise pledged to secure bonds or obligations; and

WHEREAS. the Eighteenth Amendment to the Plan, as approved by City Council Ordinance 190827, provides for an increase in the amount of reimbursable costs related to the Line Creek Road Improvements to \$3,030,324; and

WHEREAS, the Commission and MD Management desire to further amend the Redevelopment Agreement to incorporate the increase of reimbursable costs contained within the Eighteenth Amendment to the Plan.

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

Section 1. Authorization and Approval of the Tenth Amendment to the Redevelopment Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Tenth Amendment to the Redevelopment Agreement with MD Management, Inc. ("MD Management"), in substantially the form presented to and reviewed by the Commission at this meeting, except for such minor modifications accepted by the Commission's legal counsel, Executive Director and Chair or Vice Chair, and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

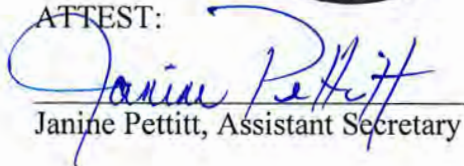
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of March, 2020.



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

By: 
Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 3-3-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and


WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
11 th Street Corridor	Grace & Holy Trinity Cathedral	\$70,458.00	None	\$70,458.00	NID Rd #25-9
11 th Street Corridor	Sentinel Real Estate	\$14,144.00	None	\$14,144.00	NID Rd #27-5
11 th Street Corridor	Sentinel Real Estate	\$16,459.61	None	\$16,459.61	NID Rd #27-6

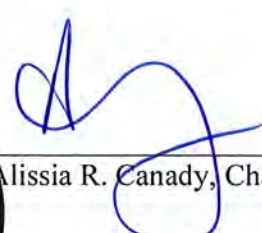
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Jackson County/KCMO.

DATED this 10th day of March, 2020.

ATTEST:


Janine, Pettitt, Assistant Secretary




Missia R. Canady, Chair

RESOLUTION NO. 3-4-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

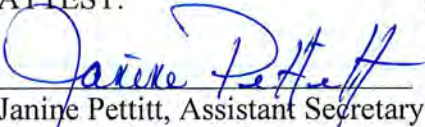
TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
Platte Purchase	MD Management, Inc.	\$205,612.10	\$25,113.28	\$180,498.72	\$0	\$180,498.72
Barry Towne	Pedcor Investments	\$94,085.64	None	\$94,085.64	\$94,085.64	\$0

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte-Clay County/Platte RIII.

DATED this 10th day of March, 2020.



ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 3-5-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FUNDING AGREEMENT WITH HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF WATER AND SEWER LINES ALONG N PLATTE PURCHASE DRIVE AND WITHIN PLATTE PURCHASE PARK AND THE DESIGN AND CONSTRUCTION OF CERTAIN IMPROVEMENTS TO N. PLATTE PURCHASE DRIVE AS CONTEMPLATED BY THE PLATTE PURCHASE REDEVELOPMENT PLAN

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

WHEREAS, on July 28, 2016, the City Council of Kansas City, Missouri (the “Council”), by way of Ordinance No. 160415, approved the Platte Purchase Development Plan, which has been amended from time to time by a series of ordinances passed by the Council (the “TIF Plan”) for an area designated therein as the redevelopment area (the “Redevelopment Area”); and

WHEREAS, the TIF Plan provides for the design and construction of roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the design and construction of water and sewer lines along N. Platte Purchase Drive, beginning at NE 108th Street and continuing south approximately 2,700 linear feet to the entrance of Platte Purchase Park and including water and sewer lines within Platte Purchase Park (the “Water and Sewer Line Design Project”) and the design and construction of certain improvements to N. Platte Purchase Drive, beginning at NE 108th Street and continuing south 2,700 linear feet to the entrance of Platte Purchase Park (the “Platte Purchase Road Design Project”, and together with the Water and Sewer Line Design Project, the “Redevelopment Project”); and

WHEREAS, on February 11, 2020, the Commission, by Resolution No. 2-15-20, approved a Redevelopment Agreement by and between Hunt Midwest Real Estate Development, Inc. (the “Developer”) and the Commission, which provides, in part, that the Developer shall implement the Water and Sewer Line Design Project and the Platte Purchase Road Design Project contemplated by the TIF Plan, and the Commission, subject to the terms of the Redevelopment Agreement, shall reimburse the Developer for certain certified costs related thereto; and

WHEREAS, the Developer requested the Commission provide assistance with certain administrative functions necessary to perform its obligations under the Redevelopment Agreement, including retaining administrative and professional staff, outside counsel and consultants and incurring expenses related thereto (the "Commission Services"), but the Commission is without a source of funds to pay such staff, counsel, consultants and expenses

WHEREAS, the Applicant desires to enter into a Funding Agreement with the Commission, which describes the manner in which costs associated with the Commission Services shall be paid; and

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

Section 1. Authorization and Approval of the Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Funding Agreement with Hunt Midwest Real Estate Development, Inc. for the purpose of recovering certain costs and expenses incurred by the Commission in connection with the performance of the Commission Services described in the recitals to this Resolution, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of March, 2020.




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

By: _____

Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 3-6-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.	Recorded No.
Metro North Crossing	Metro North Crossing, LLC	12/7/19	1-5	1	Clay County 2020016425

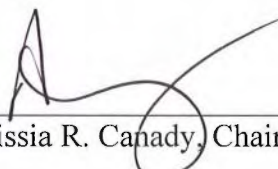
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/Platte RIII.

DATED this 10th day of March, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 3-7-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road	Hunt Midwest	\$257,741.00	None	\$257,741.00	
Parvin Road	Hunt Midwest	\$411,830.00	None	\$411,830.00	
North Oak	Northland Neighborhoods	\$11,462.05	N/A	N/A	Housing Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/NKC.

DATED this 10th day of March, 2020.

ATTEST:

Janine Pettitt, Assistant Secretary


_____ Asia R. Canady, Chair

RESOLUTION NO. 3-8-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.


WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.	Recorded No.
Arlington Road	Hunt Midwest Real Estate Development, Inc.	12/7/19	Arlington Link	1	Clay County 2020016859
Arlington Road	Hunt Midwest Real Estate Development, Inc.	12/7/19	Phase 1	1	Clay County 2020016426
Arlington Road	Hunt Midwest Real Estate Development, Inc.	12/7/19	Phase 1A	1	Clay County 2020016427
Parvin Road	Hunt Midwest	12/7/19	1-4	2	Platte County 202007132

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/NKC.

DATED this 10th day of March, 2020.



 Alissia R. Canady, Chair

ATTEST:

 Janine Pettitt, Assistant Secretary



RESOLUTION NO. 3-9-20

RESOLUTION APPROVING THE REDEVELOPMENT AGREEMENT BETWEEN CITY OF KANSAS CITY, MISSOURI AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI REGARDING THE IMPLEMENTATION OF CERTAIN IMPROVEMENTS TO THE CHOUTEAU & I-35 TAX INCREMENT FINANCING PLAN

WHEREAS, the City Council of Kansas City, Missouri (the "City Council") is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the "Act"); and

WHEREAS, on November 24, 1982, the City Council passed Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"), which was subsequently amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1991, and Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, on April 23, 1998, the City Council of the City of Kansas City, Missouri (the "City") passed Ordinance No 980426 approving the Chouteau I-35 Tax Increment Financing Plan (the "Plan"), which has been amended from time to time, for an area designated therein that is generally bounded by I-35 on the North, Parvin Road on the South, North Brighton Avenue on the East and North Antioch Road on the South (the "Redevelopment Area"); and

WHEREAS, the Plan provides, among other things, for the remediation of blight and the construction of certain public improvements, including the acquisition of 4305 NE Antioch Road, Kansas City, Missouri (the "Property"), and the design, construction and equipping of a fountain located south of I-35 on NE Chouteau and Russell Road ("Heritage Fountain"); and

WHEREAS, the City has agreed to acquire the Property and design, construct and equip the Heritage Fountain, pursuant to the Plan, subject to the Commission utilizing TIF revenue on deposit in the Special Allocation Fund established in connection with Redevelopment Project 3 of the Plan to pay for certain costs related to the acquisition of the Property and to reimburse certain costs related to the design, construction and equipping of the Heritage Fountain; and

WHEREAS, the City desires to enter into a Redevelopment Agreement with the Commission, which shall provide in part, that the City shall take all such action necessary (A) to acquire the Property, including condemnation (if necessary) by December 2021 and (B) to design, construct and equip the Heritage Fountain by December 2020 and the Commission, subject to the terms and conditions of the Redevelopment Agreement, shall contribute to the City TIF Revenue on deposit in the Special Allocation Fund established in connection with Redevelopment Project 3 of the Plan in an amount equal to \$700,000 toward the costs of acquiring the Property and an amount of up to \$100,000 to reimburse the City for costs related to the design, construction and equipping of the Heritage Fountain; and

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

Section 1. Authorization and Approval of the Redevelopment Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Redevelopment Agreement with the City, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof.

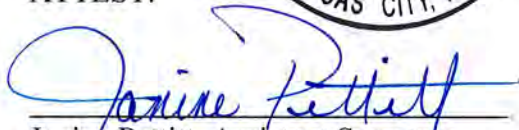
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of March, 2020.

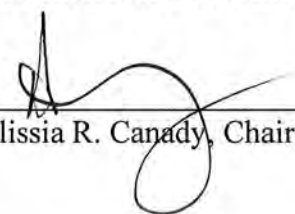


ATTEST:



Janine Pettitt, Assistant Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 3-10-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CLOSING THE PUBLIC HEARING FOR THE FIRST AMENDMENT TO THE GRAND RESERVE TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on May 12, 2016, the Grand Reserve TIF Plan (the "Plan") was approved by City Council by Ordinance No. 160163; and

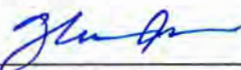
WHEREAS, the First Amendment to the Plan sets forth a general description of the program to be undertaken to accomplish its objectives, including the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, evidence of the commitments to finance the project costs, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, the most recent equalized assessed valuation of the property within the Redevelopment Area which is to be subjected to payments in lieu of taxes and economic activity taxes pursuant to Section 99.845 of the Revised Statutes of Missouri, an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the Redevelopment Area and that all statutory findings have been met, all as required by Section 99.810 of the Revised Statutes of Missouri. The developer has also committed to a one-time payment of \$200,000 to the Kansas City, Missouri School District; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED that the Tax Increment Financing Commission of Kansas City, Missouri hereby closes the public hearing for the First Amendment to the Grand Reserve TIF Plan.

DATED this 10th day of March, 2020.

ATTEST:


Heather A. Brown, Secretary



By:


Alissia R. Canady, Chair

RESOLUTION NO. 3-11-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIRST AMENDMENT TO THE GRAND RESERVE TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991, Ordinance No. 100089 on January 28, 2010, Ordinance No. 130986 on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015; and

WHEREAS, as plan for redevelopment known as the Grand Reserve Tax Increment Financing Plan (the “Plan”) for an area designated therein as a redevelopment area (the “Redevelopment Area”) was approved by the City Council on May 12, 2016, by Ordinance No. 160163; and

WHEREAS, the First Amendment to the Plan has been presented to the Commission for consideration; and

WHEREAS, on March 10, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 10:00 a.m. to consider the First Amendment to the Plan; and

WHEREAS, the First Amendment to the Plan provides for a) modifications to the description of the Plan and Project Improvements incorporated within the Plan b) modifications to the Redevelopment Schedule and the estimated dates of completion of the Project Improvements, c) modifications to the Budget of Redevelopment Project Costs, d) modifications to the Sources and Uses contemplated by the Plan e) modifications to the Site Plans, f) modifications to the but-for analysis and the cost-benefit analysis and g) modifications to the PILOTs and EATs Projections; and

WHEREAS, Chairwoman Canady opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

WHEREAS, the Commission, upon hearing all public comments and staff’s recommendation, deems it to be in the best interest of the City that First Amendment to the Plan be approved by the City Council.

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

1. The First Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area is a Conservation Area, as defined in Section 99.805(5) of the Act.

2. The Plan, as modified by the First Amendment, reaffirms Commission's previous finding that the Redevelopment Area 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 tax increment financing.

3. The Plan, as modified by the First Amendment to the Plan, conforms with City's FOCUS Plan or comprehensive plan for redevelopment of the City.

4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the First Amendment, and located within the Redevelopment Area and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.

5. The Plan, as amended by the First Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.

6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the First Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.

7. The Plan, as amended by the First Amendment, does not contemplate the relocation assistance for businesses and residences.

8. The Plan, as amended by the First Amendment, does not include the initial development or redevelopment of any gambling establishment.

9. The Plan, as amended by the First Amendment, modifies the previous cost-benefit analysis presented to and accepted by the Commission and such modified analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan, as amended by the First Amendment, are not built and if they are built pursuant to the Plan, as amended by the First Amendment, and provides sufficient information to evaluate whether improvements described by the Plan, as modified by the First Amendment, are financially feasible.

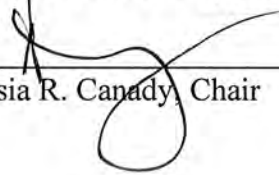
10. The Commission does hereby approve the First Amendment to the Grand Reserve Tax Increment Financing Plan.

11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the First Amendment to the Plan and designate the redevelopment area described therein as a "Redevelopment Area" pursuant to the Act.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of March, 2020.



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



Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary

RESOLUTION NO. 3-12-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI DIRECTING LEGAL COUNSEL TO INCORPORATE WITHIN A REDEVELOPMENT AN OBLIGATION OF THE REDEVELOPER TO PAY KANSAS CITY PUBLIC SCHOOLS TWO HUNDRED THOUSAND DOLLARS

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991, Ordinance No. 100089 on January 28, 2010, Ordinance No. 130986 on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015; and

WHEREAS, as plan for redevelopment known as the Grand Reserve Tax Increment Financing Plan (the “Plan”) for an area designated therein as a redevelopment area (the “Redevelopment Area”) was approved by the City Council on May 12, 2016, by Ordinance No. 160163; and

WHEREAS, the First Amendment to the Plan has been presented to the Commission for consideration; and

WHEREAS, on March 10, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 10:00 a.m. to consider the First Amendment to the Plan; and

WHEREAS, the First Amendment to the Plan provides for a) modifications to the description of the Plan and Project Improvements incorporated within the Plan b) modifications to the Redevelopment Schedule and the estimated dates of completion of the Project Improvements, c) modifications to the Budget of Redevelopment Project Costs, d) modifications to the Sources and Uses contemplated by the Plan e) modifications to the Site Plans, f) modifications to the but-for analysis and the cost-benefit analysis and g) modifications to the PILOTs and EATs Projections; and

WHEREAS, the First Amendment to the Plan further contemplates that Delta Quad Holdings, LLC, the designated redeveloper of the Plan (the “Redeveloper”), shall make a one-time upfront payment in the amount of \$200,000 to the Kansas City Missouri School District; and

WHEREAS, the Commission, upon hearing all public comments and staff’s recommendation, passed Resolution 3-11-20, approving the First Amendment to the Plan and recommending that the City Council approve the First Amendment; and

WHEREAS, the Commission desires to direct its legal counsel to incorporate within a Redevelopment Agreement with the Redeveloper an obligation that the Redeveloper shall make a one-time upfront payment in the amount of \$200,000 to the Kansas City Missouri School District.

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

Authorize and Direct Legal Counsel to Incorporate within a Redevelopment and Obligation to Make a \$200,000 Payment to the Kansas City Missouri School District. The Commission hereby authorizes and directs legal counsel to incorporate within a Redevelopment Agreement with the Redeveloper an obligation that the Redeveloper shall make a one-time upfront payment in the amount of \$200,000 to the Kansas City Missouri School District.

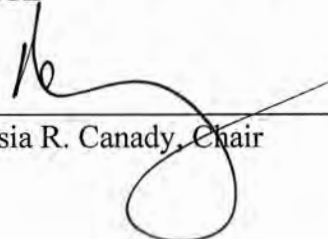
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of March, 2020.



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

By: 
Alissia R. Canady, Chair

ATTEST:

Janine Pettitt, Assistant Secretary

RESOLUTION NO. 3-13-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$8,298,088.00 FOR KC HOTEL PROPERTY OWNER, LLC WITHIN THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

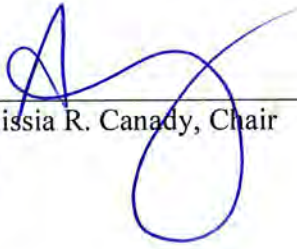
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KC Convention Center HQ	KC Hotel Property Owner, LLC	\$8,298,088.00	None	\$8,298,088.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$8,298,088.00 for KC Hotel Property Owner, LLC within the Kansas City Convention Center Headquarters Hotel TIF Plan.

DATED this 10th day of March, 2020.




Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 3-14-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH BROADWAY DEVELOPMENT, LLC. FOR THE CONSTRUCTION OF CERTAIN IMPROVEMENTS PURSUANT TO THE 19TH TERRACE AND CENTRAL TIF PLAN

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

WHEREAS, the Council, on June 3, 1999, adopted Ordinance No. 990702 approving the 19th Terrace and Central Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, on November 8, 2006, the Broadway Development, L.L.C. (the “Redeveloper”) and the Commission entered into an Agreement (the “Original Redevelopment Agreement”), which provides for the implementation of certain improvements contemplated by Redevelopment Project Areas 1, 2A 2B, 2C,, 12, 14, 15, 16, 17, 18, 19, 20 and a portion of 13 of the Amended Plan; and

WHEREAS, Ordinances for the approval of the designation of Redevelopment Project Areas 1, 12, 14, 16, 19 and 20 (collectively, the “Eliminated Redevelopment Project Areas”) were either never introduced to the City Council or introduced and subsequently released; and

WHEREAS, on January 16, 2020, the City Council passed Ordinance No. 200013, which approved the Fourth Amendment to the Amended Plan (the “Fourth Amendment”), which provides for the termination of the designation of Redevelopment Project Areas, 2A, 2B, 2C, 3, 15, 17 and 18 as Redevelopment Project Areas (the “Fourth Amendment Modifications”); and

WHEREAS, as a result of the Fourth Amendment, the remaining Redevelopment Project Areas contemplated by the Amended Plan are Redevelopment Project Areas 6, 7, 9, 10 and 13 (the “Remaining Redevelopment Project Areas”); and

WHEREAS, the Commission and the Redeveloper desire to amend, restate and replace the Original Redevelopment Agreement (1) to incorporate the Fourth Amendment Modifications, (2) to acknowledge the Eliminated Redevelopment Project Areas will not be pursued and (3) to

provide for the implementation of the improvements contemplated by the Remaining Redevelopment Project Areas.

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

Section 1. Authorization and Approval of the Amended and Restated Agreement. Each of the Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute an Amended and Restated Redevelopment Agreement with Broadway Development, LLC, which shall contain the provisions described in the Recitals to this Resolution. The Amended and Restated Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of March, 2020.



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

By: _____

Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary

RESOLUTION NO. 4-1-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

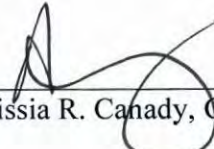
WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

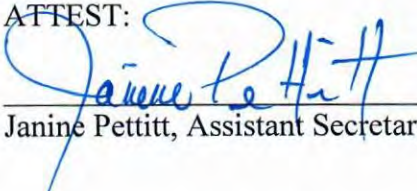
TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
KCI Corridor	MD Management, Inc.	\$219,425.65	None	\$219,425.65	\$0	\$219,425.65
KCI Corridor	MD Management, Inc.	\$83,403.94	None	\$83,403.94	\$83,403.94	N/A
KCI Corridor	MD Management, Inc.	\$95,080.65	None	\$95,080.65	\$95,080.65	N/A

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte County/Platte RIII-Park Hill.

DATED this 14th day of April, 2020.



Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary



RESOLUTION NO. 4-2-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.


WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:


TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Platte Purchase	MD Management, Inc.	\$289,455.93	\$12,683.20	\$276,772.73	Bond Draw
Barry Towne	Target Corporation	\$41,681.92	None	\$41,681.92	N/A

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte-Clay County/Platte RIII.

DATED this 14th day of April, 2020.



Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary



RESOLUTION NO. 4-3-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR CLAY COUNTY/PLATTE RIII, MISSOURI.

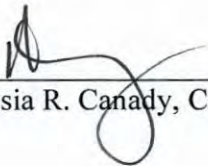
WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:


TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Metro North	Metro North Crossing, LLC	\$2,111,178.92	None	\$2,111,178.92	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/Platte RIII.

DATED this 14th day of April, 2020.



Alissia R. Canady, Chair

ATTEST:

Janine Pettitt, Assistant Secretary



RESOLUTION NO. 4-5-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATION OF COSTS TOTALING \$3,332,082.00 FOR SHOAL CREEK TIF PLAN AND WAIVER OF THE 18 MONTH POLICY PROVIDED THAT THE COMMISSION WILL NOT REIMBURSE THE DEVELOPER FOR INTEREST COSTS WHICH ACCRUED PRIOR TO THE SUBMISSION OF THE REQUEST FOR REIMBURSEMENT.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on November 10, 1994, the Council adopted Ordinance No. 941443, approving the Shoal Creek Parkway Tax Increment Financing Plan pursuant to the authority granted the Council by the Act; and

WHEREAS, Star Acquisitions submitted a request for certification of reimbursable costs, which request was not submitted within eighteen (18) months from the date such eligible reimbursable costs were incurred as required by the Commission's Certification of Costs and Reimbursement Policy, as amended on September 12, 2018; and

WHEREAS, Star Acquisitions' request for certification of reimbursable costs was presented to the Commission's Governance, Finance and Audit Committee (the "Committee") on January 31, 2020; and

WHEREAS, the Committee has recommended that the requirement that a request for certification of reimbursable costs be submitted within 18th months of being incurred be waived for the Shoal Creek TIF Plan, and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Shoal Creek	Star Acquisitions	\$3,332,082.00	None	\$3,332,082.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$3,332,082.00 for Star Acquisitions and waives the requirement that a request for certification of reimbursable costs be submitted within eighteen months of being incurred for the Shoal Creek TIF Plan.

DATED this 14th day of April, 2020

ATTEST:


Janine Pettitt, Assistant Secretary



Alissa R. Canady, Chair

RESOLUTION NO. 4-9-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

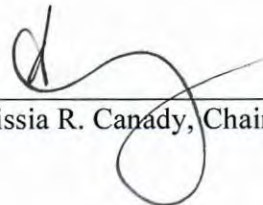
WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

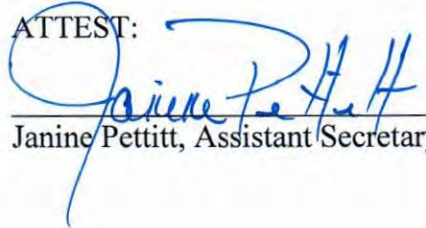
TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road	Hunt Midwest	\$180,372.00	None	\$180,372.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/NKC.

DATED this 14th day of April, 2020.



Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary



RESOLUTION NO. 4-10-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE MUTUAL TERMINATION AND RELEASE AGREEMENT BETWEEN THE COMMISSION AND BDC OFFICE PARK, LLC IN CONNECTION WITH THE BRIARCLIFF WEST TAX INCREMENT FINANCING PLAN

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

WHEREAS, a plan for redevelopment known as the “Briarcliff West Tax Increment Financing Plan” for an area designated therein as the redevelopment area (the “Redevelopment Area”) was prepared and reviewed by the Commission and, on April 11, 1990, the Commission, by Resolution No. 90-09, recommended that the City Council approve the Briarcliff West Tax Increment Financing Plan, and the City Council, by Ordinance No. 65497, approved the Briarcliff West Tax Increment Financing Plan (the “TIF Plan”) on May 3, 1990;

WHEREAS, the Plan has been amended several times by the passage of a series of Ordinances by the City Council; and

WHEREAS, the Commission and the Briarcliff Development Company (“Briarcliff Development”), on August 17, 1999 and on February 8, 2006, entered into an Agreement, which provides for the implementation of the TIF Plan (the “Redevelopment Agreement”); and

WHEREAS, on November 1, 2011, Briarcliff Development and the Commission amended and restated the Redevelopment Agreement (the “Amended Agreement”); and

WHEREAS, on September 10, 2013, the Briarcliff Development and BDC Office Park, LLC (“BDC Office”) entered into an Assignment Agreement (the “Original Assignment Agreement”), which provides for Briarcliff Development’s assignment to BDC Office all of Briarcliff Development’s right, title and interest under the Amended Agreement to be reimbursed up to \$9,000,000, together with all accrued interest on such amount that may be reimbursed pursuant to and in accordance with the Commission’s Interest Policy, from available payments in lieu of taxes and economic activity taxes (“TIF Revenue”) generated by Redevelopment Project Areas V, VII, Xa, Xb and Xc of the TIF Plan (the “Assigned Project Areas”); and

WHEREAS, such assignment was done in connection with a refinancing of certain loans, pursuant to which BDC Office was the borrower, for which the proceeds of such refinancing were used, in part, to finance Redevelopment Project Costs identified by the TIF Plan and that relate to improvements undertaken in furtherance of the implementation of the TIF Plan; and

WHEREAS, such loans are now being assumed by WCL Briarcliff, L.L.C; and

WHEREAS, as result of such assumption, Briarcliff Development and BDC Office desire to enter into a Mutual Termination and Release Agreement, whereby each of Briarcliff Development and BDC Office agree to terminate the Original Assignment Agreement and release one another, along with the Commission, of all claims, demands, proceedings, causes of action, orders, obligations, damages, expenses and liabilities whatsoever, whether direct or indirect, contingent or liquidated, both at law and in equity, arising out of the Original Assignment Agreement; and

WHEREAS, staff and legal counsel have reviewed and participated in preparing the Mutual Termination and Release Agreement, which is attached to this Resolution, and if the Commission finds the terms of the Mutual Termination and Release Agreement acceptable, staff and legal counsel recommend that the Commission approve the form of the Mutual Termination and Release Agreement to be executed by Briarcliff Development and BDC Office.

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

Section 1. Authorization and Approval of the Mutual Termination and Release Agreement. The Commission hereby approves the form of the Mutual Termination and Release Agreement by and between the Commission and BDC Office Park, LLC, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair.

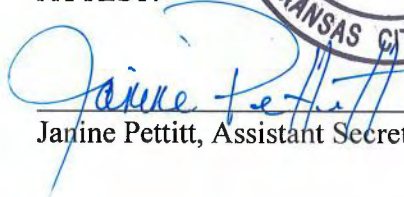
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of September, 2020.

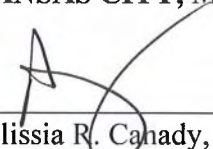


ATTEST:


Janine Pettitt, Assistant Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: _____


Alissia R. Cahady, Chair

RESOLUTION NO. 4-11-20

RESOLUTION OF THE TAX INCREMENT FINANCE COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FORM OF ASSIGNMENT AGREEMENT BETWEEN BRIARCLIFF DEVELOPMENT COMPANY AND WCL BRIARCLIFF, L.L.C.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, inclusive, of the Revised Statutes of Missouri, 1982, as amended (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council"), adopted on November 24, 1982; amended by 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 as amended, adopted on June 18, 2015; and

WHEREAS, a plan for redevelopment known as the "Briarcliff West Tax Increment Financing Plan" for an area designated therein as the redevelopment area (the "Redevelopment Area") was prepared and reviewed by the Commission and, on April 11, 1990, the Commission, by Resolution No. 90-09, recommended that the City Council approve the Briarcliff West Tax Increment Financing Plan, and the City Council, by Ordinance No. 65497, approved the Briarcliff West Tax Increment Financing Plan (the "TIF Plan") on May 3, 1990; and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, the Commission and Briarcliff Development Company ("Briarcliff Development"), on August 17, 1999 and on February 8, 2006, entered into an Agreement, which provides for the implementation of the Plan (the "Redevelopment Agreement") and on November 1, 2011, Briarcliff Development and the Commission amended and restated the Redevelopment Agreement (the "Amended Agreement"); and

WHEREAS, Briarcliff Development intends to assign to WCL Briarcliff, L.L.C. ("WCL Briarcliff") and WCL Briarcliff has agreed to assume certain loans previously obtained in connection, at least in part, with financing or refinancing the costs associated with the improvements undertaken pursuant to the Amended Agreement (the "Loan Assumption"); and

WHEREAS, WCL Briarcliff will be the new borrower in connection with the Loan Assumption; and

WHEREAS, in connection with the Loan Assumption, Briarcliff Development desires to assign to WCL Briarcliff all of Briarcliff Development's rights, title and interest under the Redevelopment Agreement to be reimbursed \$4,000,000, together with all accrued interest on such amount that may be reimbursed pursuant to and in accordance with the Commission's Certification of Costs and Reimbursement Policy and Interest Policy, of previously Certified Costs (as defined by the Amended Agreement), from available payments in lieu of taxes and economic activity taxes ("TIF Revenue") generated by the Redevelopment Project Areas V, VII, Xa, Xb and Xc of the TIF Plan (the "Assigned Project Areas"); and

WHEREAS, staff and legal counsel to the Commission have reviewed the form of the Assignment Agreement by and between Briarcliff Development and WCL Briarcliff,

L.L.C., which is attached to this resolution and which provides, inter alia, for the assignment to WCL Briarcliff all of Briarcliff Development's right, title and interest under the Amended Agreement to be reimbursed \$4,000,000, together with all accrued interest on such amount that may be reimbursed pursuant to and in accordance with the Commission's Certification of Costs and Reimbursement Policy and Interest Policy, of previously Certified Costs (as defined by the Amended Agreement), from TIF Revenue generated by the Assigned Project Areas.

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

Section 1. Authorization and Approval of the Assignment Agreement. The Commission hereby approves the form Assignment Agreement between Briarcliff Development Company and WCL Briarcliff, L.L.C as presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair and hereby authorizes the Chair, or Vice Chair of the Commission, on behalf of the Commission, upon receipt of a fully executed copy of such Assignment and a Mutual Termination and Release Agreement between Briarcliff Development Company and BDC Office Park, LLC and a First Amendment to the Amended Agreement acceptable to the Chair, Executive Director and legal counsel, to execute and deliver to Briarcliff Development Company and WCL Briarcliff, L.L.C the Acknowledgement attached to the Assignment Agreement, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of April, 2020.



ATTEST: 
Janine Pettitt, Assistant Secretary

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

By: 
Alissia R. Canady, Chair

RESOLUTION NO. 4-12-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, APPROVING THE FORM OF THE ABSOLUTE ASSIGNMENT OF TAX INCREMENT PAYMENTS BETWEEN WCL BRIARCLIFF, L.L.C. AND U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF JPMBB COMMERCIAL MORTGAGE SECURITIES TRUST 2013-C15, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2013-C15 IN CONNECTION WITH THE BRIARCLIFF WEST INCREMENT FINANCING PLAN

WHEREAS, on May 3, 1990, the City Council of Kansas City, Missouri (the “City Council”), adopted Ordinance No. 65497 approving the Briarcliff West Tax Increment Financing Plan (the “TIF Plan”), which has been subsequently amended from time to time by a series of ordinances of the City Council; and

WHEREAS, the Commission and the Briarcliff Development Company (the “Developer”), on August 17, 1999 and on February 8, 2006, entered into an Agreement, which provides for the implementation of the TIF Plan (the “Redevelopment Agreement”); and

WHEREAS, on November 1, 2011, the Developer and the Commission amended and restated the Redevelopment Agreement (the “Amended Agreement”); and

WHEREAS, the Developer refinanced certain loans obtained in connection, at least in part, with financing the costs associated with the improvements to be undertaken pursuant to the Amended Agreement (the “Refinancing”) and formed two new special purpose entities, BDC Office Park, LLC, a Missouri limited liability company (“BDC Office”), and Hilltop SPE, LLC, a Missouri limited liability company (“Hilltop”); BDC Office and Hilltop are hereinafter referred to individually, collectively, jointly and severally, as “Original Borrower”, each of which were co-borrowers in connection with the Refinancing; and

WHEREAS, in connection with the Refinancing, (i) US Bank N.A.’s predecessor-in-interest (“Original Lender”) made a Loan to Original Borrower under the terms of a Loan Agreement, dated September 16, 2013 (as modified, amended or restated from time to time, the “Loan Agreement”), and a certain Promissory Note, dated September 16, 2013, in the original principal amount of \$57,250,000.00, plus interest, charges and allowances (as modified, amended or restated, the “Loan” or the “Note”) (the Note, the Loan Agreement and all other documents and instruments now or at any time hereafter evidencing and/or securing the Loan, each as originally written and/or at any time amended, modified, renewed or substituted are hereinafter collectively referred to as the “Loan Documents”), and secured, in part with certain property located within the Redevelopment Area (the “Property”), and (ii) pursuant to that certain Assignment Agreement dated September 10, 2013 (the “2013 Assignment Agreement”), between Developer and BDC Office Park, the Developer absolutely assigned to BDC Office the Developer’s right, title and interest under the Amended Agreement to be reimbursed \$9,000,000, together with all accrued interest on such amount that may be reimbursed pursuant to and in accordance with the Commission’s Certification of Costs and Reimbursement Policy and Interest Policy, of previously Certified Costs (as defined by the Amended Agreement), from available payments in lieu of taxes and economic activity taxes (“TIF Revenue”) generated by the Redevelopment Project Areas V, VII, Xa, Xb and Xc (the “Assigned Project Areas”); and

WHEREAS, US Bank, N.A. (“Lender”) is the current owner and holder of all of Original Lender’s right, title and interest in and to the Loan and the Loan Documents; and

WHEREAS, Original Borrower desires to sell the Property to WCL Briarcliff, L.L.C. (“WCL Briarcliff”), and WCL Briarcliff desires to assume the obligations of Original Borrower under the Loan Documents (the “Assumption”) pursuant to an Assumption Agreement among WCL Briarcliff, Original Borrower and Lender of even date herewith (the “Assumption Agreement”); and

WHEREAS, in connection with the Assumption, (i) Developer and BDC Office are entering into that certain Mutual Termination and Release Agreement pursuant to which Developer and BDC Office have agreed to terminate the 2013 Assignment Agreement and release one another and the Commission from all obligations and duties arising thereunder, and (ii) pursuant to that certain Assignment Agreement (the “Assignment Agreement”) between Developer and WCL Briarcliff, Developer intends to assign to WCL Briarcliff the Developer’s right, title and interest under the Amended Agreement to be reimbursed \$4,000,000, together with all accrued interest on such amount that may be reimbursed pursuant to and in accordance with the Commission’s Certification of Costs and Reimbursement Policy and Interest Policy, of previously Certified Costs; and

WHEREAS, Lender has required, as a condition of the consummation of the Assumption, that WCL Briarcliff absolutely assign to Lender (and grant to Lender a security interest in) all of WCL Briarcliff’s right, title and interest in and to the TIF Revenue and (i) grant Lender the right to receive and control such TIF Revenue that WCL Briarcliff is entitled to receive under the Assignment Agreement and Amended Agreement; (ii) execute and deliver a copy of an Absolute Assignment Agreement to the Commission; (iii) take such steps as may be reasonably necessary to evidence and perfect the assignment of (and security interest in) such TIF Revenue to Lender in applicable public records; and (iv) direct the Commission to forward all TIF Revenue to Lender as set forth herein; and

WHEREAS, WCL Briarcliff and Lender desire that the Commission acknowledge the form of the Absolute Assignment of Tax Increment Payments, together with the Notice and Acknowledgment, attached thereto, and agree that upon its receipt of the executed Absolute Assignment of Tax Increment Payments, the Commission will execute the Notice of Acknowledgment and pay all TIF Revenue to Lender in accordance with the terms of the Absolute Assignment of Tax Increment Payments.

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

Section 1. Authorization and Approval of the Absolute Assignment of Tax Increment Payments and the Notice of Acknowledgment. The Commission hereby approves the form of the Absolute Assignment of Tax Increment Payments between WCL Briarcliff, L.L.C. and US Bank, N.A., together with the Notice and Acknowledgment, attached thereto, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair or Vice Chair and upon the Commission’s receipt of a fully-executed copy of the Absolute Assignment of Tax Increment Payments, a fully-executed copy of the Assignment Agreement between the Briarcliff Development Company and WCL Briarcliff, L.L.C., a fully-executed Mutual Termination and Release Agreement between Briarcliff

Development Company and BDC Office Park, LLC and fully-executed First Amendment to the Amended Agreement acceptable to the Chair, Executive Director and legal counsel, authorizes the Chair or Vice Chair of the Commission, on behalf of the Commission, to execute the Acknowledgment of Notice (attached as Exhibit B to the Absolute Assignment of Tax Increment Payments), in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair or Vice Chair, and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of April 2020.



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

By: 
Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 4-13-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CLOSING THE PUBLIC HEARING FOR THE THIRD AMENDMENT TO THE LINWOOD SHOPPING CENTER TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on June 16, 2016, by Ordinance No. 160448, approved the Linwood Shopping Center TIF Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 10:00 a.m., April 14, 2020, to consider approval of the First Amendment to the Plan; and

WHEREAS, the floor was opened for public comments and all interested persons were heard.

NOW THEREFORE, BE IT RESOLVED that the Commission hereby closes the public hearing for the Third Amendment to the Linwood Shopping Center TIF Plan.

DATED this 14th day of April, 2020.

ATTEST:



Janine Pettitt, Assistant Secretary

By: _____


Alissia R. Canady, Chair



RESOLUTION NO. 4-14-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE THIRD AMENDMENT TO THE LINWOOD SHOPPING CENTER TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991; by Ordinance No. 100089 on January 28, 2010; by Ordinance No. 130986 on December 19, 2013; and by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and

WHEREAS, a plan for redevelopment known as the Linwood Shopping Center Tax Increment Financing Plan (the “Plan”) for an area designated therein as a redevelopment area (the “Redevelopment Area”) was approved by the City Council on June 16, 2016, by Ordinance No. 160448 and amended by Ordinance No. 190524 on July 11, 2019 and by Ordinance No. 200063 on February 13, 2020; and

WHEREAS, the Third Amendment to the Plan has been presented to the Commission for consideration; and

WHEREAS, on April 14, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 10:00 a.m. to consider the Third Amendment to the Plan; and

WHEREAS, the Third Amendment to the Plan (1) modifies the boundaries of Redevelopment Project Area 4, (2) establishes a new Redevelopment Project Area 5, (3) modifies the Estimated Redevelopment Project Costs related to Redevelopment Projects 4 and 5, (4) modifies the Sources of Funds for Redevelopment Projects 4 and 5, (5) modifies the employment and construction totals for Redevelopment Projects 4 and 5, (6) modifies the Development Schedule and (7) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing; and

WHEREAS, Chairwoman Canady opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

WHEREAS, the Commission, upon hearing all public comments and staff’s recommendation, deems it to be in the best interest of the City that the Third Amendment to the Plan be approved by the City Council.

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

1. The Third Amendment to the Plan does not alter the Commission’s previous finding that the Redevelopment Area is a Blighted Area, as defined in Section 99.805 of the Act.
2. Except as expressly provided for in the Third Amendment to the Plan, the Third Amendment to the Plan does not alter the Commission’s previous finding that the Redevelopment Area 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 tax increment financing.

3. The Plan, as modified by the Third Amendment to the Plan, conforms with City's FOCUS Plan or comprehensive plan for redevelopment of the City.

4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Third Amendment, and located within the Redevelopment Area, and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area and each Redevelopment Project authorized by the Plan shall be approved no later than ten (10) years after the approval of the Plan by Ordinance.

5. The Plan, as amended by the Third Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.

6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the Third Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.

7. The Plan, as amended by the Third Amendment, incorporates a relocation policy but does not contemplate relocation assistance for businesses and residences.

8. The Plan, as amended by the Third Amendment, does not include the initial development or redevelopment of any gambling establishment.

9. Except as expressly provided for in the Third Amendment to the Plan, the Plan, as amended by the Third Amendment, does not alter the previous cost-benefit analysis presented to and accepted by the Commission, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan are not built and if they are built pursuant to the Plan and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.

10. The Commission does hereby approve the Third Amendment to the Linwood Shopping Center Tax Increment Financing Plan.

11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the Third Amendment to the Plan and designate the redevelopment area described therein as a "Redevelopment Area" pursuant to the Act.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of April, 2020.



ATTEST:


Janine Pettitt, Assistant Secretary

TAX INCREMENT FINANCING COMMISSION OF
KANSAS CITY, MISSOURI

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 4-15-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING REDEVELOPMENT PROJECT 5 OF THE LINWOOD SHOPPING CENTER TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991; by Ordinance No. 100089 on January 28, 2010; by Ordinance No. 130986 on December 19, 2013; and by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and

WHEREAS, a plan for redevelopment known as the Linwood Shopping Center Tax Increment Financing Plan (the “Plan”) for an area designated therein as a redevelopment area (the “Redevelopment Area”) was approved by the City Council on June 16, 2016, by Ordinance No. 160448 and amended by Ordinance No. 190524 on July 11, 2019 and by Ordinance No. 200063 on February 13, 2020; and

WHEREAS, the Third Amendment to the Plan has been presented to the Commission for consideration; and

WHEREAS, the Third Amendment to the Plan (1) modifies the boundaries of Redevelopment Project Area 4, (2) establishes a new Redevelopment Project Area 5, (3) modifies the Estimated Redevelopment project Costs related to Redevelopment Projects 4 and 5, (4) modifies the Sources of Funds for Redevelopment Projects 4 and 5, (5) modifies the employment and construction totals for Redevelopment Projects 4 and 5, (6) modifies the Development Schedule and (7) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing; and

WHEREAS, Redevelopment Project 5 provides for the construction of 10,000 square feet of retail space, along with public infrastructure to the support such retail redevelopment; and

WHEREAS, on April 14, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 10:00 a.m. to consider the Third Amendment to the Plan and Redevelopment Project 5; and

WHEREAS, Chairwoman Canady opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

WHEREAS, the Commission, upon hearing all public comments and staff’s recommendation, deems it to be in the best interest of the City that Redevelopment Project 5 be approved by the City Council.

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

1. Redevelopment Project 5 is in furtherance of the objectives of the Plan.

2. The area selected for the Redevelopment Project 5 includes only those parcels of real property and improvements thereon which will be substantially benefited by the improvements contemplated by Redevelopment Project 5.

3. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the designation of the area described on Exhibit A, attached hereto, as Redevelopment Project Area 5 and authorize tax increment allocation financing therein, pursuant to the Act.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of April, 2020.



TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: _____
Alissia R. Canady, Chair

ATTEST:

Janine Pettitt, Assistant Secretary

Exhibit A

CDC-KC Linwood Square 1st Plat lot 1 and CDC-KC Linwood Square 2nd Plat lot 2

RESOLUTION NO. 4-16-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.


WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
11 th Street Corridor	Crossroads Charter School	\$265,306.49	None	\$265,306.49	
11 th Street Corridor	YMCA of Greater Kansas City	\$4,406,502.00	None	\$4,406,502.00	
Rivermarket	Downtown Kansas City	\$81,713.00	None	\$81,713.00	
Linwood Shopping Center	Linwood Shopping Center Redevelopment Company LLC	\$552,880.00	\$66,538.00	\$486,342.00	
Linwood Shopping Center	Linwood Shopping Center Redevelopment Company LLC	\$524,665.00	\$9,506.00	\$515,159.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Jackson County/KCMO.

DATED this 14th day of April, 2020.



Alissia R. Canady, Chair

ATTEST:



Janine, Pettitt, Assistant Secretary



RESOLUTION NO. 4-17-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATION OF COSTS TOTALING \$173,503.40 FOR THE UNION HILL TIF PLAN AND WAIVER OF THE 18 MONTH POLICY PROVIDED THAT THE COMMISSION WILL NOT REIMBURSE THE DEVELOPER FOR INTEREST COSTS WHICH ACCRUED PRIOR TO THE SUBMISSION OF THE REQUEST FOR REIMBURSEMENT.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on December 18, 1997, the Council adopted Ordinance No. 971698, approving the Union Hill Tax Increment Financing Plan pursuant to the authority granted the Council by the Act; and

WHEREAS, Union Hill Properties submitted a request for certification of reimbursable costs, which request was not submitted within eighteen (18) months from the date such eligible reimbursable costs were incurred as required by the Commission's Certification of Costs and Reimbursement Policy, as amended on September 12, 2018; and

WHEREAS, Union Hill Properties' request for certification of reimbursable costs was presented to the Commission's Governance, Finance and Audit Committee (the "Committee") on April 3, 2020; and

WHEREAS, the Committee has recommended that the requirement that a request for certification of reimbursable costs be submitted within 18th months of being incurred be waived for the Union Hill TIF Plan, and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Union Hill	Union Hill Properties	\$173,503.40	None	\$173,503.40	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$173,503.40 for Union Hill Properties and waives the requirement that a request for certification of reimbursable costs be submitted within eighteen months of being incurred for the Union Hill TIF Plan.

DATED this 14th day of April, 2020.

ATTEST:

Janine Pettitt, Assistant Secretary



RESOLUTION NO. 4-18-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$12,042,552.00 FOR KC HOTEL PROPERTY OWNER, LLC WITHIN THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

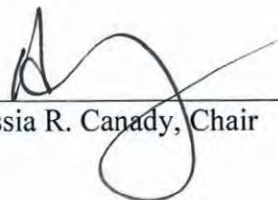
WHEREAS, the following costs were certified:

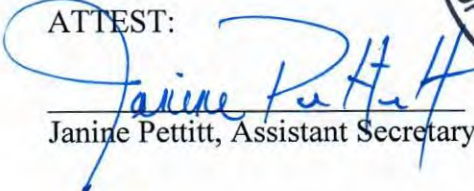
TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KC Convention Center HQ	KC Hotel Property Owner, LLC	\$12,042,552.00	None	\$12,042,552.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$12,042,552.00 for KC Hotel Property Owner, LLC within the Kansas City Convention Center Headquarters Hotel TIF Plan.

DATED this 14th day of April, 2020.




Missia R. Canady, Chair

ATTEST:

Janine Pettitt, Assistant Secretary

RESOLUTION NO. 4-19-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION & COMPLIANCE NO. 4 FOR PROJECT C, LYRIC THEATRE OF THE 11TH STREET CORRIDOR TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and


WHEREAS, the following certificate was certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.	Recorded No.
11 th Street Corridor	Young Men's Christian Association of Greater Kansas City	2/9/20	C	4	2020E0055826

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the Certificate of Partial Completion and Compliance No. 4 for Project C, Lyric Theatre of the 11th Street Corridor Tax Increment Financing Plan.

DATED this 14th day of April, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 4-20-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A REDEVELOPMENT AGREEMENT WITH TRACKS 215 LLC IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF AN APPROXIMATELY 300 STALL PARKING FACILITY AND AN APARTMENT COMPLEX CONTAINING APPROXIMATELY 150 RESIDENTIAL UNITS WITHIN THE REDEVELOPMENT AREA DESIGNATED BY THE 22ND & MAIN TAX INCREMENT FINANCING PLAN

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

WHEREAS, the Council, on August 26, 1999, adopted Ordinance No. 980230 approving the 22nd & Main Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides for the rehabilitation of the Freighthouse Building, the rehabilitation and construction of commercial and residential uses, together with the construction of parking and appurtenances, as well as necessary utilities, street improvements and public infrastructure within the Redevelopment Area in accordance with the Plan; and

WHEREAS, on April 9, 2020, a proposed Eighteenth Amendment to the Plan (the “Eighteenth Amendment”) was introduced to the City Council and provides, in part, for the design and construction of an approximately 300-stall parking facility and an apartment complex and approximately 150 residential units (the “Project Improvements”); and

WHEREAS, Tracks 215 LLC (the “Redeveloper”) desires to enter into a Redevelopment Agreement with the Commission, which shall provide that the Redeveloper shall implement the Project Improvements contemplated by the Eighteenth Amendment, and the Commission, subject to the terms of the Redevelopment Agreement, shall reimburse the Redeveloper for certain certified costs to be paid from (A) payments in lieu of taxes and economic activity taxes collected and deposited within Special Allocation Fund established in connection with Redevelopment Project Areas 22 and 28 of the Plan, upon payment of all certified reimbursable Redevelopment Project Costs related to the implementation of Redevelopment Project Areas 22 and 28, together with (B) twelve percent (12%) of the payments in lieu of taxes and economic activity taxes deposited in the Special Allocation Fund(s) for all other Redevelopment Project Areas established in connection with the Plan, except for Redevelopment Project Areas 1, 10, 14,

16, 18 and 21 (the "Revenue Generating Project Areas"), and (C) upon the payment of all Redevelopment Project Costs identified by the Plan, the remaining payments in lieu of taxes and economic activity taxes generated by the Revenue Generating Project Areas, in an amount not to exceed \$3,952,400.

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

Section 1. Authorization and Approval of the Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute an Agreement with the Redeveloper which shall contain the provisions described in the Recitals to this Resolution. The Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of April, 2020.



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

By: _____
Alissia R. Canady, Chair

ATTEST:

Janine Pettitt, Assistant Secretary

RESOLUTION NO. 4-21-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO APPROVE THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT TO IMPLEMENT THE IMPROVEMENTS CONTEMPLATED BY THE GRAND RESERVE TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991, Ordinance No. 100089 on January 28, 2010, Ordinance No. 130986 on December 19, 2013 and Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and

WHEREAS, on December 9, 2015, by Resolution No. 12-9-15, the Commission, after due notice in accordance with Sections 99.825 and 99.830 of the Act, considered and recommended that the City Council approve the Grand Reserve Tax Increment Financing Plan (the “Original Plan”); and

WHEREAS, on May 12, 2016, the City Council, by Committee Substitute for Ordinance No. 160163, approved the Original Plan, with certain amendments (the Original Plan, as amended, the “Plan”) pursuant to the authority granted the Council by the Act; and

WHEREAS, on June 14, 2016, the Commission entered into a Redevelopment Agreement with Delta Quad Holdings, LLC to implement the certain improvements contemplated by the Original Plan (the “Original Redevelopment Agreement”); and

WHEREAS, on March 10, 2020, the Commission, by Resolution No. 3-11-20, approved and recommended that the City Council approve the First Amendment to the Original Plan (the “First Amendment”); and

WHEREAS, the First Amendment provides, in part, for (A) the historic rehabilitation and adaptive reuse of the approximately 301,533 square foot, 21- story former Federal Reserve Bank of Kansas City building located at 925 Grand Boulevard into an all-suite approximately 284-room hotel that will include restaurants, meeting and event facilities within Redevelopment Project Area 1 (the “Project Improvements”) and (B) an approximately 40,000 family entertainment center and the rehabilitation of the existing adjacent approximately 450-stall parking garage in an area adjacent to (and not within) Redevelopment Project Area 1 (the “Adjoining Improvements” and, together with the Project Improvements, the “First Amendment Modified Improvements”); and

WHEREAS on April 9, 2020 an Ordinance approving the First Amendment was presented to the City Council for consideration and approval; and

WHEREAS, Delta Quad Holdings, LLC now desires to amend, restate and replace Original Redevelopment Agreement with the Commission to incorporate the changes included within the First Amendment, including the First Amendment Modified Improvements, which shall provide that Delta Quad Holdings, LLC shall implement the First Amendment Modified Improvements described by the First Amendment by Fall 2021 and the Commission shall reimburse Delta Quad Holdings from available (i) Economics Activity Taxes in an amount up to \$4,199,137, and (ii) additional sales tax revenue contributed by the City, pursuant to a Sales Tax Contribution Agreement among the City, the Commission and Delta Quad Holdings, LLC, as amended, in an amount up to \$10,461,180; and

WHEREAS, staff and legal counsel have participated in preparing an Amended and Restated Redevelopment Agreement for the implementation of the improvements contemplated by the First Amendment, which contains the Commission's recent policies and procedures.

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

Section 1. **Authorization and Approval of the Amended and Restated Redevelopment Agreement.** The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute an Amended and Restated Redevelopment Agreement with Delta Quad Holdings, LLC for the implementation of improvements contemplated by the Grand Reserve Tax Increment Financing Plan, as amended, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof and subject to the City Council's approval of the First Amendment to the Grand Reserve Tax Increment Financing Plan.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of April 2020.



Alissia R. Canandy, Chair

ATTEST:



Janine Pettitt, Assistant Secretary



RESOLUTION NO. 4-22-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO APPROVE THE FIRST AMENDMENT TO THE SALES TAX CONTRIBUTION AGREEMENT AMONG THE CITY OF KANSAS CITY, MISSOURI, THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND DELTA QUAD HOLDINGS, LLC IN CONNECTION WITH THE GRAND RESERVE TAX INCREMENT FINANCING PLAN, AS AMENDED

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991, Ordinance No. 100089 on January 28, 2010, Ordinance No. 130986 on December 19, 2013 and Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and

WHEREAS, on December 9, 2015, by Resolution No. 12-9-15, the Commission, after due notice in accordance with Sections 99.825 and 99.830 of the Act, considered and recommended that the City Council approve the Grand Reserve Tax Increment Financing Plan (the “Original Plan”); and

WHEREAS, on May 12, 2016, the City Council, by Committee Substitute for Ordinance No. 160163, approved the Original Plan with certain amendments (the Original Plan, as so amended, the “Plan”), pursuant to the authority granted the Council by the Act; and

WHEREAS, on June 14, 2016, the Commission, Delta Quad Holdings and the City entered into a Sales Tax Contribution Agreement, which provides in part that the City, subject to the terms and conditions of the Sales Tax Contribution Agreement, shall contribute certain City sales taxes (the “Additional City Contribution”) that are not subject to capture by Section 99.845 RSMo (the “TIF Act”), in an amount up to approximately \$11,805,988, which shall be used by the Commission to reimburse Redevelopment Project Costs that have been certified by the Commission in accordance with the Redevelopment Agreement between the Commission and Delta Quad Holdings, LLC; and

WHEREAS, on March 10, 2020, the Commission, by Resolution No. 3-11-20, approved and recommended that the City Council approve the First Amendment to the Original Plan, which was introduced by Ordinance to the City Council on April 9, 2020 (the “First Amendment”); and

WHEREAS, the First Amendment provides, in part, for (A) the historic rehabilitation and adaptive reuse of the approximately 301,533 square foot, 21- story former Federal Reserve Bank of Kansas City building located at 925 Grand Boulevard into an all-suite approximately 284-room hotel that will include restaurants, meeting and event facilities within Redevelopment Project Area 1 (the “Project Improvements”) and (B) an approximately 40,000 family entertainment center and the rehabilitation of the existing adjacent 450-stall parking garage in an area adjacent to (and not within) Redevelopment Project Area 1 (the “Adjoining Improvements” and, together with the Project Improvements, the “First Amendment Modified Improvements”); and

WHEREAS, the First Amendment further provides that the estimated reimbursable Redevelopment Project Costs related to the implementation of Projects Improvements are approximately 14,660,317 which include approximately \$4,199,137 to be reimbursed from Economic

Activity Taxes and approximately \$10,461,180 to be reimbursed from the Additional city Contribution (the "Modified Additional City Contribution")

WHEREAS, the City of Kansas City, Missouri and the Delta Quad Holdings, LLC desire to enter into a First Amendment to Sales Tax Contribution Agreement with the Commission, which shall provide that the City, subject to the terms and conditions of the First Amendment to Sales Tax Contribution Agreement, shall contribute the Modified Additional City Contribution in an amount up to approximately \$10,461,180, which shall be used by the Commission to reimburse Redevelopment Project Costs that have been certified by the Commission in accordance with the Amended and Restated Redevelopment Agreement between the Commission and Delta Quad Holdings, LLC.

WHEREAS, staff and legal counsel have participated in preparing the First Amendment Sales Tax Contribution Agreement, which contains the Commission's recent policies and procedures; and

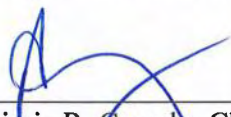
NOW THEREFORE, BE IT RESOLVED BY THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, AS FOLLOWS:

Section 1. Authorization and Approval of the First Amendment to the Sales tax Contribution Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a First Amendment to Sales Tax Contribution Agreement among the City of Kansas City, Missouri, the Tax Increment Financing Commission of Kansas City and Delta Quad Holdings, LLC in connection with the Grand Reserve Tax Increment Financing Plan, as amended, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof and subject to the City Council's approval of the First Amendment to the Grand Reserve Tax Increment Financing Plan.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of April, 2020.



Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary



RESOLUTION NO. 4-23-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR JACKSON COUNTY/CENTER, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Bannister & Wornall	9400 Wornall, LLC	\$336,479.00	None	\$336,479.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Jackson County/Center.

DATED this 14th day of April, 2020.


Missia R. Canady, Chair

ATTEST:


Janine, Pettitt, Assistant Secretary



RESOLUTION NO. 4-24-20

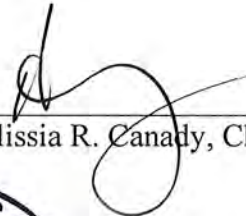
RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE ANNUAL BUDGET FOR GENERAL EXPENSES OF THE TIF COMMISSION FOR FY 2020-2021.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the Commission reviewed the annual budget for general expenses of the Commission for FY 2020-2021 based upon actual expenses through April 2020.

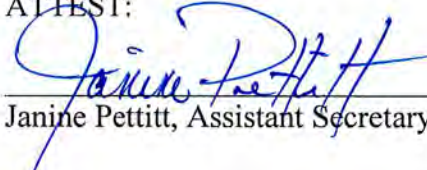
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the annual budget for general expenses of the Commission for FY 2020-2021.

DATED this 14th day of April, 2020.



Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary



RESOLUTION NO. 5-1-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
KCI Corridor	MD Management, Inc.	\$16,968.58	None	\$16,968.58	N/A	\$16,968.58
KCI Corridor	MD Management, Inc.	\$14,457.04	None	\$14,457.04	\$14,457.04	N/A

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte County/Platte RIII-Park Hill.

DATED this 12th day of May, 2020.



[Signature]
Missia R. Canady, Chair

ATTEST:

[Signature]
Janine Pettitt, Assistant Secretary

RESOLUTION NO. 5-2-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.
KCI Corridor	MD Management, Inc.	4/7/20	17	5
KCI Corridor	MD Management, Inc.	4/7/20	5B	5

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte County/Platte RIII-Park Hill.

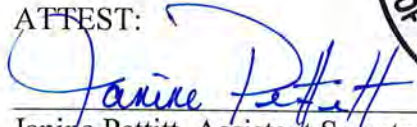
DATED this 12th day of May, 2020.





Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary

RESOLUTION NO. 5-3-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
Platte Purchase	MD Management, Inc.	\$222,919.41	\$1,080.00	\$221,839.41	N/A	\$221,839.41
Barry Towne	Big 5 LLC	\$27,256.01	None	\$27,256.01	N/A	N/A

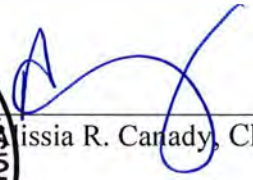
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte-Clay County/Platte RIII.

DATED this 12th day of May, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Missia R. Canady, Chair

RESOLUTION NO. 5-4-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR PLATTE -CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.
Platte Purchase	Hunt Midwest Real Estate Development Company, Inc.	March 2020	3, 4, 6, 7A & 10, et al.	2


NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the certificate consent agenda for Platte-Clay County/Platte RIII, Kansas City, Missouri.

DATED this 12th day of May, 2020.




Melissa R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 5-5-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/LIBERTY-NKC, MISSOURI, WITH THE EXCEPTION OF THE REIMBURSEMENT RESTRICTION FOR THE N. BRIGHTON CERTIFICATION.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:


TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Shoal Creek	The City of Kansas City, Missouri	\$394,232.27	None	\$394,232.27	
Shoal Creek *	The City of Kansas City, Missouri	\$1,742,437.25	None	\$1,742,437.25	
Shoal Creek	Star Acquisitions	\$1,694,936.00	None	\$1,694,936.00	

* Payment of this certification will be held until the Commission receives the fully executed Prioritization Agreement with the City of Kansas City, Missouri.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/Liberty-NKC.

DATED this 12th day of May, 2020.




Alissia R. Canady, Chair

ATTEST:

Janine Pettitt, Assistant Secretary

RESOLUTION NO. 5-6-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR CLAY COUNTY/LIBERTY-NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project	Certificate No.
Shoal Creek	Star Acquisitions, Inc.	1/1/20	Eagle Point	1

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/Liberty-NKC.

DATED this 12th day of May, 2020.





Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary

RESOLUTION NO. 5-7-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and


WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road	Hunt Midwest	\$587,146.00	None	\$587,146.00	
Antioch Crossing	Antioch Redevelopment Partners LLC	\$1,518,393.99	None	\$1,518,393.99	

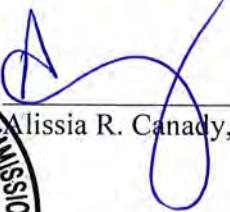
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC.

DATED this 12th day of May, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alistia R. Canady, Chair

RESOLUTION NO. 5-8-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.
Antioch Crossing	Antioch Crossing Partners, LLP	12/31/19	1 – 3	2
Arlington Road	Hunt Midwest Real Estate Company, Inc.	3/26/20	Phase 1 & 1A	2
Parvin Road	Midwest Real Estate Development, Inc.	1/15/20	1-4	2

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/NKC.

DATED this 12th day of May, 2019.



Missia R. Canady, Chair

ATTEST:

Janine Pettitt, Assistant Secretary

RESOLUTION NO. 5-9-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE MUTUAL TERMINATION AND RELEASE AGREEMENT BETWEEN THE COMMISSION AND BDC OFFICE PARK, LLC IN CONNECTION WITH THE BRIARCLIFF WEST TAX INCREMENT FINANCING PLAN

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

WHEREAS, a plan for redevelopment known as the “Briarcliff West Tax Increment Financing Plan” for an area designated therein as the redevelopment area (the “Redevelopment Area”) was prepared and reviewed by the Commission and, on April 11, 1990, the Commission, by Resolution No. 90-09, recommended that the City Council approve the Briarcliff West Tax Increment Financing Plan, and the City Council, by Ordinance No. 65497, approved the Briarcliff West Tax Increment Financing Plan (the “TIF Plan”) on May 3, 1990;

WHEREAS, the Plan has been amended several times by the passage of a series of Ordinances by the City Council; and

WHEREAS, the Commission and the Briarcliff Development Company (“Briarcliff Development”), on August 17, 1999 and on February 8, 2006, entered into an Agreement, which provides for the implementation of the TIF Plan (the “Redevelopment Agreement”); and

WHEREAS, on November 1, 2011, Briarcliff Development and the Commission amended and restated the Redevelopment Agreement (the “Amended Agreement”); and

WHEREAS, the Commission desires to further amend the Amended Agreement (A) to update certain policies, procedures and exhibits set forth in the Amended Agreement and (B) to confirm that such updated policies and procedures shall apply to all improvements undertaken within a Redevelopment Project Area that produces TIF Revenue that could be used to reimburse the Redeveloper or pay debt service on bonds that were issued to finance, at least in part, reimbursable Redevelopment Project Costs incurred by the Redeveloper in connection with the implementation of the TIF Plan, as amended; and

WHEREAS, staff and legal counsel have reviewed and participated in preparing the First Amendment to the Amended Agreement, which is attached to this Resolution, and if the Commission finds the terms of the First Amendment to the Amended Agreement acceptable, staff and legal counsel recommend that the Commission approve the form of the First Amendment to the Amended Agreement attached to this Resolution.

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

Section 1. Authorization and Approval of the First Amendment to the Amended Agreement. The Commission hereby approves the form of the First Amendment to the Amended Agreement between the Commission and Briarcliff Development Company, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair and, subject to the City Council's approval of the Thirteenth Amendment to the Briarcliff West Tax Increment Financing Plan, hereby authorizes the Chair or Vice, on behalf of the Commission, to execute and the deliver to Briarcliff Development Company the same, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chairman, and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 12th day of May, 2020.

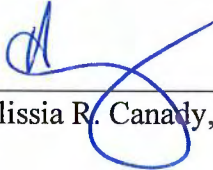


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 5-10-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
11 th Street Corridor	Folly Theater	\$6,000.00	None	\$6,000.00	NID Rd #27-4
Linwood Shopping Center	Linwood Shopping Center Redevelopment Company LLC	\$871,915.00	\$9,506.00	\$862,409.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO.

DATED this 12th day of May, 2020.



_____ *Assia R. Canady, Chair*

ATTEST:
Janine Pettitt

Janine, Pettitt, Assistant Secretary

RESOLUTION NO. 5-11-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$9,366,045.00 FOR KC HOTEL PROPERTY OWNER, LLC WITHIN THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

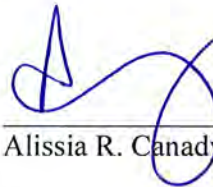
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KC Convention Center HQ	KC Hotel Property Owner, LLC	\$9,366,045.00	None	\$9,366,045.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$9,366,045.00 for KC Hotel Property Owner, LLC within the Kansas City Convention Center Headquarters Hotel TIF Plan.

DATED this 12th day of May, 2020.




Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 5-12-20

RESOLUTION AUTHORIZING THE APPROVAL OF THE LETTER AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION AND PLAZA COLONNADE, L.L.C., IN CONNECTION WITH THE PLAZA LIBRARY PROJECT IN THE BRUSH CREEK CORRIDOR TIF PLAN

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

WHEREAS, the City Council, on March 11, 1999, by Ordinance No. 990251, approved the Brush Creek Corridor Tax Increment Financing Plan; and

WHEREAS, the Brush Creek Corridor Tax Increment Financing Plan, which provides for the implementation of several Redevelopment Projects described thereby, has been amended several times by a series of Ordinances passed by the Council (the Brush Corridor Tax Increment Financing Plan, as amended, shall hereafter be referred to as the “Redevelopment Plan”); and

WHEREAS, the City Council, on June 8, 2000, by Ordinance No. 000607, authorized and designated the Plaza Library Project as a redevelopment project within the Redevelopment Plan and adopted tax increment financing therein; and

WHEREAS, the Plaza Library Project provides for the financing and construction of an approximately 283,774 square-foot office building, 8,600 square feet of retail space, the reconstruction of a 51,522 square-foot branch of the Kansas City Public Library and a 1,290-space parking garage of which 200 spaces will be devoted to public use associated with the Library; and

WHEREAS, the TIF Commission and Plaza Colonnade, L.L.C., as successor in interest to the CWB Plaza Development L.L.C. (the “Redeveloper”) entered into a Redevelopment Agreement, dated March 27, 2001, to implement the Plaza Library Improvements (the “Redevelopment Agreement”); and

WHEREAS, on August 14, 2019, the TIF Commission, pursuant to Section 11 of the Redevelopment Agreement, issued a Certificate of Completion and Compliance for the Plaza Library Improvements, which certifies that the Redeveloper has complied with the Redevelopment Agreement, in connection with the construction and completion of the Plaza Library Improvements, but it does not waive or modify any remaining rights or obligations under the Redevelopment Agreement, including any obligation the Redeveloper may have to provide reports required by the Redevelopment Agreement and any obligation the Commission may have to reimburse unpaid certified Redevelopment Project Costs; and

WHEREAS, as part of the financing of the Plaza Library Project Improvements, on April 1, 2014, The Industrial Development Authority of the City of Kansas City, Missouri (the "IDA") issued Special Obligation Refunding Revenue Bonds (Plaza Library Project) Series 2014 (the "2014 Bonds"); and

WHEREAS, the Commission caused \$14,899,664 of the previously certified reimbursable Redevelopment Project Costs to be paid with the proceeds of the 2014 Bonds, but there remains \$1,621,936 of certified reimbursable Redevelopment Project Costs that have not been paid to the Redeveloper (the "Unreimbursed Certified Costs"); and

WHEREAS, the Redeveloper anticipates that the 2014 Bonds will be paid prior to their maturity date and the Trust Indenture, dated April 1, 2014, by and between the IDA and UMB Bank, N.A., as successor in interest to Commerce Bank, N.A. (the "Trustee") that was executed in connection with the 2014 Bonds provides, in part, that upon and after the payment in full of the 2014 Bonds and payment of all fees and costs related to the 2014 Bonds, any remaining Payments in Lieu of Taxes and Economic Activity Taxes (collectively, "TIF Revenue") on deposit with Trustee shall be returned to the City of Kansas City, Missouri (the "City") for deposit into the special allocation fund established in connection with the Plaza Library Project (the "SAF") and such amounts shall be used in a manner as permitted by and in accordance with the Real Property Tax Increment Financing Allocation Act, Section 99.800 RSMo, et seq., as amended (the "TIF Act"), including the reimbursement of Unreimbursed Certified Costs; and

WHEREAS, the Redeveloper desires to enter into a Letter Agreement, which shall provide that the TIF Commission shall utilize the TIF Revenue in the SAF, after the payment in full of the 2014 Bonds and payment of all fees and costs related to the 2014 Bonds, in a manner permitted by and in accordance with the TIF Act, including, subject to the terms and conditions of the Redevelopment Agreement, the reimbursement of all Unreimbursed Costs; and

WHEREAS, staff and legal counsel have reviewed and participated in preparing the Letter Agreement, which is attached to this Resolution, and if the Commission finds the terms of the Letter Agreement acceptable, staff and legal counsel recommend that the Commission approve the form of the Letter Agreement attached to this Resolution

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

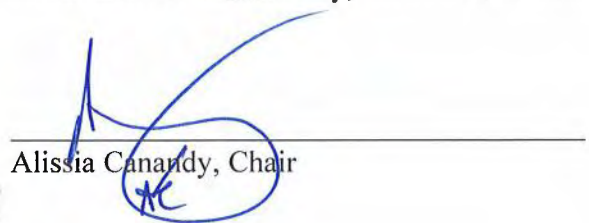
Section 1. Authorization and Approval of Letter Agreement. The Letter Agreement is hereby approved in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution (copies of which documents shall be filed in the records of the Commission), and the Commission is hereby authorized to execute and deliver the Letter Agreement with such changes therein, as shall be approved by legal counsel of the Commission, the Chair and the Executive Director, with such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 12th day May, 2020.




Alissia Canandy, Chair

ATTEST:

Heather A. Brown, Secretary

RESOLUTION NO. 5-13-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC, IN CONNECTION WITH THE LINWOOD SHOPPING CENTER TAX INCREMENT FINANCING PLAN

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

WHEREAS, on May 16, 2016, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 5-27-16 recommending to the City Council the approval of the Linwood Shopping Center Tax Increment Financing Plan (the “Original Plan”) and the City Council accepted the Commission’s recommendations and approved the Plan on June 16, 2016, by Ordinance No. 160448, and did also designate the area described by the Plan as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Original Plan was subsequently amended on July 11, 2019 by Ordinance No. 190524, and on February 13, 2020 by Ordinance No. 200063 (the Original Plan, as amended, shall be referred to the “Plan”); and

WHEREAS, the Commission and Linwood Shopping Center Redevelopment Company, LLC (the “Redeveloper”), March 16, 2020, entered into an amended and restated agreement, which provides, among other things, for the construction of approximately 55,000 square feet of retail space within Redevelopment Project Area 4, along with certain public infrastructure improvements and blight remediation activities to support such retail development, as contemplated by the Plan, as amended (the “Original Agreement”); and

WHEREAS, the Third Amendment to the Plan, which has been approved by the Commission and thereafter recommended the same to the City Council, amends the Plan (1) to reduce the boundaries of Redevelopment Project Area 4, (2) to establish a new Redevelopment Project Area 5, which provides, inter alia, for the demolition of certain improvements and the construction of an additional 10,450 square feet of retail space and (3) to modify the Estimated Redevelopment Project Costs related to Redevelopment Projects 4 and 5, by increasing the Redevelopment Project Costs by \$150,000 (collectively, the “Third Amendment Modifications”); and

WHEREAS, the Commission and the Redeveloper now desire to amend the Original Agreement (the “First Amendment”) to incorporate the related Third Amendment Modifications; and

WHEREAS, the First Amendment has been prepared by legal counsel and reviewed by staff and it contains the Commission's most recent policies and procedures and to the extent the Commission finds acceptable the terms of the First Amendment, staff and legal counsel recommend approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

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

Section 1. Authorization and Approval of the First Amendment to Amended and Restated Redevelopment Agreement. The Chair or Vice Chair of the Commission, subject to the City's Council's approval of the Third Amendment to the Linwood Shopping Center Tax Increment Financing Plan, is hereby authorized, on behalf of the Commission, to execute the First Amendment to the Amended and Restated Redevelopment Agreement with Linwood Shopping Center Redevelopment Company, LLC, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

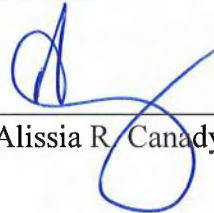
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 12th day of May, 2020.



TAX INCREMENT FINANCING
COMMISSION OF KANSAS CITY,
MISSOURI

By: 

Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Executive Director

RESOLUTION NO. 5-14-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATION OF COSTS TOTALING \$912,000.00 FOR THE WINCHESTER CENTER TIF PLAN AND WAIVER OF THE 18 MONTH POLICY PROVIDED THAT THE COMMISSION WILL NOT REIMBURSE THE DEVELOPER FOR INTEREST COSTS WHICH ACCRUED PRIOR TO THE SUBMISSION OF THE REQUEST FOR REIMBURSEMENT.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on December 19, 1991, the Council adopted Ordinance No. 911435, approving the Winchester Center Tax Increment Financing Plan pursuant to the authority granted the Council by the Act; and

WHEREAS, the City of Kansas City, Missouri, submitted a request for certification of reimbursable costs, which request was not submitted within eighteen (18) months from the date such eligible reimbursable costs were incurred as required by the Commission's Certification of Costs and Reimbursement Policy, as amended on September 12, 2018; and

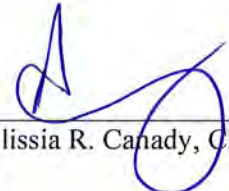
WHEREAS, the Commission accepts the explanation for the delay and approves the City of Kansas City, Missouri's request for the certification of reimbursable costs and waives the requirement that costs be submitted within eighteen months of being incurred for the Winchester Center TIF Plan; and


WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Winchester Center	City of Kansas City, Missouri	\$912,000.00	\$139,686.00	\$912,000.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$139,686.00 for the City of Kansas City, Missouri, and waives the requirement that a request for certification of reimbursable costs be submitted within eighteen months of being incurred for the Winchester Center TIF Plan.

DATED this 12th day of May, 2020.


Alissia R. Canady, Chair

ATTEST:

Janine Pettitt, Assistant Secretary



RESOLUTION NO. 6-1-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Bond Draw Portion
KCI Corridor	MD Management, Inc.	\$122.96	None	\$122.96	Bond Draw
KCI Corridor	MD Management, Inc.	\$17,728.84	None	\$17,728.84	N/A

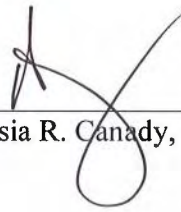
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte County/Platte RIII-Park Hill.

DATED this 9th day of June, 2020.



ATTEST:


Janine Pettitt, Assistant Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 6-2-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.	Recorded No.
KCI Corridor	MD Management, Inc.	4/30/20	17	6	2020009857 Platte County
KCI Corridor	MD Management, Inc.	4/30/20	5B	6	2020009858 Platte County


NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte County/Platte RIII-Park Hill.

DATED this 9th day of June, 2020.

ATTEST:

Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 6-3-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Platte Purchase	MD Management, Inc.	\$402,042.18	None	\$402,042.18	Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte-Clay County/Platte RIII.

DATED this 9th day of June, 2020.




Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 6-4-20

RESOLUTION APPROVING THE FIRST AMENDMENT TO FUNDING AND REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF KANSAS CITY, MISSOURI AND THE TAX INCREMENT FINANCING COMMISSION REGARDING ROUTE 152 AND N. PLATTE PURCHASE DRIVE INTERCHANGE IMPROVEMENTS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN

WHEREAS, the City Council of Kansas City, Missouri (the “City Council”) is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the “Act”); and

WHEREAS, on November 24, 1982, the City Council passed Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), which was subsequently amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1991, Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986 on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, the Platte Purchase Development Plan (the “Redevelopment Plan”) was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested persons and taxing districts with respect to the Redevelopment Plan, closed said public hearing on May 11, 2016 and adopted its Resolution No. 5-9-16 recommending to the City Council the approval of the Redevelopment Plan; and

WHEREAS, the Council, on July 28, 2016, passed Ordinance No. 160415, approving the Redevelopment Plan and designating the area described therein as a redevelopment area (the “Redevelopment Area”) and the Council subsequently amended the Redevelopment Plan by the passage of a series of ordinances; and

WHEREAS, the Redevelopment Plan, as amended, provides for the design and construction of certain public infrastructure improvements, including the reconstruction of the Route 152 and N. Platte Purchase Drive Interchange from a standard diamond interchange to a diverging diamond interchange (the “Interchange”); and

WHEREAS, the Commission has entered into a Cost Share Agreement with the Missouri Highways and Transportation Commission (“MODOT”), which provides that (1) MODOT shall pay for 48% (approximately \$3.1 Million) of the estimated costs related to the design and construction of the Interchange and (2) the Commission shall fund 52% (approximately \$3.5 Million) toward the costs of the Interchange, of which the Commission shall utilize approximately \$1.7 Million of the proceeds of Improvement Revenue Bonds (Platte Purchase Project A) Series 2019 in the original principal amount of \$19,500,000 (the “Platte Purchase Bonds”) that were issued by the Industrial Development Authority of the City of Kansas City, with the remaining amount to be funded by the City, including all cost overruns; and

WHEREAS, the Cost Share Agreement further provides that the Commission (1) shall perform certain services, including, but limited to, completing preliminary engineering of the Interchange, including preparation of detailed construction plans and project specifications, the solicitation and contract management for the design consultant, the environmental review, and right-of-way plans and utility coordination, if needed and, in the event right-of-way or utility relocations are required for the Interchange, the Commission, in accordance with the Cost Share Agreement, (2) shall acquire right-of-

way in accordance with MODOT requirements and will comply with all applicable Federal laws, rules, and regulations and (3) shall be responsible for coordinating such utility relocations (collectively the "Design and Engineering Services"); and

WHEREAS, Staff to the Commission, after soliciting an RFQ, has selected Olsson, Inc. ("Olsson") to perform such Design and Engineering Services; and

WHEREAS, the Commission desires to enter into a Professional Services Agreement with Olsson, Inc., which shall provide for Olsson to provide the Design and Engineering Services, including project management, survey, geotechnical, environmental review, preliminary and final design plans and right of way plans, which are required by the Cost Share Agreement, and the Commission will pay for such Design and Engineering Services in an amount not to exceed \$801,304.

WHEREAS, the Commission further desires to enter into a First Amendment to the Funding and Reimbursement Agreement with the City to confirm and clarify that the City shall perform all responsibilities of the Commission under the Professional Services Agreement, including such responsibilities identified under Section 3 of the General Provisions, entitled "Client's Responsivities.

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

Section 1. Authorization and Approval of the Professional Services Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Professional Services Agreement with Olsson, Inc., in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof and further subject to the receipt of a fully-executed copy of the First Amendment to the Funding and Reimbursement Agreement between the Commission and the City.


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

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

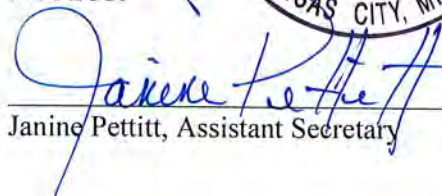
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of June, 2020.



TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI

By: 
Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 6-5-20

RESOLUTION APPROVING THE FIRST AMENDMENT TO FUNDING AND REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF KANSAS CITY, MISSOURI AND THE TAX INCREMENT FINANCING COMMISSION REGARDING ROUTE 152 AND N. PLATTE PURCHASE DRIVE INTERCHANGE IMPROVEMENTS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN

WHEREAS, the City Council of Kansas City, Missouri (the "City Council") is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the "Act"); and

WHEREAS, on November 24, 1982, the City Council passed Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"), which was subsequently amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1991, Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986 on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, the Platte Purchase Development Plan (the "Redevelopment Plan") was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested persons and taxing districts with respect to the Redevelopment Plan, closed said public hearing on May 11, 2016 and adopted its Resolution No. 5-9-16 recommending to the City Council the approval of the Redevelopment Plan; and

WHEREAS, the Council, on July 28, 2016, passed Ordinance No. 160415, approving the Redevelopment Plan and designating the area described therein as a redevelopment area (the "Redevelopment Area") and the Council subsequently amended the Redevelopment Plan by the passage of a series of ordinances; and

WHEREAS, the Redevelopment Plan, as amended, provides for the design and construction of certain public infrastructure improvements, including the reconstruction of the Route 152 and N. Platte Purchase Drive Interchange from a standard diamond interchange to a diverging diamond interchange (the "Interchange"); and

WHEREAS, on March 12, 2020, the Commission and the City entered into a Funding and Reimbursement Agreement, which provides, in part, that the City (A) shall contribute to the Commission One Million Seven Hundred Forty-Five Thousand Seven Hundred Thirty-Nine Dollars (\$1,745,739) and such additional amounts that the Commission may be obligated to contribute in connection with that certain Missouri Highways and Transportation Cost Share Agreement (the "Cost Share Agreement") between the Commission and the Missouri Highways and Transportation Commission ("MODOT") (collectively, the "City's Contribution"), toward the costs of design and construction of the Interchange, (the "Interchange Costs") and, through its Public Works Department, (B)(1) shall perform certain services that are required of the Commission, in connection with the Cost Share Agreement, including, but limited to, completing preliminary engineering of the Interchange, including the preparation of detailed construction plans and project specifications, the solicitation and contract management for the design consultant, the environmental review, and right-of-way plans and utility coordination, if needed and, in the event right-of-way or utility relocations are required for the Interchange, the City, in accordance with the Cost Share Agreement, (2) shall acquire right-of-way in accordance with MODOT requirements and

will comply with all applicable Federal laws, rules, and regulations and (3) shall be responsible for coordinating such utility relocations (collectively, the "Design and Engineering Services"); and

WHEREAS, Commission desires to enter into a Professional Services Agreement with Olsson, Inc., which shall provide for Olsson to provide the Design and Engineering Services, including project management, survey, geotechnical, environmental review, preliminary and final design plans and right of way plans (the "Professional Services Agreement"); and

WHEREAS, the Commission further desires to enter into a First Amendment to the Funding and Reimbursement Agreement with the City to confirm and clarify that the City shall perform all responsibilities of the Commission under the Professional Services Agreement, including such responsibilities identified under Section 3 of the General Provisions, entitled "Client's Responsibilities.

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

Section 1. Authorization and Approval of the First Amendment to Funding and Reimbursement Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a First Amendment to Funding and Reimbursement Agreement with the City of Kansas City, Missouri, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof.

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

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

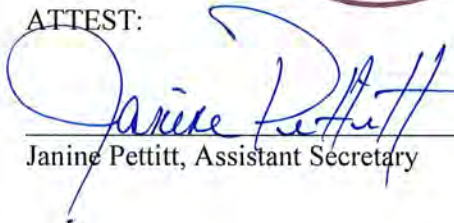
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of June, 2020.



TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI

By: 
Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 6-6-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR CLAY COUNTY/LIBERTY-NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.
Shoal Creek	City of Kansas City, Missouri	1/30/20	N1-N5	1
Shoal Creek	City of Kansas City, Missouri	2/10/20	G-6	1

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/Liberty-NKC.

DATED this 9th day of June, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair



RESOLUTION NO. 6-7-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

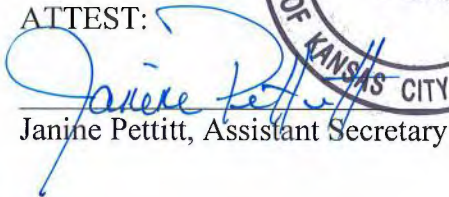
TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road	Hunt Midwest	\$63,633.00	None	\$63,633.00	
Briarcliff West	Briarcliff Development Company	\$461,504.00	None	\$461,504.00	
Parvin Road	Hunt Midwest	\$317,516.00	None	\$317,516.00	

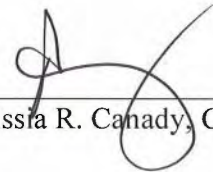
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/NKC.

DATED this 9th day of June, 2020.



ATTEST:


Janine Pettitt, Assistant Secretary


Alissa R. Canady, Chair

RESOLUTION NO. 6-8-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.	Recorded No.
Arlington Road	Hunt Midwest Real Estate Development Company, Inc.	5/12/20	4A	1 *	2020021763 Clay County
Parvin Road	Hunt Midwest Real Estate Development Company, Inc.	1/31/20	1-4	4	2020009871 Platte County

* This Partial Certificate No. 1 replaces the Certificate of Completion and Compliance, dated November 15, 2019, Instrument No. 2019034759, recorded in Clay County, Missouri on November 18, 2019.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/NKC.

DATED this 9th day of June, 2020.

ATTEST: 
Janine Pettitt, Assistant Secretary

 
Alissia R. Canady, Chair

RESOLUTION NO. 6-9-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
11 th Street Corridor	Crossroads Charter Schools	\$12,443.51	None	\$12,443.51	NID Rd #27-6

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Jackson County/KCMO.

DATED this 9th day of June, 2020.



ATTEST:

Janine Pettitt
Janine, Pettitt, Assistant Secretary

Alissia R. Canady

Alissia R. Canady, Chair

RESOLUTION NO. 6-10-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$5,116,247.00 FOR KC HOTEL PROPERTY OWNER, LLC WITHIN THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TIF PLAN.

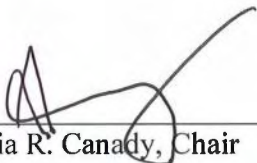
WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KC Convention Center HQ	KC Hotel Property Owner, LLC	\$5,116,247.00	None	\$5,116,247.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$5,116,247.00 for KC Hotel Property Owner, LLC within the Kansas City Convention Center Headquarters Hotel TIF Plan.

DATED this 9th day of June, 2020.



Alissia R. Canady, Chair

ATTEST:

Janine Pettitt, Assistant Secretary

RESOLUTION NO. 6-11-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO WAIVER CERTAIN OBLIGATIONS OF THE PERFORMING ARTS FOUNDATION DBA FOLLY THEATER UNDER THE LETTER AGREEMENT BETWEEN THE FOLLY THEATER AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI IN CONNECTION WITH CERTAIN IMPROVEMENTS CONTEMPLATED BY THE ELEVENTH STREET CORRIDOR TAX INCREMENT FINANCING PLAN

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

WHEREAS, On November 10, 1992, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 92-60 recommending to the City Council the approval of the Eleventh Street Corridor Tax Increment Financing Plan (the "Original Plan") and the City Council approved the Original Plan on December 10, 1992, by Ordinance Number 921355, and did also designate the area described by the Plan as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Original Plan has been amended several times by a series of ordinances passed by the City Council (collectively, the "Plan"); and

WHEREAS, the Plan provides that approximately 30% of the economic activity taxes generated within certain Redevelopment Project Areas described by the Plan shall be allocated and deposited within a separate account of the Special Allocation Fund established in connection with the Plan (the Neighborhood Fund") to assist in funding neighborhood improvements, including, but not limited to, facade improvements, streetscape improvements and parking; and

WHEREAS, the Commission created an Eleventh Street Corridor Neighborhood Cooperative Improvements Advisory Board (the "Advisory Board") to advise the Commission regarding the use of the Neighborhood Fund; and

WHEREAS, the Advisory Board, with the approval of the TIF Commission, solicits projects that would benefit the Eleventh Street Corridor Redevelopment Area; and

WHEREAS, in connection with the Advisory Committee's consideration of its 27th round of proposals, the Advisory Committee recommended and the Commission approved the Folly Theater's proposal, which provides for certain interior renovations the Folly Theater, including replacement of audience seats, repairing and refinishing the original wood Orchestra level floor, renovations to the Mezzanine Lobby, bar and restrooms, re-carpet the auditorium aisles and the lobby stairs and the renovation of artist dressing rooms (the "Folly Theater Improvements"); and

WHEREAS, on May 24, 2020, the Commission and Performing Arts Foundation dba Folly Theater entered into a Letter Agreement, which provides, in part, that the Folly Theater shall implement the Folly Theater Improvements and the Commission, subject to the terms and conditions of the Letter Agreement and upon the completion of the Folly Theater Improvements, will pay or reimburse the Folly Theater up to the lesser amount of \$250,000 or 50% of the actual improvement costs; and

WHEREAS, the Folly Theater has incurred \$87,000 in costs related to the Folly Theater Improvements; and

WHEREAS, the Folly Theater has requested that the Commission waive the requirement that the Folly Theater Improvements be completed prior to the payment and reimbursement of certain costs incurred to date.

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

Section 1. Approve Waiver Under Letter Agreement. The Commission hereby waives the obligation of the Folly Theater to complete the Folly Theater Improvements prior to the reimbursement of certified costs incurred by the Folly Theater in connection with the implementation of such Folly Theater Improvements.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of June, 2020.



TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: _____

Alissia R. Canandy, Chair

ATTEST:

Heather A. Brown, Secretary

RESOLUTION NO. 6-12-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO WAIVE CERTAIN OBLIGATIONS OF THE CITY OF KANSAS CITY, MISSOURI UNDER THE REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF KANSAS CITY, MISSOURI AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI IN CONNECTION WITH CERTAIN ROAD IMPROVEMENTS CONTEMPLATED BY THE WINCHESTER CENTER TAX INCREMENT FINANCING PLAN

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

WHEREAS, on December 19, 1991, the Council approved the Winchester Center Tax Increment Financing Plan by Ordinance No. 911435, and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Council amended the Winchester Center Tax Increment Financing Plan by Ordinance Nos. 931165, 641181, 031366, 050617, 051235 130155 18022 (the Winchester Center Tax Increment Financing Plan, as amended by the aforementioned Ordinances, shall be referred to as the "Plan"); and

WHEREAS, the Sixth Amendment to the Winchester TIF Plan provides, inter alia, for (i) the administration of the Winchester Housing Improvement Program, (ii) the construction of certain improvements to Bennington Road, between Beacon and 67th Street (the "Bennington Road Improvements"), (iii) the reimbursement of previously certified costs incurred by KMBC, and (iv) the payment of Commission and City costs and expenses related to administering and implementing the Sixth Amendment (collectively, the "Sixth Amendment Improvements");

WHEREAS, on June 17, 2016, the City and the Commission entered into a Redevelopment Agreement (the "Redevelopment Agreement"), which provides, in part, that the City shall construct the Bennington Road Improvements, which shall include grading, engineering, right-of-way acquisition, paving of a permanent two-lane improvement by December 31, 2017 and the Commission, subject to its Certification of Costs and Reimbursement Policy, shall reimburse the City for costs related thereto in an amount not to exceed \$912,000.

WHEREAS, the City did not complete the Bennington Road Improvements by December 31, 2017 and has requested that the Commission waive such obligation, certify costs related thereto and, subject to the satisfaction of all other obligations arising under the Redevelopment Agreement, issue a Certificate of Completion and Compliance.

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

Section 1. Approve Waiver Under Redevelopment Agreement. The Commission hereby waives the obligation of the City to complete the Bennington Road Improvements by December 31, 2017, as required by the Redevelopment Agreement.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of June, 2020.



TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: _____


Alissia R. Casandy, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 6-13-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF COMPLETION AND COMPLIANCE FOR THE CITY OF KANSAS CITY, MISSOURI IN CONNECTION WITH THE COMPLETION OF THE BENNINGTON AVENUE PUBLIC IMPROVEMENTS WITHIN THE WINCHESTER TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on December 19, 1991, the Council adopted Ordinance No. 911435, approving the Winchester Center Tax Increment Financing Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, on June 17, 2016, the Commission and the City of Kansas City, Missouri (the "Redeveloper") entered into an Agreement (the "Redevelopment Agreement") for the implementation of the Bennington Avenue Public Improvements (the "Project Improvements"), as described in the Plan; and

WHEREAS, the Project Improvements contemplated, but were not limited to, grading, engineering, right-of-way acquisition, paving of a permanent two-lane improvement and project administration; and

WHEREAS, construction of the Project Improvements commenced on April 13, 2018, and were completed on October 29, 2019; and

WHEREAS, the Redeveloper, as of the date of the Certificate of Completion and Compliance, is in compliance with all provisions of the Redevelopment Agreement, including the policies attached to and incorporated within the Redevelopment Agreement; and

WHEREAS, the Commission has determined that construction of the Project Improvements have been completed in accordance with the provisions of the Plan, the Agreement and the Commission's policies.

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

Section 1. Authorization and Approval of the Certificate of Completion and Compliance. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute, record and deliver to the City of Kansas City, Missouri, a Certificate of Completion and Compliance in substantially the form presented to and reviewed by the Commission at this meeting, which shall certify that the improvements

contemplated by the Bennington Avenue Public Improvements of the Winchester Tax Increment Financing Plan and the Agreement (as defined in the Recitals), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

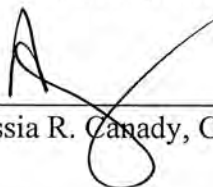
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of June, 2020.



TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 
Alissia R. Canady, Chair

ATTEST:


Heather A. Brown, Secretary

RESOLUTION NO. 7-1-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Platte Purchase	MD Management, Inc.	\$473,986.32	None	\$473,986.32	Bond Draw

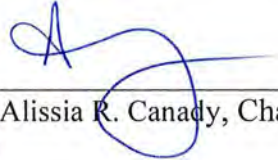
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte-Clay County/Platte RIII.

DATED this 14th day of July, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 7-2-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR CLAY COUNTY/LIBERTY-NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and


WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Shoal Creek	The City of Kansas City, Missouri	\$1,196,922.42	None	\$1,196,922.42	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/Liberty-NKC.


DATED this 14th day of July, 2020.





Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary

RESOLUTION NO. 7-3-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI FOR THE DESIGN OF A TRAIL SEGMENT ALONG SHOAL CREEK PARKWAY IN CONNECTION WITH AND IN FURTHERANCE OF THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides, among other things, for the design and construction of public infrastructure improvements within and adjacent to the Redevelopment Area, including the design and construction of a trail segment along Shoal Creek Parkway, between North Brighton Avenue and Pleasant Valley Road (the "Shoal Creek Trail Segment 3"); and

WHEREAS, on July 14, 2017, the City and the Commission entered into an Agreement (the "Redevelopment Agreement") which provides, in part, (1) for the City to cause the design of the Shoal Creek Trail Segment 3 by December 31, 2019 and (2) for the Commission to pay for certain costs related thereto in an amount not to exceed \$100,000; and

WHEREAS, the City now desires to amend the Original Agreement for the purpose of extending the date of completion for the design of Shoal Creek Trail Segment 3 to December 2021.

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

Section 1. Authorization and Approval of the First Amendment to Redevelopment Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the First Amendment to Redevelopment Agreement with the City of Kansas City, Missouri, which shall contain the provisions described in the Recitals to this Resolution. The First Amendment to Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at

this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

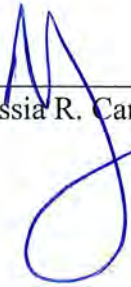
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of July, 2020.



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

By: 
Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 7-4-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE FIFTH AMENDMENT TO THE ANTIOCH CROSSING TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, as plan for redevelopment known as the Antioch Crossing Tax Increment Financing Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on April 12, 2012, by Committee Substitute for Ordinance No. 120083; and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 9:30 a.m., July 14, 2020, to consider the Fifth Amendment to the Plan; and

WHEREAS, the Redevelopment Area described by the Plan is generally bound by Chouteau Trafficway on the north and east, by NE Antioch road, on the west and N. Vivion Road on the south, including the public improvements to NE 53rd Street, beginning at N. Chouteau7 Trafficway and continuing east to N. Indiana, the Big Shoal Creek Trail and trail amenities along N. Chouteau Trafficway, beginning at Chouteau Trafficway and continuing to North Brighton, and Vivion Road Enhancements, beginning at the N. Chouteau Trafficway intersection and continuing west to N. Antioch Road (the "Redevelopment Area"), all in Kansas City, Jackson County, Missouri; and


WHEREAS, the Fifth Amendment to the Plan modifies the Budget of Redevelopment Project Costs to increase the amount of TIF Reimbursable Cost by \$800,000 for tenant improvements, deletes the line items for the construction of Big Shoal Creek Trail and for Vivion Road Enhancements; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby closes the public hearing for the Fifth Amendment to the Antioch Crossing TIF Plan.

DATED this 14th day of July, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary


Allisia R. Canady, Chair



RESOLUTION NO. 7-5-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIFTH AMENDMENT TO THE ANTIOCH CROSSING TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, as plan for redevelopment known as the Antioch Crossing Tax Increment Financing Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on April 12, 2012, by Committee Substitute Ordinance No. 120083; and

WHEREAS, the Plan has been amended by the City Council from time to time by the passage of Ordinance Nos. 121006, 140908, 170424 and 190926; and

WHEREAS, the Fifth Amendment to the Plan has been presented to the Commission for consideration; and

WHEREAS, on July 14, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing that was scheduled at 9:30 a.m. to consider the Fifth Amendment to the Plan; and

WHEREAS, the Fifth Amendment to the Plan provides for the inclusion of additional tenant improvements, modifications to the Budget of Redevelopment Project Costs and Sources of Funds; and

WHEREAS, Vice Chairwoman Parks-Shaw opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

WHEREAS, the Commission, upon hearing all public comments and staff's recommendation, deems it to be in the best interest of the City that the Fifth Amendment to the Plan be approved by the City Council.

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

1. The Fifth Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area is a Blighted Area, as defined in Section 99.805 of the Act.
2. The Fifth Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area 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 tax increment financing.

3. The Plan, as modified by the Fifth Amendment to the Plan, conforms with City's FOCUS Plan or comprehensive plan for redevelopment of the City.

4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Fifth Amendment, and located within the Redevelopment Area, and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.

5. The Plan, as amended by the Fifth Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.

6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the Fifth Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.

7. The Plan, as amended by the Fifth Amendment, does not contemplate the relocation assistance for businesses and residences.

8. The Plan, as amended by the Fifth Amendment, does not include the initial development or redevelopment of any gambling establishment.

9. The Plan, as amended by the Fifth Amendment, does not alter the previous cost-benefit analysis presented to and accepted by the Commission, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan are not built and if they are built pursuant to the Plan and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.

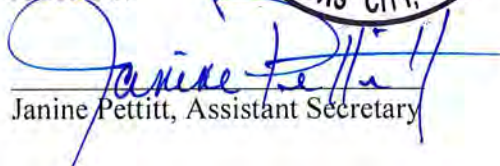
10. The Commission does hereby approve the Fifth Amendment to the Antioch Crossing Tax Increment Financing Plan.

11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the Fifth Amendment to the Plan and designate the redevelopment area described therein as a "Redevelopment Area" pursuant to the Act.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of July, 2020.



ATTEST:


Janine Pettitt, Assistant Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 7-6-20

RESOLUTION APPROVING THE FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BETWEEN ANTIOCH REDEVELOPMENT PARTNERS, LLC AND THE TAX INCREMENT FINANCING COMMISSION REGARDING THE IMPLEMENTATION OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE ANTIOCH CROSSING TAX INCREMENT FINANCING PLAN, AS AMENDED

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

WHEREAS, the Antioch Crossing Tax Increment Financing Plan (the “Redevelopment Plan”) was proposed to the Commission which has been subsequently amended by a series of ordinances passed by the Council; and

WHEREAS, the Plan, as amended, contemplates the development of a mixed-used project, which shall be implemented in three phases and that will provide retail uses, including both fast food and sit-down restaurants and a grocery store and redeveloped office use; and

WHEREAS, the Plan further contemplates the demolition of the Antioch Mall Center Buildings, with the exception of the Burlington Coat Factory and the Multi-Tenant ACM Building, each of which shall be rehabilitated and, after rehabilitation, the Burlington Coat Factory Building and the Multi-Tenant ACM Building will continue to contain retail uses, with the Multi-Tenant ACM Building hosting multiple retail tenants; and

WHEREAS, on February 1, 2013, the Redeveloper and the Commission entered into an Amended and Restated Redevelopment, which provides that Antioch Redevelopment Partners, LLC (the “Redeveloper”) shall implement the improvements contemplated by the Plan and that the Commission will reimburse the Redeveloper for certain certified costs related thereto up to an amount not in excess of \$60,025,073; and

WHEREAS, the Commission recommended to the City Council the approval of the Fifth Amendment to the Plan, which provides, inter alia, for certain modifications to the description of the improvements contemplated by the Amended Plan and certain modifications to the Budget of Redevelopment Project Costs and Sources to fund such modified Budget of Redevelopment Project Costs, including a reduction in the amount of reimbursable Redevelopment Project Costs (the “**Fifth Amendment Modifications**”); and

WHEREAS, the Commission and the Redeveloper desire to amend the Amended and Restated Redevelopment Agreement to incorporate the terms of the Fifth Amendment Modifications.

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

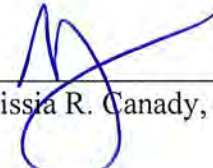
Section 1. Section 1. Authorization and Approval of the First Amendment to the Amended and Restated Redevelopment Agreement. The Chair, Vice-Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the First Amendment to the Amended and Restated Redevelopment Agreement with Antioch Redevelopment Partners, LLC, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof; provided however, the Chair, Vice-Chair or Executive Director shall not execute and deliver the First Amendment to the Amended and Restated Redevelopment Agreement until the Council approves the Fifth Amendment to the Antioch Crossing Tax Increment Financing Plan.

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

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

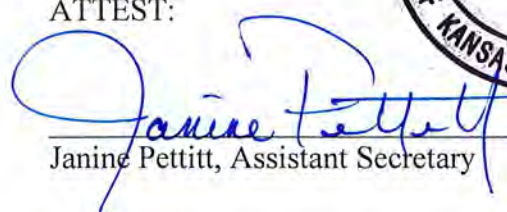
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of July, 2020.





Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary

RESOLUTION NO. 7-7-20

RESOLUTION APPROVING THE REDEVELOPMENT AGREEMENT BETWEEN NORTHLAND NEIGHBORHOODS, INC. AND THE TAX INCREMENT FINANCING COMMISSION REGARDING THE IMPLEMENTATION OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE ANTIOCH CROSSING TAX INCREMENT FINANCING PLAN, AS AMENDED

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

WHEREAS, the Antioch Crossing Tax Increment Financing Plan (the “Redevelopment Plan” or the “Plan”) was proposed to the Commission, which has been subsequently amended by a series of ordinances passed by the Council; and

WHEREAS, the Plan, as amended, contemplates the development of a mixed-used project, which shall be implemented in three phases and that will provide for retail uses, including both fast food and sit-down restaurants, and a grocery store and redeveloped office use; and

WHEREAS, the Plan further contemplates the demolition of the Antioch Mall Center Buildings, with the exception of the Burlington Coat Factory and the Multi-Tenant ACM Building, each of which shall be rehabilitated and, after rehabilitation, the Burlington Coat Factory Building and the Multi-Tenant ACM Building will continue to contain retail uses, with the Multi-Tenant ACM Building hosting multiple retail tenants; and

WHEREAS, the Commission recommended to the City Council the approval of the Fifth Amendment to the Plan, which provides, inter alia, for certain modifications to the description of the improvements contemplated by the Amended Plan, including the construction of additional tenant improvements, and certain modifications to the Budget of Redevelopment Project Costs and Sources to fund such modified Budget of Redevelopment Project Costs (the “**Fifth Amendment Modifications**”); and

WHEREAS, Northland Neighborhoods, Inc. (“NNI”) desires to enter into a Redevelopment Agreement with the Commission, which shall provide that NNI shall complete certain tenant improvements at 5330 Chouteau Trafficway, in accordance with the Fifth Amendment Modifications and for the Commission, subject to the terms of the Redevelopment Agreement, to pay or reimburse costs related thereto that are not in excess of \$800,000.

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

Section 1. Authorization and Approval of the Redevelopment Agreement. The Chair, Vice-Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Redevelopment Agreement with Northland Neighborhoods, Inc., in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of July, 2020.



Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 7-8-20

RESOLUTION APPROVING THE REDEVELOPMENT AGREEMENT BETWEEN NORTHLAND NEIGHBORHOODS, INC. AND THE TAX INCREMENT FINANCING COMMISSION REGARDING THE IMPLEMENTATION OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE ANTIOCH CROSSING TAX INCREMENT FINANCING PLAN, AS AMENDED

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

WHEREAS, the Antioch Crossing Tax Increment Financing Plan (the “Redevelopment Plan” or the “Plan”) was proposed to the Commission, which has been subsequently amended by a series of ordinances passed by the Council; and

WHEREAS, the Plan, as amended, contemplates the development of a mixed-used project, which shall be implemented in three phases and that will provide for retail uses, including both fast food and sit-down restaurants, and a grocery store and redeveloped office use; and

WHEREAS, the Plan further contemplates the demolition of the Antioch Mall Center Buildings, with the exception of the Burlington Coat Factory and the Multi-Tenant ACM Building, each of which shall be rehabilitated and, after rehabilitation, the Burlington Coat Factory Building and the Multi-Tenant ACM Building will continue to contain retail uses, with the Multi-Tenant ACM Building hosting multiple retail tenants; and

WHEREAS, the Commission recommended to the City Council the approval of the Fifth Amendment to the Plan, which provides, inter alia, for certain modifications to the description of the improvements contemplated by the Amended Plan, including the construction of additional tenant improvements, and certain modifications to the Budget of Redevelopment Project Costs and Sources to fund such modified Budget of Redevelopment Project Costs (the “**Fifth Amendment Modifications**”); and

WHEREAS, Northland Neighborhoods, Inc. (“NNI”) desires to enter into a Redevelopment Agreement with the Commission, which shall provide that NNI shall complete certain tenant improvements at 5330 Chouteau Trafficway, Kansas City, Missouri, in accordance with the Fifth Amendment Modifications (the “Tenant Improvements”) and for the Commission, subject to the terms of the Redevelopment Agreement, to pay or reimburse costs related thereto that are not in excess of \$800,000; and

WHEREAS, NNI desires that the Commission apply its Review, Approval and Direct Pay Policy to the payment of costs related to the Tenant Improvements and

WHEREAS, the Policy requires that prior to its application, the Executive Director shall convene the Commission's Finance & Audit Committee to consider her recommendation that the Review, Approval and Direct Pay Policy be applied; and

WHEREAS, the Finance & Audit Committee convened on July 6, 2020 and it received and accepted the Executive Director's recommendation that the Commission's Review, Approval and Direct Pay Policy be applied to the payment of all certified costs related to the Tenant Improvements; and

WHEREAS, the Commission desires to approve the application of the Review, Approval and Direct Pay Policy to all certified costs referenced in the Redevelopment Agreement between NNI and the Commission for Tenant Improvements.

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

Section 1. Section 1. Authorization and Approval of the Review, Approval and Direct Pay Policy. The Commission hereby approves the application of the Review, Approval and Direct Pay Policy to all certified costs referenced in the Redevelopment Agreement between Northland Neighborhoods, Inc. and the Commission for the implementation of certain tenant improvements located at 5330 Chouteau Trafficway, Kansas City, Missouri.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of July, 2020.



ATTEST:


Janine Pettitt, Assistant Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 7-9-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE THIRTEENTH AMENDMENT TO THE BRIARCLIFF WEST TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on May 3, 1990 by Ordinance No. 65497, approved the Briarcliff West TIF Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 9:45 a.m., July 14, 2020, to consider the Thirteenth Amendment to the Plan; and

WHEREAS, the Redevelopment Area described by the Plan is generally bound by the south side of Interstate 29, and the north side of the Missouri River from the Clay-Platte County Line on the west to and including land on the east side of U.S. Highway 169 (the "Redevelopment Area"), all in Kansas City, Jackson County, Missouri; and

WHEREAS, the Thirteenth Amendment to the Plan removes portions of Project Areas 24 and 38, thereby modifying the legal descriptions, and decreases the Budget of Estimated Total Redevelopment Project Costs by \$55,000,000; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby closes the public hearing for the Thirteenth Amendment to the Briarcliff West TIF Plan.

DATED this 14th day of July, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary


Alissia R. Canady, Chair



RESOLUTION NO. 7-10-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE THIRTEENTH AMENDMENT TO THE BRIARCLIFF WEST TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, a plan for redevelopment known as the Briarcliff West Tax Increment Financing Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on May 3, 1990, by Ordinance No. 65497; and

WHEREAS, the Plan has been amended by the City Council from time to time by its passage of several ordinances; and

WHEREAS, the Thirteenth Amendment to the Plan has been presented to the Commission for consideration; and

WHEREAS, the Thirteenth Amendment to the Plan removes portions of Redevelopment Project Areas 24 and 38, thereby modifying the legal descriptions and the site map, decreases the Budget of Redevelopment Project Costs by \$55,000,000, and modifies the Sources of Funds; and

WHEREAS, on July 14, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing to consider the Thirteenth Amendment to the Plan; and

WHEREAS, Ryana Parks-Shaw, Vice-Chairwoman to the Commission, opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

WHEREAS, the Commission, upon hearing all public comments and staff's recommendation, deems it to be in the best interest of the City that the Thirteenth Amendment to the Plan be approved by the City Council.

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

1. The Thirteenth Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area is Blighted Area, as defined in Section 99.805 of the Act.
2. The Thirteenth Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area 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 tax increment financing.

3. The Plan, as modified by the Thirteenth Amendment to the Plan, conforms with the City's FOCUS Plan for redevelopment of the City.

4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Thirteenth Amendment, and located within the Redevelopment Area and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.

5. The Plan, as amended by the Thirteenth Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.

6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the Thirteenth Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.

7. The Thirteenth Amendment does not contemplate relocation assistance for businesses and residences.

8. The Plan, as amended by the Thirteenth Amendment, does not include the initial development or redevelopment of any gambling establishment.

9. The Plan, as amended by the Thirteenth Amendment does not impact or alter the cost-benefit analysis that has been previously presented to, accepted by the Commission, and incorporated within the Plan, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan are not built and if they are built pursuant to the Plan and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.

10. The Commission does hereby approve the Thirteenth Amendment to the Briarcliff West Tax Increment Financing Plan.

11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the Thirteenth Amendment to the Plan and designate the redevelopment area described therein as a "Redevelopment Area" pursuant to the Act.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of July, 2020.



Alissa R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 7-11-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

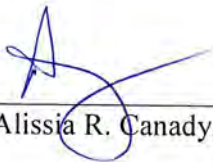
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road	Hunt Midwest	\$911,360.00	None	\$911,360.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/NKC.


DATED this 14th day of January, 2020.





Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary

RESOLUTION NO. 7-12-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE TERMINATION OF THE NEW YORK LIFE TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on November 2, 1995, by Ordinance No. 951485, approved the New York Life Building TIF Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 10:00 a.m., July 14, 2020, to consider terminating the Plan; and

WHEREAS, the Redevelopment Area described by the Plan is generally bound by Baltimore Avenue on the west, 8th Street on the north, Main Street on the east and 9th Street on the south (the "Redevelopment Area"), all in Kansas City, Jackson County, Missouri; and

WHEREAS, the Council previously acknowledged that the 23-year period for the capture of tax increment allocation financing has expired for Project 1 and terminated the designation of Project 1; and

WHEREAS, the 23-year period for the capture of tax increment allocation financing has also expired for Project 2, the only remaining project, and it is therefore appropriate to terminate Project Area 2, the Redevelopment Area and the Plan; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby closes the public hearing for the termination of the New York Life TIF Plan.

DATED this 14th day of July, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary


Alissia R. Canady, Chair



RESOLUTION NO. 7-13-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TERMINATING THE NEW YORK LIFE BUILDING TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, a plan for redevelopment known as the New York Life Building Tax Increment Financing Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on November 21, 1994, by Ordinance No. 941543 and amended twice; and

WHEREAS, all projects within the Redevelopment Area have been terminated or have expired and the Commission therefore desires to terminate the Plan; and

WHEREAS, on July 14, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing 300 Wyandotte, Second Floor, Kansas City, Missouri 64105 to consider the termination of the Plan; and

WHEREAS, at the conclusion of the hearing, the Commission recommended that the City Council terminate the New York Life Tax Increment Financing Plan.

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

Section 1. Acknowledgement and Recommendations. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by ordinance, (1) acknowledge that the 23 year statutory period for the capture of tax increment allocation financing within Redevelopment Project Area 2 described by the New York Life Building Tax Increment Financing Plan has expired, and (2) recommend that the City Council pass an ordinance (a) terminating the designation of Project 2, the Redevelopment Area and the Plan, (b) declaring all payments in lieu of taxes and economic activity taxes on deposit in the Special Allocation Fund, if any, as surplus, and (c) dissolving the Special Allocation Fund of the New York Life Building Tax Increment Financing Plan.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of July, 2020.



ATTEST:

Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION OF KCMO

By: _____

Alissia R Canady, Chair

RESOLUTION NO. 7-14-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and


WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
11 th Street Corridor	KC Marriot Downtown Hotel	\$19,199.42	None	\$19,199.42	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Jackson County/KCMO.


DATED this 14th day of July, 2020.





Alissia R. Canady, Chair

ATTEST:



Janine, Pettitt, Assistant Secretary

RESOLUTION NO. 7-15-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$1,676,946.00 FOR KC HOTEL PROPERTY OWNER, LLC WITHIN THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KC Convention Center HQ	KC Hotel Property Owner, LLC	\$1,676,946.00	None	\$1,676,946.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$1,676,946.00 for KC Hotel Property Owner, LLC within the Kansas City Convention Center Headquarters Hotel TIF Plan.

DATED this 14th day of July, 2020.




Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 7-16-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A REDEVELOPMENT AGREEMENT WITH TRACKS 215 LLC IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF AN APPROXIMATELY 300 STALL PARKING FACILITY AND AN APARTMENT COMPLEX CONTAINING APPROXIMATELY 150 RESIDENTIAL UNITS WITHIN THE REDEVELOPMENT AREA DESIGNATED BY THE 22ND & MAIN TAX INCREMENT FINANCING PLAN

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the Council, on August 26, 1999, adopted Ordinance No. 980230 approving the 22nd & Main Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides for the rehabilitation of the Freighthouse Building, the rehabilitation and construction of commercial and residential uses, together with the construction of parking and appurtenances, as well as necessary utilities, street improvements and public infrastructure within the Redevelopment Area in accordance with the Plan; and

WHEREAS, the Eighteenth Amendment to the 22nd & Main Tax Increment Financing Plan (the "Eighteenth Amendment"), provides, in part, for the design and construction of an approximately 300-stall parking facility and an apartment complex containing approximately 150 residential units (the "Project Improvements"); and

WHEREAS, the Nineteenth Amendment to the 22nd & Main Tax Increment Financing Plan (the "Nineteenth Amendment") provides additional sources of revenue to reimburse Redevelopment Project Costs related to the Project Improvements; and

WHEREAS, Tracks 215 LLC (the "Redeveloper") desires to enter into a Redevelopment Agreement with the Commission, which shall provide that the Redeveloper shall implement the Project Improvements contemplated by the Eighteenth Amendment and Nineteenth Amendment, and the Commission, subject to the terms of the Redevelopment Agreement, shall reimburse the Redeveloper for certain certified costs to be paid from (A) payments in lieu of taxes and economic activity taxes ("TIF Revenue") collected and deposited within Special Allocation Fund established in connection with Redevelopment Project Areas 22 and 28 of the Plan, upon payment of all certified reimbursable Redevelopment Project Costs related to the implementation of Redevelopment Project Areas 22 and 28, along with twelve percent (12%) of the TIF Revenue, which has been or shall be deposited in the Special Allocation Funds established in connection with Redevelopment Project 22 and Redevelopment Project 28, (B)

twelve percent (12%) of the TIF Revenue deposited within Special Allocation Fund established in connection Redevelopment Project 12C, Redevelopment Project 12R, Redevelopment Project 13, Redevelopment Project 24A and Redevelopment Project 24B (each, a “Reimbursable Redevelopment Project Area”) and, upon the payment of reimbursable redevelopment project costs related to each such Reimbursable Redevelopment Project Area, the remaining TIF Revenue on deposit in the Special Allocation Fund established in connection with each Reimbursable Redevelopment Project Area for which costs related thereto have been paid and (C) upon the payment of all certified reimbursable redevelopment project costs identified by the Plan, all remaining TIF Revenue on deposit in the Special Allocation Funds established in connection with Redevelopment Project Aras 1, 10, 14, 16, 18, 21 and 27, in the aggregate amount not to exceed \$3,952,400.

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

Section 1. Authorization and Approval of the Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute an Agreement with the Redeveloper which shall contain the provisions described in the Recitals to this Resolution. The Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of their approval and of the Commission’s approval thereof.

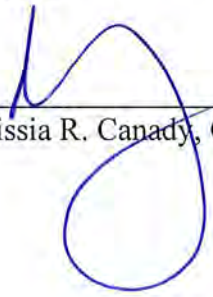
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of July, 2020.



TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI

By:  _____
Alissia R. Canady, Chair

ATTEST:

Janine Pettitt, Assistant Secretary

RESOLUTION NO. 7-17-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE PROPOSED PIONEER PLAZA TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on May 20, 2020, the TIF Commission mailed written notices of a public hearing to consider the proposed Pioneer Plaza TIF Plan (the "Plan") to all taxing districts from which taxable property is included in the proposed Redevelopment Area (the "Taxing Districts") and published notice in compliance with Sections 99.825 and 99.830, RSMo; and

WHEREAS, 5615 E. Bannister Road, LLC, ("Developer") submitted to the TIF Commission a proposal for approval of the Pioneer Plaza Tax Increment Plan ("Plan"); and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 10:15 a.m., July 14, 2020, to consider approval of the Plan; and

WHEREAS, the Redevelopment Area described by the Plan is generally bounded by Drury Avenue on the west, Bannister Road on the north, Hillcrest Road on the east and E. 96th Place on the south (the "Redevelopment Area") in Kansas City, Jackson County, Missouri; and

WHEREAS, the proposed Plan contemplates the acquisition and partial demolition of an existing vacant retail building, the construction of an approximately 48,500 square-foot full-service grocery store, including a pharmacy, the construction of approximately 32,500 square-feet of retail and office space; development of a fast food pad site; up to 16,000 square feet of outdoor storage units; other necessary site improvements, including the construction of a new surface parking lot that will include new lighting, signage and repair of any concrete or asphalt; and related public infrastructure (the "Project Improvements").; and

WHEREAS, on July 14, 2020, at 10:15 a.m., the TIF Commission held a public hearing at via video conference, at which a quorum of the Commission was present, to consider the Pioneer Plaza TIF Plan; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby closes the public hearing for the Pioneer Plaza TIF Plan.

DATED this 14th day of July, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary


Alissia R. Canady, Chair



RESOLUTION NO. 7-18-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING APPROVAL OF THE PIONEER PLAZA TAX INCREMENT FINANCING PLAN AND RECOMMENDING APPROVAL AND DESIGNATION OF THE REDEVELOPMENT PROJECT AREAS WITHIN THE REDEVELOPMENT AREA TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI.

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

WHEREAS, 5615 E. Bannister, LLC (“Developer”), submitted to the Commission a proposal for approval of the Pioneer Plaza Tax Increment Financing Plan (“TIF Plan”); and

WHEREAS, the TIF Plan provides for the acquisition and demolition of an existing vacant retail building and the construction of an approximately 48,500 square-foot full service grocery store, including a pharmacy, development of a fast food pad site, and other necessary site improvements, including the construction of a new surface parking lot that will include new lighting, signage and repair of any concrete or asphalt; and

WHEREAS, the Commission provided all required notices of a public hearing to consider the TIF Plan in compliance with Sections 99.825 and 99.830, RSMo.; and

WHEREAS, on July 14, 2020, at 10:15 a.m. the Commission opened the public hearing to consider the TIF Plan and, after taking evidence and public testimony during the hearing, pursuant to Resolution No. 7-17-20, closed the public hearing; and

WHEREAS, after considering the evidence and testimony received during the public hearing, the Commission now desires to recommend that the Council make required findings and take certain actions to approvet the TIF Plan and the Redevelopment Project described therein.

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

1. Findings. In accordance with Section 99.810, RSMo., the Commission makes the following findings and recommends that the Council, by ordinance, make the following findings regarding the TIF Plan:

A. the TIF Plan sets forth in writing a general description of the program to be undertaken to accomplish its objectives, including the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, evidence of the

commitments to finance the project costs, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, the most recent equalized assessed valuation of the property within the Redevelopment Area which is to be subjected to payments in lieu of taxes and economic activity taxes pursuant to Section 99.845, RSMo., an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the Redevelopment Area;

B. the Redevelopment Area is a blighted area, as such term is defined in Section 99.805, RSMo. An independent Conservation Study undertaken by JLL Valuation & Advisory Services, LLC, attached to the TIF Plan as Exhibit 11, provides evidence that the Redevelopment Area qualifies as a blighted area by reason of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting and the existence of these conditions are detrimental to the public health, safety, morals or welfare and may become blighted because of overcrowding structures and community facilities, excessive land coverage, deleterious land layout, depreciation of physical maintenance and obsolescence;

C. the proposed redevelopment satisfies the “but for” test set forth in Section 99.810, RSMo., in that the Redevelopment Area 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 tax increment financing, and the TIF Plan is accompanied by an analysis prepared by Baker Tilly Municipal Advisors that attests to this statement;

D. the TIF Plan is in conformance with the FOCUS Plan for the development of the City as a whole;

E. the TIF Plan contains estimated dates of completion of the redevelopment project described therein and estimated dates for the retirement of obligations incurred to finance redevelopment project costs, and said dates are not more than twenty-three (23) years from the adoption of an ordinance approving a Redevelopment Project within the Redevelopment Area;

F. a Relocation Assistance Plan has been developed for relocation assistance for businesses and residences, and the relocation of any business or residents in the Redevelopment Area, if necessary, will take place in accordance with the Relocation Assistance Plan attached to the TIF Plan;

G. the TIF Plan contains a cost-benefit analysis showing the economic impact of the TIF Plan on each taxing district and political subdivision within the Redevelopment Area, if the project is built pursuant to the TIF Plan or is not built and evidence that the proposed project is financially feasible for the Developer to construct with the assistance of tax increment financing;

H. the TIF Plan does not include the initial development or redevelopment of any gambling establishment; and

I. the areas selected for the Redevelopment Project include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements.

2. Recommendations. The Commission recommends that the Council take the following actions with respect to the TIF Plan:

A. adopt an ordinance (i) to make the findings recommended in Section 1 above, (ii) to approve the TIF Plan and (iii) to designate the Redevelopment Area as a redevelopment area, as provided in Section 99.805(11); and

B. introduce separate ordinances designating each of Redevelopment Project Areas described therein and authorize tax increment financing within such designated redevelopment project area within ten (10) years from the Council's passage of the ordinance approving the TIF Plan.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of July, 2020.



TAX INCREMENT FINANCING COMMISSION
KANSAS CITY, MISSOURI

By: _____
Alissia R. Canady, Chair

ATTEST:

Janine Pettitt, Assistant Secretary

RESOLUTION NO. 7-19-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FUNDING AGREEMENT WITH BENNETT PACKAGING OF KANSAS CITY, INC. IN CONNECTION WITH THE 40 HWY & NOLAND ROAD TAX INCREMENT FINANCING PLAN

WHEREAS, Bennett Packaging of Kansas City, Inc. (the “Proposed Developer”) has submitted an application to the Economic Development Corporation for the proposed 40 Hwy and Noland Road TIF Plan (the “Proposed TIF Plan”), which provides, in part, for (1) the renovation of 192,000 square feet of existing structures for manufacturing and office use and (2) the construction of 332,300 square feet for manufacturing, office, warehouse and storage use and related improvements.; and

WHEREAS, the Proposed Developer has requested that the TIF Commission prepare all necessary documents, provide all statutory public notices and participate in a public meeting to consider the proposed TIF Plan and, if the TIF Plan is approved by the City Council of Kansas City, Missouri, take all action the TIF Commission deems necessary to administer and assist in implementing the Proposed TIF Plan, including, (1) preparing and negotiating a redevelopment agreement and any and all agreements, instruments and certificates and take all action that may be necessary or reasonable to administer the implementation of the Proposed TIF Plan, including, but not limited to, the performance of its obligations under a funding agreement and a redevelopment agreement, and (2) reimbursing the Proposed Developer for all eligible certified redevelopment project costs incurred by the Proposed Developer, permitted by Real Property Tax Increment Allocation Act and identified by the Proposed TIF Plan (collectively, the “TIF Commission Services”); and

WHEREAS, in order to perform the TIF Commission Services, the TIF Commission must retain administrative and professional staff, outside counsel and consultants and incur expenses, but the TIF Commission is without a source of funds to pay such staff, counsel, consultants and expenses; and

WHEREAS, the Proposed Developer desires to enter into a Funding Agreement with the Commission, which describes the manner in which costs associated with the TIF Commission Services shall be paid.

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

Section 1. Authorization and Approval of the Funding Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Funding Agreement with Bennett Packaging of Kansas City, Inc. for the purpose of recovering certain costs and expenses incurred by the Commission in connection with the performance of the Commission Services described in the recitals to this Resolution, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel,

RESOLUTION NO. 8-1-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

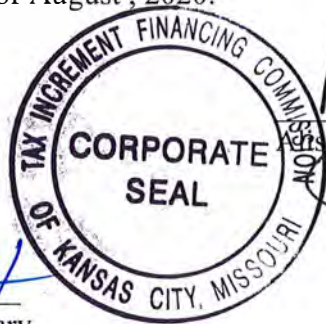
TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Note
KCI Corridor	MD Management, Inc.	\$231,396.91	None	\$231,396.91	Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte County/Platte RIII-Park Hill.

DATED this 11th day of August, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Adria R. Canady, Chair

RESOLUTION NO. 8-2-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CLOSING THE PUBLIC HEARING FOR THE TWENTIETH AMENDMENT TO THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, as plan for redevelopment known as the KCI Corridor Tax Increment Financing Plan (the "Redevelopment Plan or "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on March 11, 1999, by Ordinance No. 990256; and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 9:45 a.m., August 11, 2020, to consider approval of the Nineteenth Amendment to the Plan; and

WHEREAS, the Redevelopment Area described by the Redevelopment Plan is an area generally bound by Tiffany Springs Parkway and NE 108th Street on the North, Barry Road on the South, Interstate 29 on the West, and Platte-Clay County Line on the East in Kansas City, Platte County, Missouri (the "City"); and

WHEREAS, the Twentieth Amendment modifies the Plan by adding Improvement Project 7D: Old Tiffany Springs Road from Line Creek Parkway west to Genesis Trails subdivision, and the Budget of Redevelopment Project Costs shall be modified by increasing the total Redevelopment Project Costs to \$278,949,355 and increasing the Reimbursable Redevelopment Project Costs to \$115,786,001; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Amendment and all were heard.

NOW, THEREFORE, BE IT RESOLVED that the Tax Increment Financing Commission of Kansas City, Missouri hereby closes the public hearing for the Twentieth Amendment to KCI Corridor TIF Plan.

DATED this 11th day of August, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alistia R. Canady, Chair

RESOLUTION NO. 8-7-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CLOSING THE PUBLIC HEARING FOR THE FIFTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, as plan for redevelopment known as the Platte Purchase Development Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on July 28, 2016, by Ordinance No. 160415; and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 10:00 a.m., August 11, 2020, to consider approval of the Fifth Amendment to the Plan; and

WHEREAS, the Redevelopment Area described by the Plan is generally located at the intersection of 152 Highway and N Platte Purchase Drive, extending north along the west side of N Platte Purchase Drive to a point approximately 1,200 feet south of NW 100th Street and extending 1,200 to 3,000 feet to the west of N Platte Purchase Drive; extending north along the eastside of N Platte Purchase Drive to N Fountain Hill Drive and 1,000 feet to the east of N Platte Purchase Drive; and extending south of M-152 along the east side of N Platte Purchase Drive to approximately NW 88th Street on the south and approximately 1,200 feet east of N Platte Purchase Drive; and extending south of M-152 along the west side of N Platte Purchase Drive approximately 1,800 feet, extending 600 to 1,000 feet west of N Platte Purchase Drive including approximately 294 acres of land in Kansas City, Clay County, Missouri (the "City"); and


WHEREAS, the Fifth Amendment provides for public infrastructure improvements within and adjacent to the Redevelopment Area, including street improvements, traffic signalization, trails, sanitary sewer lines and related improvements to support commercial development in the Redevelopment Area; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Amendment and all were heard.

NOW, THEREFORE, BE IT RESOLVED that the Tax Increment Financing Commission of Kansas City, Missouri hereby closes the public hearing for the Fifth Amendment to the Platte Purchase Development Plan.

DATED this 11th day of August, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary



By: _____


Alisha R. Canady, Chair

RESOLUTION NO. 8-10-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.


WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Platte Purchase	MD Management, Inc.	\$563,990.17	None	\$563,990.17	Bond Draw

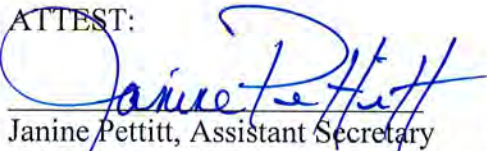
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte-Clay County/Platte RIII.

DATED this 11th day of August, 2020.



Alissia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary



RESOLUTION NO. 8-11-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR PLATTE -CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.	Recorded No.
Platte Purchase	MD Management, Inc.	May 31, 2020	3, 4, 6, 7A & 10, et al.	3	2020002922 Platte County 2020006789 Clay County

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the certificate consent agenda for Platte-Clay County/Platte RIII, Kansas City, Missouri.

DATED this 11th day of August, 2020.

Alissia R. Canady, Chair

ATTEST:

Janine Pettitt, Assistant Secretary



RESOLUTION NO. 8-13-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.	Recorded No.
Metro North Crossing	Metro North Crossing, LLC	3/18/20	1-5	2	2020029783 Clay County

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/Platte RIII.

DATED this 11th day of August, 2020.



Alissa R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary



RESOLUTION NO. 8-14-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
North Oak	Northland Neighborhoods	\$11,500.00	None	\$11,500.00	Bond Draw
North Oak	Northland Neighborhoods	\$11,500.00	None	\$11,500.00	Bond Draw
North Oak	Northland Neighborhoods	\$11,498.85	None	\$11,498.85	Bond Draw
North Oak	Northland Neighborhoods	\$11,477.00	None	\$11,477.00	Bond Draw
North Oak	Northland Neighborhoods	\$11,500.00	None	\$11,500.00	Bond Draw

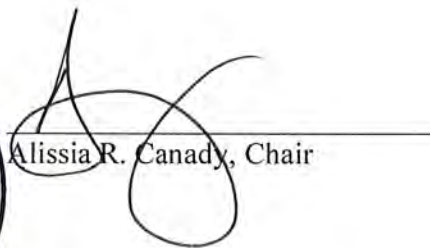
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC.

DATED this 11th day of August, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 8-15-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

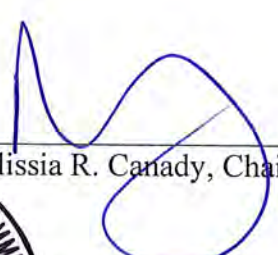
WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No	Recorded No.
Arlington Road	Hunt Midwest Real Estate Company, Inc.	5/14/20	Arlington Link	3	2020029777 Clay County
Arlington Road	Hunt Midwest Real Estate Company, Inc.	5/14/20	Phase 8	1	2020029779 Clay County


NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Clay County/NKC.

DATED this 12th day of May, 2019.



Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary



RESOLUTION NO. 8-16-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIVE-YEAR PROGRESS REPORT FOR THE ARLINGTON ROAD TIF PLAN AND FORWARDING TO CITY COUNCIL FOR APPROVAL.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on November 6, 2014, the Council adopted Ordinance No. 140916, approving the Arlington Road Tax Increment Financing Plan (the "Plan" pursuant to the authority granted the Council by the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the "Act")); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, staff presented the 5-Year Progress Report; and

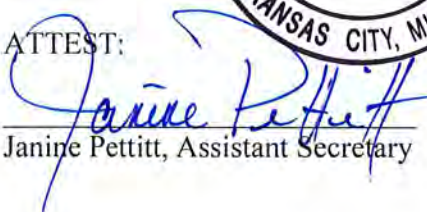
WHEREAS, all interested persons and taxing districts had the opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby accepts the 5-Year Progress Report on the Arlington Road Tax Increment Financing Plan and advances to City Council for approval.

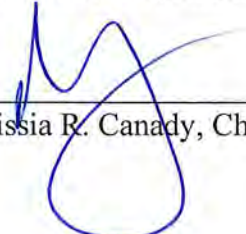
DATED this 11th day of August, 2020.



ATTEST:


Janine Pettitt, Assistant Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 
Alissia R. Canady, Chair

RESOLUTION NO. 08-17-20

RESOLUTION APPROVING OF AMENDMENTS TO CERTAIN BOND DOCUMENTS RELATING TO THE TAX INCREMENT REFUNDING REVENUE BONDS (BRIARCLIFF WEST REDEVELOPMENT PROJECT) SERIES 2017 OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF KANSAS CITY, MISSOURI TO MODIFY THE PLEDGED REVENUES REDEVELOPMENT PROJECT AREA UPON THE REMOVAL OF LAND FROM REDEVELOPMENT PROJECT AREAS 24 AND 38; AND AUTHORIZING AND APPROVING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) was created by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982 by Ordinance No. 54556, which was subsequently amended by Committee Substitute for Ordinance No. 911076 adopted August 29, 1991; and is authorized and empowered pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, inclusive, of the Revised Statutes of Missouri, as amended (the “TIF Act”); and

WHEREAS, pursuant to the Real Property Tax Increment Financing Allocation Act, Sections 99.800 to 99.865 RSMo, et seq., as amended (the “TIF Act”), a plan for redevelopment known as the “Briarcliff West Tax Increment Financing Plan” for an area designated therein as the redevelopment area (the “Redevelopment Area”), was prepared and reviewed by the Commission, and on April 11, 1990, the Commission, by Resolution No. 90-09, recommended that the City Council approve the Briarcliff West Tax Increment Financing Plan, and the City Council, by Ordinance No. 65497, approved the Briarcliff West Tax Increment Financing Plan on May 3, 1990; and

WHEREAS, the Briarcliff West Tax Increment Financing Plan was subsequently amended by Committee Substitute for Ordinance No. 911387 on November 21, 1991 (the “First Amendment”), by Ordinance No. 941342 on November 17, 1994 (the “Second Amendment”), by Ordinance No. 970713 on July 31, 1997 (the “Third Amendment”), by Ordinance No. 001595 on December 14, 2000 (the “Fourth Amendment”), by Ordinance No. 040806 on July 28, 2004 (the “Fifth Amendment”), by Ordinance No. 050093 on February 10, 2005 (the “Sixth Amendment”), by Ordinance No. 060067 on February 2, 2006 (the “Seventh Amendment”), by Ordinance No. 060826 on October 12, 2006 (the “Eighth Amendment”), by Ordinance No. 070047 on January 18, 2007 (the “Ninth Amendment”), by Ordinance No. 160237 on April 7, 2016 (the “Tenth Amendment”), by Ordinance No. 160907 on December 15, 2016 (the “Eleventh Amendment”) and by Committee Substitute for Ordinance No. 180357 on May 24, 2018 (the “Twelfth Amendment” and together with the Briarcliff West Tax Increment Financing Plan, the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment, the Fifth Amendment, the Sixth Amendment, the Seventh Amendment, the Eighth Amendment, the Ninth Amendment, the Tenth Amendment and the Eleventh Amendment, and by the hereinafter-

defined Thirteenth Amendment when approved by the City, shall hereinafter be referred to as the “Plan”); and

WHEREAS, the Commission, pursuant to Resolution 9-12-90, designated Briarcliff Development Company (the “Redeveloper”) as the redeveloper of the Plan; and

WHEREAS, the Commission and the Redeveloper, on November 1, 2011, entered into the Fourth Amended and Restated Agreement, as amended on June 3, 2020, which provides for the implementation of the Plan (the “Redevelopment Agreement”); and

WHEREAS, on March 21, 1996, the City Council (a) by Ordinance No. 941341, approved tax increment financing for Redevelopment Project 15A of the Plan, (a) by Ordinance No. 941340, approved tax increment financing for Redevelopment Project 15B of the Plan, and (c) by Ordinance No. 941339, approved tax increment financing for Redevelopment Project 15C of the Plan, which together provide for the development of 31 single-family residences (the “Phase 15 Redevelopment Project”); and

WHEREAS, on August 2, 2001, the City Council (a) by Ordinance No. 911391, approved tax increment financing for Redevelopment Project 8 of the Plan (as amended by Ordinance No. 150944 passed on November 19, 2015), which provides for the development of hotel and office building facilities designated as the Hilltop Office/Hotel Complex (the “Phase 8 Redevelopment Project”), (b) by Ordinance No. 911392, approved tax increment financing for Redevelopment Project 9 of the Plan (as amended by Ordinance No. 150945 passed on November 19, 2015), which provides for the development of a shopping center and professional office complex (the “Phase 9 Redevelopment Project”), (c) by Ordinance No. 970720, approved tax increment financing for Redevelopment Project 22 of the Plan (as amended by Ordinance No. 150946 passed on November 19, 2015), which provides for the development of condominiums and market rate apartments (the Phase 22 Redevelopment Project”), (d) by Ordinance No. 970722, approved tax increment financing for Redevelopment Project 24 of the Plan (as amended by Ordinance No. 150947 passed on November 19, 2015), which provides for the development of certain infrastructure improvements and the development of various mixed- use buildings (the “Phase 24 Redevelopment Project”), (e) by Ordinance No. 970728, approved tax increment financing for Redevelopment Project 30 of the Plan, which provides for the development of a professional office complex and a daycare academy (the “Phase 30 Redevelopment Project”), and (f) by Ordinance No. 970734, approved tax increment financing for Redevelopment Project 36 of the Plan, which provides for the development of an office building (the “Phase 36 Redevelopment Project”); and

WHEREAS, on December 5, 2013, the City Council by Ordinance No. 040988, approved tax increment financing for Redevelopment Project 38 of the Plan (as amended by Ordinance No. 150948 adopted on November 19, 2015), which provides for the development of various mixed-use buildings and a wetland habitat (the “Phase 38 Redevelopment Project”); and

WHEREAS, on July 12, 2006, and pursuant to the TIF Act and Resolution Nos. 2-13-06 and 5-13-06 (together, the “2006 Resolutions”) duly adopted by the Commission, the Commission issued \$16,290,000 principal amount of Tax Increment Revenue Bonds

(Briarcliff West Project), Series 2006A (the “Series 2006A Bonds”), under (i) a Bond Trust Indenture dated as of July 1, 2006, between Wells Fargo Bank, N.A., as trustee for the Series 2006A Bonds (the “2006 Trustee”), and the Commission, and (ii) a Financing Agreement dated as of July 1, 2006, among the Commission, the 2006 Trustee and the Redeveloper, for the purpose of providing funds to (a) finance or reimburse certain redevelopment project costs described therein, (b) fund capitalized interest on the Series 2006A Bonds, (c) fund a debt service reserve fund for the Series 2006A Bonds, and (d) pay certain costs related to the issuance of the Series 2006A Bonds; and

WHEREAS, on July 12, 2006, and pursuant to the TIF Act and the 2006 Resolutions, the Commission issued \$20,690,000 principal amount of Variable Rate Demand Taxable Tax Increment Revenue Bonds (Briarcliff West Project), Series 2006B (the “Series 2006B Bonds”), under (i) a Bond Trust Indenture dated as of July 1, 2006, as amended, between the Series 2006 Trustee and the Commission, and (ii) a Financing Agreement dated as of July 1, 2006, among the Commission, the 2006 Trustee, the Redeveloper and Briarcliff Village, LLC, for the purpose of providing funds to (a) finance or reimburse certain redevelopment project costs described therein, (b) fund capitalized interest on the Series 2006B Bonds, and (c) pay certain costs related to the issuance of the Series 2006B Bonds; and

WHEREAS, pursuant to the Trust Indenture dated as of November 1, 2017 (the “Indenture”) by and between the Authority and UMB Bank as Trustee (the “Trustee”), the Authority issued \$15,150,000 aggregate principal amount of Tax Increment Refunding Revenue Bonds (Briarcliff West Redevelopment Project) Series 2017 (the “Series 2017 Bonds” and with any Additional Bonds issued under the Indenture, the “Bonds”), to provide funds to (a) to refund and redeem the outstanding principal amount of the Series 2006A Bonds and a portion of the outstanding principal amount of the Series 2006B Bonds (together, the “Refunded Bonds”), (b) fund a debt service reserve fund and (c) pay associated costs of issuance of the Series 2017 Bonds. The Series 2017 Bonds were purchased by NBH Bank (with its successors and assigns, the “Purchaser,” as more fully defined in the Indenture); and

WHEREAS, the Authority, the Commission and the Trustee entered into the Cooperative Agreement dated as of November 1, 2017 (the “Cooperative Agreement”) supporting the Series 2017 Bonds; and

WHEREAS, at its July 14, 2020 meeting, the Commission approved a Thirteenth Amendment to the Plan, which among other things provides for certain modifications to the legal descriptions of Redevelopment Project Areas 24 and 38 described by the Plan to remove land from such Project Areas; and

WHEREAS, upon approval of the Thirteenth Amendment to the Plan and amendments to Ordinance No. 150948 and Ordinance No. 150947, by the City Council, land will be removed from Redevelopment Project Areas 24 and 38; and

WHEREAS, the Redeveloper has requested that the Indenture, the Financing Agreement, the Cooperative Agreement and other applicable bond documents be amended to modify the Pledged Revenues Redevelopment Project Area upon the removal of land from Redevelopment Project Areas 24 and 38, and the Purchaser has consented to such modification; and

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

Section 1. Authorization and Approval of an Omnibus Amendment Agreement.

The Omnibus Amendment Agreement is hereby approved in substantially the form presented to and reviewed by the Commission at this meeting (a copy of which executed document shall be filed in the records of the Commission), and the Commission is hereby authorized to execute and deliver such document and any other amendatory document related thereto (the "Commission Documents") with such changes therein as shall be approved by the officers of the Commission executing such documents, such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof:

(a) Omnibus Amendment Agreement, amending the Indenture, Financing Agreement, Cooperative Agreement and other applicable bond documents to modify the Pledged Revenues Redevelopment Project Area and make other amendments related thereto. Provided, however, that at the request of any party to a document, a separate document amending such document may be executed.

Section 2. Execution of Omnibus Amendment Agreement. The Chair, Vice President or Executive Director of the Commission is hereby authorized and directed to execute and deliver, for and on behalf of and as the act and deed of the Commission the Omnibus Amendment Agreement and to execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution. The Secretary or Assistant Secretary of the Commission is hereby authorized and directed to attest to the execution of, and to affix the Commission's official seal to the Omnibus Amendment Agreement and any other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution. The Commission will, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the Commission with respect to the Omnibus Amendment Agreement.

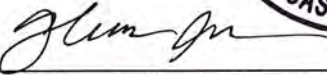
Section 3. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments, including, without limitation, any credit enhancement or security documents, supplements to documents and closing certificates, as maybe necessary or desirable to carry out and comply with the intent of this Resolution and to carry out, comply with and perform the duties of the Commission with respect to the Commission Documents.

Section 4. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption.

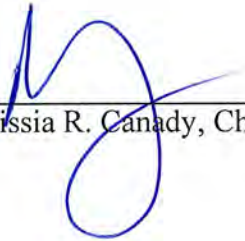
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri, this 11th day of August, 2020.



Attest:



Heather A. Brown, Secretary



Alissia R. Canady, Chair

RESOLUTION NO. 8-18-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CLOSING THE PUBLIC HEARING FOR THE 40 HIGHWAY AND NOLAND ROAD TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, Blue Heron LLC ("Redeveloper"), submitted to the TIF Commission a proposal for approval of the 40 Highway and Noland Road Tax Increment Financing Plan (the "Plan"); and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 10:15 a.m., August 11, 2020, to consider approval of the Plan; and

WHEREAS, the proposed redevelopment area is an area generally bounded by US 40 Highway on the north, railroad tracks on the west, Noland Road on the east, and E. 49th Street on the south (the "Redevelopment Area"), all in Kansas City, Jackson County, Missouri; and


WHEREAS, the Plan calls for the renovation of 192,000 square feet space for manufacturing and office use, the construction of 332,300 square feet for manufacturing, office, warehouse and storage use and related improvements, other necessary site improvements, including renovation and construction of surface parking lots, lighting, signage and landscaping, and related public infrastructure improvements; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED that the Tax Increment Financing Commission of Kansas City, Missouri hereby closes the public hearing for the 40 Highway and Noland Road TIF Plan.

DATED this 11th day of August, 2020.





Alfssia R. Canady, Chair

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 8-19-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING APPROVAL OF THE 40 HWY & NOLAND ROAD TAX INCREMENT FINANCING PLAN AND RECOMMENDING APPROVAL AND DESIGNATION OF THE REDEVELOPMENT PROJECT AREAS WITHIN THE REDEVELOPMENT AREA TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, Blue Heron, LLC ("Developer") along with Bennet Packaging of Kansas City, LLC, submitted to the Commission a proposal for approval of the 40 Hwy & Noland Road Tax Increment Financing Plan ("TIF Plan"); and

WHEREAS, the TIF Plan provides for the acquisition and adaptive reuse of an existing blighted retail shopping center into the Bennett Packaging & Displays Corporate Campus. The Plan provides for (1) renovation of approximately 192,000 square feet space for manufacturing and office use and (2) construction of approximately 332,300 square feet for manufacturing, office, warehouse and storage use and related improvements (the "Project Improvement"), along with the construction or reconstruction of such other public infrastructure improvements, which may consist of signage, signaling, sidewalks, utility relocation and curbs and such other related public infrastructure improvements that support and enhance the Project Improvements; and

WHEREAS, the Commission provided all required notices of a public hearing to consider the TIF Plan in compliance with Sections 99.825 and 99.830, RSMo.; and

WHEREAS, on August 11, 2020, at 10:15 a.m. the Commission opened the public hearing to consider the TIF Plan and, after taking evidence and public testimony during the hearing, pursuant to Resolution No. 8-18-20, closed the public hearing; and

WHEREAS, after considering the evidence and testimony received during the public hearing, the Commission now desires to recommend that the Council make required findings and take certain actions to approve the TIF Plan and the Redevelopment Projects described therein.

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

1. Findings. In accordance with Section 99.810, RSMo., the Commission makes the following findings and recommends that the Council, by ordinance, make the following findings regarding the TIF Plan:

A. the TIF Plan sets forth in writing a general description of the program to be undertaken to accomplish its objectives, including the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, evidence of the

commitments to finance the project costs, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, the most recent equalized assessed valuation of the property within the Redevelopment Area which is to be subjected to payments in lieu of taxes and economic activity taxes pursuant to Section 99.845, RSMo., an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the Redevelopment Area;

B. the Redevelopment Area is a blighted area, as such term is defined in Section 99.805, RSMo. An independent Conservation Study undertaken by ADP Urban Planning and Management, attached to the TIF Plan as Exhibit 11, provides evidence that the Redevelopment Area qualifies as a blighted area by reason defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life by fire or other causes and is detrimental to the public health, safety, morals, or welfare;

C. the proposed redevelopment satisfies the “but for” test set forth in Section 99.810, RSMo., in that the Redevelopment Area 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 tax increment financing, and the TIF Plan is accompanied by an analysis prepared by SB Friedman that attests to this statement;

D. the TIF Plan is in conformance with the FOCUS Plan for the development of the City as a whole;

E. the TIF Plan contains estimated dates of completion of the redevelopment project described therein and estimated dates for the retirement of obligations incurred to finance redevelopment project costs, and said dates are not more than twenty-three (23) years from the adoption of an ordinance approving a Redevelopment Project Area within the Redevelopment Area;

F. a Relocation Assistance Plan has been developed for relocation assistance for businesses and residences, and the relocation of any business or residents in the Redevelopment Area, if necessary, will take place in accordance with the Relocation Assistance Plan attached to the TIF Plan;

G. the TIF Plan contains a cost-benefit analysis showing the economic impact of the TIF Plan on each taxing district and political subdivision within the Redevelopment Area, if the project is built pursuant to the TIF Plan or is not built and evidence that the proposed project is financially feasible for the Developer to construct with the assistance of tax increment financing;

H. the TIF Plan does not include the initial development or redevelopment of any gambling establishment; and

I. the areas selected for the Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements.

2. Recommendations. The Commission recommends that the Council take the following actions with respect to the TIF Plan:

A. adopt an ordinance (i) to make the findings recommended in Section 1 above, (ii) to approve the TIF Plan and (iii) to designate the Redevelopment Area as a redevelopment area, as provided in Section 99.805(11); and

B. introduce separate ordinances designating each of Redevelopment Project Areas described therein and authorize tax increment financing within such designated redevelopment project area within ten (10) years from the Council's passage of the ordinance approving the TIF Plan.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of August, 2020.

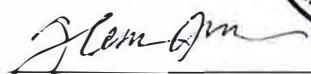


TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: _____


Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 8-20-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Linwood Shopping Center	Linwood Shopping Center Redevelopment Co.	\$511,830.000	\$18,792.00	\$493,038.00	Draw Request No. 8
Linwood Shopping Center	Linwood Shopping Center Redevelopment Co.	\$453,820.00	None	\$453,820.00	Draw Request No. 9

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO.

DATED this 11th day of August, 2020



Missia R. Canady, Chair

ATTEST:

Janine, Pettitt, Assistant Secretary

RESOLUTION NO. 8-21-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$4,988,977.00 FOR KC HOTEL PROPERTY OWNER, LLC WITHIN THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

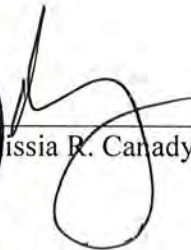
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KC Convention Center HQ	KC Hotel Property Owner, LLC	\$4,988,977.00	None	\$4,988,977.00	


NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$4,988,977.00 for KC Hotel Property Owner, LLC within the Kansas City Convention Center Headquarters Hotel TIF Plan.

DATED this 11th day of August, 2020.




Missia R. Canady, Chair

ATTEST.


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 8-21-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$4,988,977.00 FOR KC HOTEL PROPERTY OWNER, LLC WITHIN THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KC Convention Center HQ	KC Hotel Property Owner, LLC	\$4,988,977.00	None	\$4,988,977.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$4,988,977.00 for KC Hotel Property Owner, LLC within the Kansas City Convention Center Headquarters Hotel TIF Plan.

DATED this 11th day of August, 2020.



[Signature]
Missia R. Canady, Chair

ATTEST:

[Signature]
Janine Pettitt, Assistant Secretary

RESOLUTION NO. 8-22-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE MODIFIED FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC, IN CONNECTION WITH THE LINWOOD SHOPPING CENTER TAX INCREMENT FINANCING PLAN

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on May 16, 2016, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 5-27-16 recommending to the City Council the approval of the Linwood Shopping Center Tax Increment Financing Plan (the "Original Plan") and the City Council accepted the Commission's recommendations and approved the Plan on June 16, 2016, by Ordinance No. 160448, and did also designate the area described by the Plan as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Original Plan was subsequently amended on July 11, 2019 by Ordinance No. 190524, and on February 13, 2020 by Ordinance No. 200063 (the Original Plan, as amended, shall be referred to the "Plan"); and

WHEREAS, the Commission and Linwood Shopping Center Redevelopment Company, LLC (the "Redeveloper"), on March 16, 2020, entered into an amended and restated agreement, which provides, among other things, for the construction of approximately 55,000 square feet of retail space within Redevelopment Project Area 4, along with certain public infrastructure improvements and blight remediation activities to support such retail development, as contemplated by the Plan, as amended (the "Original Agreement"); and

WHEREAS, the Third Amendment to the Plan, which was approved by the City Council pursuant to Committee Substitute for Ordinance No. 200353, amends the Plan (1) to reduce the boundaries of Redevelopment Project Area 4, (2) to establish a new Redevelopment Project Area 5, which provides, inter alia, for the demolition of certain improvements and the construction of an additional 10,450 square feet of retail space and (3) to modify the Estimated Redevelopment Project Costs related to Redevelopment Projects 4 and 5, by increasing the Redevelopment Project Costs by \$150,000 (the "Project Area 5 Modifications"); and

WHEREAS, Committee Substitute for Ordinance No. 200353 further provides for withholding of reimbursement of certain Certified Costs related to the Project Improvements and Public Improvements related to Redevelopment Project Area 5, until certain conditions have been satisfied (the "Reimbursement Restrictions" and together with the Project Area 5 Modifications shall be referred to as the "Third Amendment Modifications"); and

WHEREAS, on May 12, 2020, the Commission, by Resolution 5-13-20, approved a First Amendment to the Redevelopment Agreement, which incorporated the Project Area 5 Modifications; and

WHEREAS, on August 6, 2020, an Ordinance was introduced to the City Council to approve a Fourth Amendment to the Original Plan, which (1) modifies the Estimated Redevelopment Project Costs

and (2) modifies the Sources and Uses of Funds (collectively, the "Fourth Amendment Modifications"); and

WHEREAS, the Redeveloper desires to enter into a modified First Amendment to the Original Agreement (the "Modified First Amendment"), which incorporates the Third Amendment Modifications and the Fourth Amendment Modifications; and

WHEREAS, the Modified First Amendment has been prepared by legal counsel and reviewed by staff and it contains the Commission's most recent policies and procedures and to the extent the Commission finds acceptable the terms of the First Amendment, staff and legal counsel recommend approval, subject to modifications accepted by the Chair, Executive Director and legal counsel.

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

Section 1. Authorization and Approval of the Modified First Amendment to the Amended and Restated Redevelopment Agreement. The Chair or Vice Chair of the Commission, subject to the City's Council's approval of the Fourth Amendment to the Linwood Shopping Center Tax Increment Financing Plan is hereby authorized, on behalf of the Commission, to execute the Modified First Amendment to the Amended and Restated Redevelopment Agreement with Linwood Shopping Center Redevelopment Company, LLC, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of August, 2020.



ATTEST:


Heather A. Brown, Secretary

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

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 8-23-20

RESOLUTION APPROVING A FIRST AMENDMENT TO THE AMENDED AND RESTATED TAX CONTRIBUTION AND DISBURSEMENT AGREEMENT AMONG THE CITY OF KANSAS CITY, MISSOURI, THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC, UMB BANK, N.A., COCHRAN HEAD VICK & CO., P.C. AND FIRST AMERICAN TITLE INSURANCE COMPANY REGARDING THE FINANCING OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE LINWOOD SHOPPING CENTER TAX INCREMENT FINANCING PLAN

WHEREAS, the City Council (the “Council”) of Kansas City, Missouri (the “City”) is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the “Act”); and

WHEREAS, on November 24, 1982, the Council adopted Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), which was subsequently amended by Committee Substitute for Ordinance No. 911076, as amended, adopted on August 29, 1991, Ordinance No. 100089, adopted on January 28, 2010 and Ordinance No. 130986 adopted on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, adopted on June 18, 2015; and

WHEREAS, on May 16, 2016, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 5-27-16 recommending to the City Council the approval of the Linwood Shopping Center Tax Increment Financing Plan (the “Original Plan”) and the City Council approved the Original Plan on June 16, 2016, by Ordinance Number 160448, and did also designate the area described by the Plan as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, on April 10, 2019, the Commission, by Resolution No. 4-20-19 and Resolution 4-21-19, recommended to the City Council that it approve the First Amendment to Linwood Shopping Center Tax Increment Financing Plan (the “First Amendment,” together with the Original Plan, the “Plan”), the designation of a modified Redevelopment Area and a new Redevelopment Project 4, as described by the First Amendment (the “Redevelopment Project”); and

WHEREAS, on July 11, 2019, the City Council passed Committee Substitute for Ordinance No. 190524, which accepted the recommendation of the Commission, together with certain modifications proposed by Linwood Shopping Center Redevelopment Company, LLC (the “Redeveloper”), and approved the First Amendment and the designation of the modified Redevelopment Area described by the First Amendment; and

WHEREAS, the Plan, including the modifications contemplated by the modified First Amendment, provide for the renovation of approximately 55,000 square feet of retail space and related infrastructure improvements, including parking and landscaping improvement within the area (“Project Area 4”) described by the Redevelopment Project (the “Project 4 Improvements”),

the demolition of certain improvements and the construction of an additional 10,450 square feet of retail space (the "Project 5 Improvements"), along with certain blight remediation activities located within the portion of the Redevelopment Area that is south of 31st Street, north of Linwood Boulevard, west of Prospect, and east of Olive Street ("Blight Remediation"); and

WHEREAS, the Plan further provides for the reimbursement of certain Redevelopment Project Costs in the amount of (1) \$6,841,827 from Payments in Lieu of Taxes and Economic Activity Taxes ("TIF Revenue") generated and collected within Redevelopment Project Area 4, (2) \$2,389,146 for certain other Redevelopment Project Costs related to the Project 4 Improvements from funds previously appropriated to the Central City Economic Development Sales Tax Fund (the "Central City Sales Tax"); (3) \$502,000 from a "PIAC Grant" ("PIAC Funds") for certain additional Redevelopment Project Costs and (4) additional earnings taxes, utility taxes and the capital improvements portion of sales taxes generated by Project Area 4, which are not subject to capture, in accordance with the Act, and that would otherwise be deposited into the City's general fund (the "Additional City EATs") in an amount not to exceed \$1,093,000 for certain Redevelopment Project Costs related to Blight Remediation. (The Additional City EATs, together with the TIF Revenue, Central City Sales Tax and the PIAC Funds, collectively, shall hereinafter be referred to as the "City's Tax Contributions."); and

WHEREAS, in order to fund certain of the Redevelopment Project Costs, prior to the generation and collection of TIF Revenue and Additional City EATs, the Redeveloper will obtain a loan (the "UMB Loan") from UMB Bank, N.A. (the "Bank") in the approximate aggregate principal amount of \$4,000,000; and

WHEREAS, on March 16, 2020, the Commission, the City, the Bank, Cochran, Head & Vick Co., PC, as the cost certifier, and First American Title Insurance Company, as escrow agent, entered into the Amended and Restated Tax Contribution and Disbursement Agreement, which sets forth their agreements regarding the utilization and disbursement procedures of the City's Tax Contributions and the proceeds of the UMB Loan for the payment of the Certified Costs related to the implementation of Project Area 4 Improvements, the Project Area 5 Improvements and completion of the Blight Remediation; and

WHEREAS, an ordinance was introduced to the City Council on August 6, 2020, to consider a Fourth Amendment to the Plan, which shall (1) modify the Estimated Redevelopment Project Costs and (2) modify the Sources and Uses of Funds (collectively, the "Fourth Amendment Modifications"); and

WHEREAS, Linwood Shopping Center Redevelopment Company, LLC desires to enter into an Amended and Restated Tax Contribution and Disbursement Agreement with the Commission, the City, the Bank, Cochran, Head & Vick Co., P.C., and First American Title Insurance Company, which shall incorporate the Fourth Amendment Modifications.

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

Section 1. Authorization and Approval of the First Amendment to the Amended and Restated Tax Contribution and Disbursement Agreement. The Chair, Vice Chair or

Executive Director of the Commission, subject to the City Council's approval of the Fourth Amendment to the Linwood Shopping Center Tax Increment Financing Plan is hereby authorized, on behalf of the Commission, to execute an Amended and Restated Tax Contribution and Disbursement Agreement with the City of Kansas City, Missouri, UMB Bank, N.A., Linwood Shopping Center Redevelopment Company, Cochran Head Vick & Co., P.C. and First American Title Insurance Company which shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof.

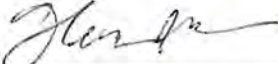
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of August, 2020.

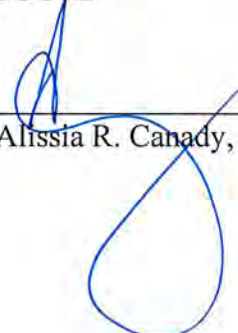


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 8-24-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A REDEVELOPMENT AGREEMENT WITH 5615 E. BANNISTER ROAD, LLC AND TAX CREDIT BENEVOLENT ASSOCIATION, IN CONNECTION WITH THE PIONEER PLAZA TAX INCREMENT FINANCING PLAN

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on July 14, 2020, the TIF Commission, by way of Resolution No. 7-18-20 (the "Resolution"), approved and recommended that the City Council approve the Pioneer Plaza Tax Increment Financing Plan, (the "Original TIF Plan"), designate the area described therein as a redevelopment area (the "Redevelopment Area") and within ten years of the approval of the Original TIF Plan, designate the areas of each of the Redevelopment Project Areas described by the Original TIF Plan; and

WHEREAS, subsequent to the Commission's adoption of the Resolution, certain amendments were made to the Original TIF Plan, including (1) modifying the Budget of Redevelopment Project Costs, (2) modifying the Sources of Funds to pay Redevelopment Project Costs, (3) updating Cost-Benefit Analysis incorporated therein, (4) modifying the But For Analysis, (5) modifying the TIF Revenue Projections incorporated therein and (6) modifying any other provisions or exhibits to the Redevelopment Plan that are impacted by the foregoing modifications (collectively, the "Additional Modifications"); and

WHEREAS, on August 27, the City Council, by Committee Substitute for Ordinance No. 200638, accepted the TIF Commission's recommendations and approved the Original TIF Plan, together with the Additional Modifications (the "TIF Plan"); and

WHEREAS, the TIF Plan provides for the acquisition and demolition of an existing vacant retail building and the construction of an approximately 48,500 square-foot full service grocery store, including a pharmacy, development of a fast food pad site, and other necessary site improvements, including the construction of a new surface parking lot that will include new lighting, signage and repair of any concrete or asphalt (collectively, the "Project Improvements and Public Improvements"); and

WHEREAS, 5615 E Bannister Road, LLC and Tax Credit Benevolent Association (collectively, the "Redeveloper") desire to enter into a Redevelopment Agreement with the Commission, which shall provide that the Redeveloper shall implement the Project Improvements and Public Improvements contemplated by the TIF Plan by September 2021, and the Commission, subject to the terms of the Redevelopment Agreement, shall reimburse the Redeveloper for certain certified costs related thereto from a portion of the Payments in Lieu of Taxes and Economic Activity Taxes on deposit the Special Allocation Funds established in

connection with the Redevelopment Project Areas described by the TIF Plan, along with additional City taxes in an aggregate amount not to exceed Fourteen Million Nine Hundred Twenty-Seven Thousand Five Hundred Seventy-Two Dollars (\$14,927,572).

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

Section 1. Authorization and Approval of the Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Redevelopment Agreement with 5615 E. Bannister Road, LLC and Tax Credit Benevolent Association, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof; provided however, the Commission shall not deliver such executed Redevelopment Agreement until the Commission receives an executed Community Benefit Agreement between the Hickman Mills C-1 School District and 5615 E. Bannister Road, LLC.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 28th day of August 2020.



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

By: _____

Alissia R. Canady, Chair

ATTEST:

Heather A. Brown, Secretary

RESOLUTION NO. 8-25-20

RESOLUTION APPROVING THE TAX CONTRIBUTION AMONG THE CITY OF KANSAS CITY, MISSOURI, THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, 5615 E. BANNISTER ROAD, LLC AND TAX CREDIT BENEVOLENT ASSOCIATION, IN CONNECTION WITH THE PIONEER PLAZA TAX INCREMENT FINANCING PLAN

WHEREAS, the City Council (the “Council”) of Kansas City, Missouri (the “City”) is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the “Act”); and

WHEREAS, on November 24, 1982, the Council adopted Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), which was subsequently amended by Committee Substitute for Ordinance No. 911076, as amended, adopted on August 29, 1991, Ordinance No. 100089, adopted on January 28, 2010 and Ordinance No. 130986 adopted on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, adopted on June 18, 2015; and

WHEREAS, on July 14, 2020, the TIF Commission, by way of Resolution No. 7-18-20 (the “Resolution”), approved and recommended that the City Council approve the Pioneer Plaza Tax Increment Financing Plan, (the “Original TIF Plan”), designate the area described therein as a redevelopment area (the “Redevelopment Area”) and within ten years of the approval of the Original TIF Plan, designate the areas of each of the Redevelopment Project Areas described by the Original TIF Plan; and

WHEREAS, subsequent to the Commission’s adoption of the Resolution, certain amendments were made to the Original TIF Plan, including (1) modifying the Budget of Redevelopment Project Costs, (2) modifying the Sources of Funds to pay Redevelopment Project Costs, (3) updating Cost-Benefit Analysis incorporated therein, (4) modifying the But For Analysis, (5) modifying the TIF Revenue Projections incorporated therein and (6) modifying any other provisions or exhibits to the Redevelopment Plan that are impacted by the foregoing modifications (collectively, the “Additional Modifications”); and

WHEREAS, on August 27, the City Council, by Committee Substitute for Ordinance No. 200638, accepted the TIF Commission’s recommendations and approved the Original TIF Plan, together with the Additional Modifications (the “TIF Plan”); and

WHEREAS, the TIF Plan provides for the acquisition and demolition of an existing vacant retail building and the construction of an approximately 48,500 square-foot full service grocery store, including a pharmacy, development of a fast food pad site, and other necessary site improvements, including the construction of a new surface parking lot that will include new lighting, signage and repair of any concrete or asphalt (collectively, the “Project Improvements and Public Improvements”); and

WHEREAS, the TIF Plan further provides that the estimated reimbursable Redevelopment Project Costs related to the implementation of Projects Improvements are approximately

\$24,283,397, which include approximately \$12,401,464 to be reimbursed from Economic Activity Taxes and Payments in Lieu of taxes and approximately \$2,526,108 to be reimbursed from additional taxes captured by the City, but that are not subject to capture by Section 99.845 RSMo (the "TIF Act") (the "Additional City EATs"); and

WHEREAS, the City of Kansas City, Missouri, 5615 E Bannister Road, LLC and Tax Credit Benevolent Association desire to enter into a Tax Contribution Agreement with the Commission, which shall provide that the City, subject to the terms and conditions of the Tax Contribution Agreement, shall contribute Additional City EATs in an amount up to \$2,526,108, which shall be used by the Commission to reimburse Redevelopment Project Costs that have been certified by the Commission in accordance with the Redevelopment Agreement among the Commission, 5615 E. Bannister Road, LLC and Tax Credit Benevolent Association.

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

Section 1. Authorization and Approval of the Tax Contribution. The Chair, Vice Chair or Executive Director of the Commission, is hereby authorized, on behalf of the Commission, to execute a Tax Contribution with the City of Kansas City, Missouri, 5615 E. Bannister Road, LLC and Tax Credit Benevolent Association which shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof; provided however, the delivery of such Agreement shall be subject to the Commission's receipt of a fully-executed agreement between the Bannister Road, LLC and the Hickman Mills C-1 School District.

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


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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 28th day of August, 2020.



TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI

By: _____
Alissia R. Canady, Chair

ATTEST:


Heather A. Brown, Secretary

RESOLUTION NO. 9-1-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.
KCI Corridor	Hunt Midwest Real Estate Development Company, Inc.	7/6/20	5B	7

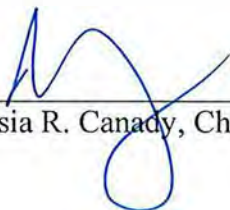
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the certificate consent agenda for Platte County/Platte RIII-Park Hill.

DATED this 8th day of September, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 9-2-20

RESOLUTION APPROVING REDEVELOPMENT AGREEMENT BY AND BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. IN CONNECTION WITH THE DESIGN OF IMPROVEMENTS TO 108TH STREET/SHOAL CREEK PARKWAY, BEGINNING AT N. PLATTE PURCHASE DRIVE AND EXTENDING TO N GREEN HILLS ROAD, AS DESCRIBED BY THE KCI CORRIDOR TIF PLAN

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on March 11, 1999, the City Council passed Ordinance No. 990256, which approved the KCI Corridor Tax Increment Financing Plan (the "Redevelopment Plan") and designated an area described therein as a redevelopment area within the meaning of the Act (the "Redevelopment Area"); and

WHEREAS, the Redevelopment Plan has been amended several times by Ordinances passed by the City Council; and

WHEREAS, the Redevelopment Plan, as amended, provides, among other things, for the design and the construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the design of 108th Street/Shoal Creek, between N Platte Purchase Drive to N Green Hills Road (the "108th Street/Shoal Creek Design"); and

WHEREAS, on February 24, 2020, upon the recommendation of the KCI Corridor Advisory Committee, the Commission, by Resolution No. 2-33-20, approved the reimbursement of certain redevelopment project costs related to the implementation of certain improvements contemplated by the Plan, including the 108th Street/Shoal Creek Street Design, subject to the following: (1) the execution and performance of separate development agreements by and between the Commission and the developers of the improvements contemplated by the Plan and identified by Resolution No. 2-33-20, including Hunt Midwest Real Development, Inc. ("Hunt Midwest"), and (2) the availability of proceeds from Improvement and Refunding Revenue Bonds (KCI Corridor Project) Series 2020 that were issued by The Industrial Development Authority of the County of Platte County, Missouri in the original principal amount not to exceed \$34,500,000 (the "KCI Corridor Bonds") and/or the availability of Economic Activity Taxes generated within the Redevelopment Area ("EATS Revenue") which are not captured as the Commission's administrative fee or utilized to secure the KCI Corridor Bonds (collectively, "Available Funds"); and

WHEREAS, Hunt Midwest has agreed to complete the 108th Street/Shoal Creek Design, subject to Hunt Midwest's reimbursement by the Commission of certain costs related thereto in an amount up to \$600,000 from Available Funds; and

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

Section 1. Authorization and Approval of a Redevelopment Agreement.

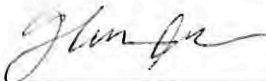
The Commission hereby (A) approves the form of the Redevelopment Agreement with the Hunt Midwest Real Estate Development, Inc., together with all exhibits, attached thereto, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director, Chair and Vice Chair and, (B) subject to the City Council's approval of the 20th Amendment to the KCI Corridor Tax Increment Financing Plan, authorizes the Chair, Vice Chair or Executive Director to execute the Redevelopment Agreement in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, subject to the City Council's approval of the 20th Amendment to the KCI Corridor Tax Increment Financing Plan.

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

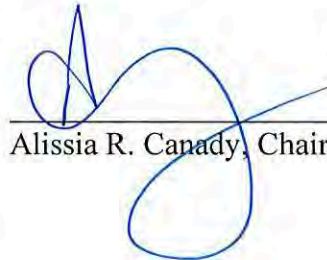
Section 3. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of September, 2020.

ATTEST:



Heather A. Brown, Secretary



Alissia R. Canady, Chair

RESOLUTION NO. 9-3-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Platte Purchase	MD Management, Inc.	\$414,754.20	None	\$414,754.20	Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte-Clay County/Platte RIII.

DATED this 8th day of September, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Melissa R. Canady, Chair

RESOLUTION NO. 9-4-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.
Platte Purchase	MD Management, Inc.	6/30/20	3, 4, 6, 7A & 10, et al.	4

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the certificate consent agenda for Platte County/Platte RIII-Park Hill.

DATED this 8th day of September, 2020.



_____ *Missia R. Canady, Chair*

ATTEST:

Janine Pettitt

Janine Pettitt, Assistant Secretary

RESOLUTION NO. 9-5-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 9:45 A.M. ON OCTOBER 13, 2020 FOR THE EIGHTEENTH AMENDMENT TO THE SHOAL CREEK TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on November 10, 1994 by Ordinance No. 941443, approved the Shoal Creek TIF Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for September 8, 2020 at 9:45 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 9:45 a.m., September 8, 2020, to consider approval of the Eighteenth Amendment to the Shoal Creek TIF Plan ("Plan"); and

WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan Amendment and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the Eighteenth Amendment to the Shoal Creek TIF Plan until 9:45 a.m., October 13, 2020.

DATED this 8th day of September, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 9-6-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road	Hunt Midwest	\$201,017.00	None	\$201,017.00	
Arlington Road	Hunt Midwest	\$94,338.00	None	\$94,338.00	
Arlington Road	Hunt Midwest	\$253,241.00	None	\$253,241.00	
Parvin Road	Hunt Midwest	\$39,776.00	None	\$39,776.00	
North Oak	Northland Neighborhoods	\$2,745.38	None	\$2,745.38	Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC.

DATED this 8th day of September, 2020.



Alissia R. Canady, Chair

ATTEST:

Janire Pettitt, Assistant Secretary

RESOLUTION NO. 9-7-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A FIRST AMENDMENT TO THE AMENDED AND RESTATED AGREEMENT WITH CITY OF KANSAS CITY, MISSOURI FOR THE DESIGN AND CONSTRUCTION OF N TROOST TRAIL BETWEEN NE ENGLEWOOD ROAD AND NE VIVON ROAD AND THE ACQUISITION AND STABILIZATION OF A FORMER YMCA BUILDING, PURSUANT TO THE NORTH OAK TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, pursuant to the Act, on February 24, 2005, the Council, by Second Committee Substitute for Ordinance No. 050104, approved the North Oak Tax Increment Financing Plan (the "Plan") and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides, among other things, for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including the design and construction of North Troost Trail between NE Englewood Road and NE Vivion Road ("Trail Project") and the acquisition and stabilization of the former YMCA building located at 1101 NE 47th Street, Kansas City, Clay County, Missouri (the "YMCA Stabilization Project"); and

WHEREAS, on April 12, 2017, the Commission and the City entered into an Agreement, which provides for the implementation of the Trail Project and the YMCA Stabilization Project and the reimbursement of certain costs related thereto (the "Original Agreement"); and

WHEREAS, on August 7, 2020, the City Council, by Ordinance No. 190925, approved the Eleventh Amendment to Plan, which provides, in part, for an increase of One Hundred Thirty Thousand Dollars (\$130,000) in reimbursable Redevelopment Project Projects related to the Trail Project (the "Eleventh Amendment Modifications"); and

WHEREAS, the City desires to enter into First Amendment to the Original Agreement to incorporate the Eleventh Amendment Modifications and specifically the increase of \$130,000 of reimbursable project costs related to the Trail Project; and

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

Section 1. Authorization and Approval of the First Amendment to the Amended and Restated Agreement. The Chair, Vice Chairman or Secretary of the Commission is hereby authorized, on behalf of the Commission, to execute a First Amendment to an Amended and Restated Agreement with the City in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Chair and Executive Director, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of September, 2020.



TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: _____

Alissia R. Canady, Chair

ATTEST:

Heather A. Brown, Secretary

RESOLUTION NO. 9-8-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:15 A.M. ON OCTOBER 13, 2020 FOR THE PROPOSED OVERLOOK TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for September 8, 2020 at 10:00 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:00 a.m., September 8, 2020, to consider approval of the proposed Overlook TIF Plan ("Plan"); and

WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan Amendment and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the proposed Overlook TIF Plan until 10:15 a.m., October 13, 2020.

DATED this 8th day of September, 2020.



Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary



RESOLUTION NO. 9-9-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FUNDING AGREEMENT WITH COMMUNITY BUILDERS OF KANSAS CITY, IN CONNECTION WITH THE PROPOSED OVERLOOK TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, Community Builders of Kansas City (the "Applicant") has requested that the Commission prepare all necessary documents, provide all statutory public notices and participate in public meetings to consider the Overlook Tax Increment Financing Plan (the "TIF Plan") and, if necessary, a Funding Agreement and an agreement (the "Redevelopment Agreement") to implement the TIF Plan and thereafter to terminate the TIF Plan, take all action the Commission deems necessary to administer and assist in implementing the improvements to be undertaken by the Applicant in connection with the TIF Plan (if necessary), prepare and negotiate a Funding Agreement, the Redevelopment Agreement and any and all agreements, instruments and certificates that may be necessary to implement the improvements to be undertaken by the Applicant in connection with the TIF Plan (if necessary), and reimburse the Applicant for all eligible certified redevelopment project costs incurred by the Applicant, related to and identified by the TIF Plan (collectively, the "Commission Services"); and

WHEREAS, in order to perform the Commission Services, the Commission must retain administrative and professional staff, outside counsel and consultants and incur expenses, but the Commission is without a source of funds to pay such staff, counsel, consultants and expenses; and

WHEREAS, the Applicant desires to enter into a Funding Agreement with the Commission, which describes the manner in which costs associated with the Commission Services shall be paid; and

WHEREAS, the approval of the Funding Agreement and any actions undertaken by the Commission in connection with providing public notices and/or participating in public meetings to consider the proposed Plan shall, in no way, be a reflection of the Commission's support or approval of the proposed Plan and such support and approval shall only be reflected by the Commission's passage of a separate resolution approving and recommending the proposed Plan to the City Council; and

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

Section 1. Authorization and Approval of the Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the

Commission, to execute the Funding Agreement with Community Builders of Kansas City for the purpose of recovering certain costs and expenses incurred by the Commission in connection with the performance of the Commission Services described in the recitals to this Resolution, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

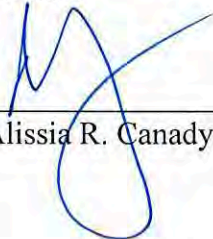
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of September, 2020.

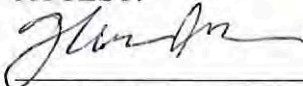


**TAX INCREMENT FINANCING
COMMISSION OF KANSAS CITY,
MISSOURI**

By: 

Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 9-10-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$584,872.00 FOR KC HOTEL PROPERTY OWNER, LLC WITHIN THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

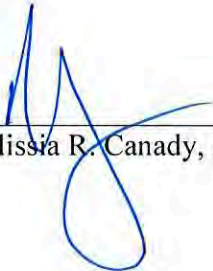
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KC Convention Center HQ	KC Hotel Property Owner, LLC	\$584,872.00	None	\$584,872.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$584,872.00 for KC Hotel Property Owner, LLC within the Kansas City Convention Center Headquarters Hotel TIF Plan.

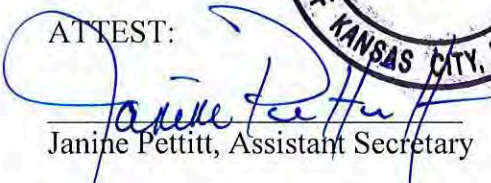
DATED this 8th day of September, 2020.





Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary

RESOLUTION NO. 9-11-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING AN INCREASE IN THE ADMINISTRATIVE FEE FROM 15% TO 20%, RETROACTIVE TO THE BEGINNING OF 2020, PAYABLE TO WESTSIDE HOUSING ORGANIZATION FOR THE R.A.M.P. HOUSING PROGRAM OF THE MIDTOWN TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on April 1, 1993 adopted Ordinance No. 930066 approving the Midtown Tax Increment Financing Plan ("Plan"); and

WHEREAS, the City Council, by Ordinance No. 001466 on May 3, 2001, approved the Third Amendment to the Midtown TIF Plan, which provided that the City would administer the Midtown Housing Program; and

WHEREAS, pursuant to Ordinance No. 010814, the City entered into a Cooperative Agreement with the TIF Commission for the purpose of administering the Midtown Housing Program approved as part of the Third Amendment to the Midtown Redevelopment TIF Plan; and

WHEREAS, the Commission and the Westside Housing Organization ("WHO") entered into an Agreement to provide Housing Delivery Services in connection with the Midtown Housing Program; and

WHEREAS the original Agreement was subsequently amended and restated on November 12, 2013, March 12, 2014, August 13, 2014, July 15, 2015, January 1, 2017 and January 1, 2018; and

WHEREAS, the TIF Commission and WHO entered into a Seventh Amended and Restated Agreement for administration of the RAMP program, which provides that (1) WHO shall provide certain Housing Delivery Services, and (2) the Commission shall pay for certain fees and expenses related to the Housing Delivery Services; and

WHEREAS, the current administrative fee payable to WHO is 15% of \$15,000 or \$2,250, and has not increased for 15 years; and

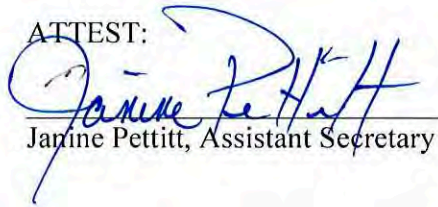
WHEREAS, WHO has requested an increase in the amount of the administrative fee payable to WHO to 20% of \$15,000 or \$3,000, retroactive to the beginning of 2020, which is based on inflation, the added production WHO sees in the future, increased difficulty in providing services due to COVID-19 and additional cost of staffing provided by WHO; and

WHEREAS, the Neighborhood and Housing Committee recommends approval of the proposed increase in the administrative fee from 15% to 20% retroactive to the beginning of 2020.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves an increase in the administrative fee from 15% to 20%, retroactive to the beginning of 2020, payable to Westside Housing Organization for the R.A.M.P. Housing Program of the Midtown TIF Plan.

DATED this 8th day of September, 2020.

ATTEST:


Jarine Pettitt, Assistant Secretary




Alistia R. Canady, Chair

RESOLUTION NO. 9-13-20

RESOLUTION OF THE TAX INCREMENT FINANCE COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COLLATERAL ASSIGNMENT AGREEMENT OF TAX REVENUE WITH 5615 E. BANNISTER ROAD, LLC AND IN FAVOR OF CENTRAL BANK OF KANSAS CITY, IN CONNECTION WITH THE PIONEER PLAZA TAX INCREMENT FINANCING PLAN

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on August 27, 2020, passed Committee Substitute for Ordinance No. 200638 approving the Pioneer Plaza Tax Increment Financing Plan ("Plan"); and

WHEREAS, 5615 E. Bannister Road, LLC and Tax Credit Benevolent Association (the collectively the "Redeveloper") and the Commission intend to enter into a Redevelopment Agreement (the "Redevelopment Agreement"), which shall provide, in part, for the Redeveloper to implement certain project and public improvements (the "Project Improvements") contemplated by the Plan and for the Commission, subject to the terms and conditions of the Redevelopment Agreement, to reimburse the Redeveloper for certain costs incurred by the Redeveloper, in connection with the implementation of such Project Improvements from available Economic Activity Taxes, Payments in Lieu of Taxes and Additional City EATs generated by the areas described by certain Redevelopment Projects identified by the Plan (the "Redevelopment Project Areas"), and on deposit in the Special Allocation Fund(s) maintained by the Commission (the "Tax Revenue"); and

WHEREAS, the Redeveloper intends to obtain a loan from Central Bank of Kansas City (the "Lender") in connection with its initial financing of the redevelopment project costs associated with the implementation of the Project Improvements to be undertaken pursuant to the Redevelopment Agreement (the "Loan"); and

WHEREAS, in connection with the Loan, the Redeveloper, as borrower, intends to enter into a Loan Agreement with the Lender and a Promissory Note (as modified, amended or restated, the "Loan" or the "Note") (the Note, the Loan Agreement and all other documents and instruments, including a deed of trust (the "Deed of Trust"), as described in the Loan Agreement, and any other security and collateral assignment documents now or at any time hereafter evidencing and/or securing all present and future indebtedness of the Redeveloper, as borrower, to the Lender with respect to all indebtedness, liabilities and obligations of the Redeveloper to the Lender, each as originally written and/or at any time amended, modified, renewed or substituted are hereinafter collectively referred to as the "Loan Documents"); and

WHEREAS, the Lender has required, as a condition of the consummation of transactions contemplated by the Loan Documents, that the Redeveloper collaterally assign to the Lender (and grant to the Lender a security interest in) all of the Redeveloper's right, title and interest under the Redevelopment Agreement to receive Tax Revenue as reimbursement for Certified Costs (as defined in the Redevelopment Agreement) and that the Redeveloper: (i) grant the Lender with the right to receive and control such Tax Revenue that the Redeveloper is entitled to receive under the Redevelopment Agreement; (ii) execute and deliver a copy of a Collateral Assignment to the Commission; (iii) take such steps as may be reasonably necessary to evidence and perfect the assignment of (and security interest in) such Tax Revenue to the Lender in applicable public records;

and (iv) upon notice from the Lender of a default by the Redeveloper under any of the Loan Documents, direct the Commission to forward all Tax Revenue to the Lender; and

WHEREAS, the Lender and the Redeveloper are now requesting that the Commission execute a Collateral Assignment of Tax Revenues, which provides, in part, following a notice of default by the Lender, the Commission and the Redeveloper acknowledge and agree that the Lender (i) shall have control of all payments that the Redeveloper is entitled to receive with respect to Tax Revenue, and (ii) shall have the right and power to instruct and direct the Commission, pursuant to a written notice from the Lender to the Commission and without any further consent of the Redeveloper, to make all payments that the Redeveloper is entitled to receive with respect to Tax Revenue directly to the Lender, or as the Lender may otherwise instruct and direct in writing to the Commission, all in accordance with the provisions of the Redevelopment Agreement; and

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

Section 1. Authorization and Approval of the Collateral Assignment of Tax Revenue. The Commission hereby approves the Collateral Assignment of Tax Revenues among 5615 E. Bannister Road, LLC, Tax Credit Benevolent Association and the Commission and in favor of Central Bank of Kansas City, in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair or Vice Chair and hereby authorizes the Chair, Vice Chair or Executive Director of the Commission, on behalf of the Commission, to execute such Collateral Assignment of Tax Revenues and such officers' signatures thereon shall be conclusive evidence of the Commission's approval thereof.

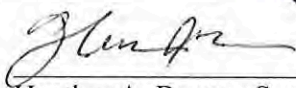
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of September, 2020.



ATTEST:


Heather A. Brown, Secretary

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

By: 
Alissia R. Canady, Chair

RESOLUTION NO. 9-14-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A REDEVELOPMENT AGREEMENT WITH BLUE HERON, LLC, IN CONNECTION WITH THE IMPLEMENTATION OF THE 40 HWY AND NOLAND ROAD TAX INCREMENT FINANCING PLAN

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on August 11, 2020, the TIF Commission, by way of Resolution No. 8-19-20 (the "Resolution"), approved and recommended that the City Council approve the 40 Hwy & Noland Road Tax Increment Financing Plan, (the "TIF Plan"), designate the area described therein as a redevelopment area (the "Redevelopment Area") and within ten years of the approval of the Original TIF Plan, designate the areas of each of the Redevelopment Project Areas described by the Original TIF Plan; and

WHEREAS, the TIF Plan provides for the acquisition and adaptive reuse of an existing blighted retail shopping center into the Bennett Packaging & Displays Corporate Campus and specifically for (1) the renovation of approximately 192,000 square feet space for manufacturing and office use and (2) the construction of approximately 332,300 square feet for manufacturing, office, warehouse and storage use and related improvements (the "Project Improvement"), along with the construction or reconstruction of such other public infrastructure improvements, which may consist of signage, signaling, sidewalks, utility relocation and curbs and such other related public infrastructure improvements that support and enhance the Project Improvements (the "Public Improvements"); and

WHEREAS, Blue Heron, LLC (the "Redeveloper") desires to enter into a Redevelopment Agreement with the Commission, which shall provide that the Redeveloper shall implement the Project Improvements and Public Improvements contemplated by the TIF Plan by 2029, and the Commission, subject to the terms of the Redevelopment Agreement, shall reimburse the Redeveloper for certain certified costs related thereto from a portion of the Economic Activity Taxes on deposit the Special Allocation Fund(s) established in connection with the Redevelopment Project Areas described by the TIF Plan in an aggregate amount not to exceed Six Million Two Hundred Eighty-Eight Thousand Five Hundred Thirteen Dollars (\$6,288,513); and

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

Section 1. Authorization and Approval of the Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Redevelopment Agreement with Blue Heron, LLC, in substantially the form presented to and reviewed by the Commission at this meeting, except for such

modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof; provided however, the Commission shall not deliver such executed Redevelopment Agreement until the City Council of Kansas City, Missouri approves the 40 Hwy & Noland Road Tax Increment Financing Plan.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of September 2020.



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

By: _____

Alissia R. Canady, Chair

ATTEST:

Heather A. Brown, Secretary

RESOLUTION NO. 10-1-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

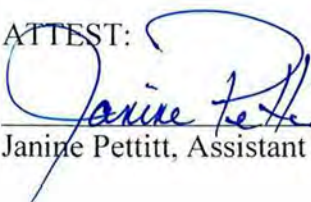
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KCI Corridor	MD Management, Inc.	\$160,194.88	None	\$160,194.88	Bond Draw
KCI Corridor	MD Management, Inc.	\$115,385.67	None	\$115,385.67	Bond Draw
KCI Corridor	MD Management, Inc.	\$190,357.17	None	\$190,357.17	Bond Draw
KCI Corridor	MD Management, Inc.	\$172,533.47	None	\$172,533.47	Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte County/Platte RIII-Park Hill.

DATED this 13th day of October, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary





Heather A. Brown, Executive Director

RESOLUTION NO. 10-2-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI REVISING RESOLUTION 1-2-20 AND APPROVING THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII AND AUTHORIZING AND DIRECTING THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified;

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
Platte Purchase	MD Management, Inc.	\$1,033,233.19	None	\$1,033,233.19	N/A	\$1,033,233.19

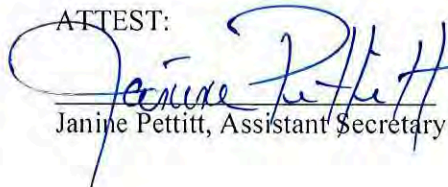
WHEREAS, the following costs, which were originally approved by Resolution 1-2-20 on January 14, 2020 and incorrectly identified the source of payment, were corrected as follows; and

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
Platte Purchase	TIF Commission	\$4,176.00	None	\$4,176.00	N/A	\$4,176.00
Platte Purchase	MD Management, Inc.	\$582,421.99	\$67,748.72	\$514,673.27	N/A	\$514,673.27
Platte Purchase	MD Management, Inc.	\$503,761.81	\$25,794.18	\$477,967.63	N/A	\$477,967.63

WHEREAS, the Commission authorized Resolution 10-2-20 to be executed by the Chair, Vice-Chair or Executive Director.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte-Clay County/Platte RIII and execution by the Chair, Vice-Chair or Executive Director.

DATED this 13th day of October, 2020.

ATTEST:

 Janine Pettitt, Assistant Secretary




 Heather A. Brown, Executive Director

RESOLUTION NO. 10-3-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 9:30 A.M. ON NOVEMBER 10, 2020 FOR THE EIGHTEENTH AMENDMENT TO THE SHOAL CREEK TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on November 10, 1994 by Ordinance No. 941443, approved the Shoal Creek TIF Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for October 13, 2020 at 9:45 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 9:45 a.m., October 13, 2020, to consider approval of the Eighteenth Amendment to the Shoal Creek TIF Plan ("Plan"); and

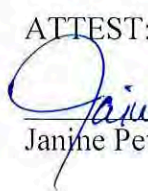
WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan Amendment and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the Eighteenth Amendment to the Shoal Creek TIF Plan until 9:30 a.m., November 10, 2020.

DATED this 13th day of October, 2020.



ATTEST:


Janine Pettitt, Assistant Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 10-4-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

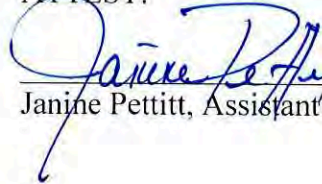
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Antioch Crossing	Northland Neighborhoods	\$180,927.60	None	\$180,927.60	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC.

DATED this 13th day of October, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary




Heather A. Brown, Executive Director

RESOLUTION NO. 10-5-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

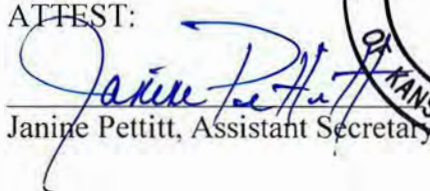
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Antioch Crossing	Northland Neighborhoods	\$180,927.60	None	\$180,927.60	Bond draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC.

DATED this 13th day of October, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary





Heather Brown, Executive Director

RESOLUTION NO. 10-6-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FISCAL YEAR-END 2020 TAX INCREMENT FINANCING AUDIT.

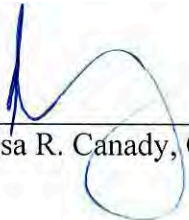
WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the TIF Fiscal Year-End April 30, 2020 Audit Report, as prepared by Allen, Gibbs, Houlik, LC which included the basic financial statement and management letter, was presented to the Commission for approval.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the TIF Fiscal Year-End 2020 Audit Report.

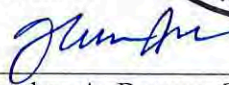
DATED this 10th day of October, 2020.





Alissa R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 10-7-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CONTINUING THE PUBLIC HEARING TO 9:30 AM OCTOBER 19, 2020 FOR THE 13TH & WASHINGTON TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on September 19, 1996, the Council passed Ordinance No. 961187, which approved the 13th & Washington TIF Plan; and

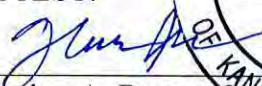
WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for October 13, 2020 at 10:00 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:00 a.m., October 13, 2020 to consider approval of the termination of the 13th & Washington TIF Plan ("Plan"); and

WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan termination and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the termination of the 13th & Washington TIF Plan until 9:30 a.m., Wednesday, October 19, 2020.

ATTEST:



Heather A. Brown, Secretary





Alissia R. Canady, Chair

RESOLUTION NO. 10-8-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 9:45 A.M. ON OCTOBER 19, 2020 FOR THE PROPOSED OVERLOOK TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for October 13, 2020 at 10:15 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:15 a.m., October 13, 2020, to consider approval of the proposed Overlook TIF Plan ("Plan"); and

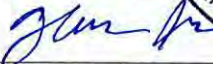
WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan Amendment and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the proposed Overlook TIF Plan until 9:45 a.m., October 19, 2020.

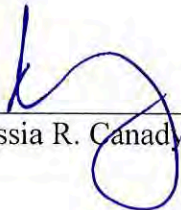
DATED this 12th day of October, 2020.



ATTEST:



Heather A. Brown, Secretary



Alissia R. Canady, Chair

RESOLUTION NO. 10-10-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
11 th Street Corridor	Folly Theater	\$8,600.000	None	\$8,600.000	27 th round #4 Part 2
11 th Street Corridor	YMCA	\$3,568,208.15	None	\$3,568,208.15	Pay App #5

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO.

DATED this 19th day of October, 2020.



Heather A. Brown

Heather A. Brown, Executive Director

ATTEST:

Janine Pettitt
Janine, Pettitt, Assistant Secretary

RESOLUTION NO. 10-11-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$826,649.00 FOR KC HOTEL PROPERTY OWNER, LLC WITHIN THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and


WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KC Convention Center HQ	KC Hotel Property Owner, LLC	\$826,649.00	None	\$826,649.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$826,649.00 for KC Hotel Property Owner, LLC within the Kansas City Convention Center Headquarters Hotel TIF Plan.

DATED this 19th day of October, 2020.




Heather A. Brown, Executive Director

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 10-12-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE PARTIAL CERTIFICATE CONSENT AGENDA FOR JACKSON COUNTY/KCMO.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
11 th Street Corridor	YMCA of Greater Kansas City	\$16,951,533	None	\$16,951,533	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the partial certificate consent agenda for Jackson County/KCMO.


DATED this 1st day of October, 2020.





Alissa R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO 10-13-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING THE CITY COUNCIL OF KANSAS CITY, MISSOURI ACKNOWLEDGE THE TERMINATION OF THE GATEWAY TAX INCREMENT FINANCING PLAN AND REDEVELOPMENT PROJECT 1 DESCRIBED THEREIN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the "City Council") on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991; by Ordinance No. 100089, adopted on January 28, 2010; by Ordinance No. 130986, adopted on December 19, 2013; and Committee Substitute for Ordinance No. 140823, as amended, adopted on June 18, 2015; and

WHEREAS, a plan for redevelopment known as the Gateway Tax Increment Financing Plan (the "Plan"), for an area designated therein as a redevelopment area (the "Redevelopment Area"), was approved by the City Council on October 12, 1995, by Ordinance No. 951362; and

WHEREAS, the Plan contemplates the implementation of certain improvements within one Redevelopment Project Area; and

WHEREAS, on December 12, 1996, the City Council, by the passage of Ordinance No. 951363, approved Redevelopment Project 1, designated a redevelopment project area described by Redevelopment Project 1 (the "Redevelopment Project Area") and authorized tax increment allocation financing within such Redevelopment Project Area; and

WHEREAS, all improvements contemplated by Redevelopment Project 1 have been completed and the Commission issued a Certificate of Completion and Compliance for the improvements by Resolution No. 12-4-97; and

WHEREAS, on October 19, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 9:30 a.m. at the offices of the Economic Development Corporation, located at 300 Walnut, Suite 400, Kansas City, Missouri 64105 to consider recommending to the Council the termination of the Plan and Redevelopment Project 1 at such time as the payment of all eligible and certified Redevelopment Project Costs from payments in lieu of taxes and economic activity taxes generated within Redevelopment Project Area 1 prior to December 11, 2019, declare as surplus all remaining funds in the Special Allocation Fund and distribute such funds to the taxing districts in accordance with the Act; and

WHEREAS, at the conclusion of the hearing, the Commission recommended that the City Council do the following: (1) acknowledge that the 23 year statutory period for the capture of tax increment allocation financing within Redevelopment Project Area 1 described by the Gateway Tax Increment Financing Plan and by Ordinance No. 951363 (the "Redevelopment Project Area") has expired, and (2) upon the payment of all eligible and certified redevelopment project costs identified by the Gateway Tax Increment Financing Plan from payments in lieu of taxes and economic activity taxes

generated within Redevelopment Project Area 1 prior to December 11, 2019, pass an ordinance (a) dissolving the special allocation fund established in connection with the Redevelopment Project Area, (b) terminating the designation of the Redevelopment Project Area and (c) directing the Commission to remit all remaining funds within the special allocation fund established in connection with the Redevelopment Project Area to the taxing districts in the area selected for the Redevelopment Project Area in the same manner and proportion as the most recent distribution by the Jackson County Collector to the affected taxing districts of real property taxes from real property located within the Redevelopment Project Area.

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

1. **Acknowledgement and Recommendations.** The Commission hereby recommends that the City Council do the following: (1) acknowledge that the 23 year statutory period for the capture of tax increment allocation financing within Redevelopment Project Area 1 described by the Gateway Tax Increment Financing Plan and by Ordinance No. 951363 (the "Redevelopment Project Area") has expired, and (2) upon the payment of all eligible and certified redevelopment project costs identified by the Gateway Tax Increment Financing Plan from payments in lieu of taxes and economic activity taxes generated within Redevelopment Project Area 1 prior to December 11, 2019, pass an ordinance (a) dissolving the special allocation fund established in connection with Redevelopment Project Area 1, (b) terminating the designation of Redevelopment Project Area 1 and (c) directing the Commission to remit all remaining funds within the special allocation fund established in connection with Redevelopment Project Area 1 to the taxing districts in the area selected for the Redevelopment Project Area in the same manner and proportion as the most recent distribution by the Jackson County Collector to the affected taxing districts of real property taxes from real property located within the Redevelopment Project Area.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 19th day of October, 2020.



ATTEST:



Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 10-14-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE 13TH & WASHINGTON TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on September 19, 1996, the Council passed Ordinance No. 961187, which approved the 13th & Washington TIF Plan; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for October 13, 2020 at 10:00 a.m.; and

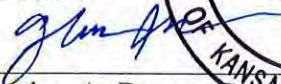
WHEREAS, the TIF Commission held a public hearing at 10:00 a.m., October 13, 2020 to consider approval of the termination of the 13th & Washington TIF Plan ("Plan") which was continued to 9:30 a.m., October 19, 2020; and

WHEREAS, the TIF Commission held a public hearing at 9:30 a.m., October 19, 2020 to consider approval of the termination of the 13th & Washington TIF Plan ("Plan"); and

WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan termination and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby closes the public hearing for the termination of the 13th & Washington TIF Plan.

ATTEST:


Heather A. Brown, Secretary




Alissia R. Canady, Chair

RESOLUTION NO 10-15-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING THE CITY COUNCIL OF KANSAS CITY, MISSOURI ACKNOWLEDGE THE TERMINATION OF THE 13th & WASHINGTON TAX INCREMENT FINANCING PLAN AND REDEVELOPMENT PROJECT 1 DESCRIBED THEREIN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the "City Council") on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991; by Ordinance No. 100089, adopted on January 28, 2010; by Ordinance No. 130986, adopted on December 19, 2013; and Committee Substitute for Ordinance No. 140823, as amended, adopted on June 18, 2015; and

WHEREAS, a plan for redevelopment known as the 13TH & Washington Tax Increment Financing Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area"), was approved by the City Council on September 19, 1996, by Ordinance No. 961187; and

WHEREAS, the Plan contemplates the implementation of certain improvements within one Redevelopment Project Area; and

WHEREAS, on September 19, 1996, the City Council, by the passage of Ordinance No. 961188, approved Redevelopment Project 1, designated a redevelopment project area described by Redevelopment Project 1 (the "Redevelopment Project Area") and authorized tax increment allocation financing within such Redevelopment Project Area; and

WHEREAS, all improvements contemplated by Redevelopment Project 1 have been completed and the Commission issued a Certificate of Completion and Compliance for the improvements in 1998 by Resolution No. 2-14-19; and

WHEREAS, on October 19, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 9:30 a.m. to consider recommending to the City Council the termination of the Plan and Redevelopment Project 1, at such time as the payment of all eligible and certified Redevelopment Project Costs from payments in lieu of taxes and economic activity taxes generated within Redevelopment Project Area 1 prior to September 18, 2019, declare as surplus all remaining funds in the Special Allocation Fund and distribute such funds to the taxing districts in accordance with the Act; and

WHEREAS, at the conclusion of the hearing, the Commission recommended that the City Council do the following: (1) acknowledge that the 23 year statutory period for the capture of tax increment allocation financing within Redevelopment Project Area 1 described by the 13th & Washington Tax Increment Financing Plan and by Ordinance No. 961188 (the "Redevelopment Project Area") has expired, and (2) upon the payment of all eligible and certified redevelopment project costs identified by the 13th & Washington Tax Increment Financing Plan from payments in lieu of taxes and economic activity taxes generated within Redevelopment Project Area 1, prior to September 18, 2019, pass an

ordinance (a) dissolving the special allocation fund established in connection with the Redevelopment Project Area, (b) terminating the designation of the Redevelopment Project Area and (c) directing the Commission to remit all remaining funds within the special allocation fund established in connection with the Redevelopment Project Area to the taxing districts in the area selected for the Redevelopment Project Area in the same manner and proportion as the most recent distribution by the Jackson County Collector to the affected taxing districts of real property taxes from real property located within the Redevelopment Project Area.

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

1. **Acknowledgement and Recommendations.** The Commission hereby recommends that the City Council do the following: (1) acknowledge that the 23 year statutory period for the capture of tax increment allocation financing within Redevelopment Project Area 1 described by the 13th & Washington Tax Increment Financing Plan and by Ordinance No. 961188 (the "Redevelopment Project Area") has expired, and (2) upon the payment of all eligible and certified redevelopment project costs identified by the 13th & Washington Tax Increment Financing Plan from payments in lieu of taxes and economic activity taxes generated within Redevelopment Project Area 1 prior to September 18, 2019, pass an ordinance (a) dissolving the special allocation fund established in connection with Redevelopment Project Area 1, (b) terminating the designation of Redevelopment Project Area 1 and (c) directing the Commission to remit all remaining funds within the special allocation fund established in connection with Redevelopment Project Area 1 to the taxing districts in the area selected for the Redevelopment Project Area in the same manner and proportion as the most recent distribution by the Jackson County Collector to the affected taxing districts of real property taxes from real property located within the Redevelopment Project Area.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 19th day of October, 2020.



ATTEST:

Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI

By: _____

Alissia R. Canady, Chair

RESOLUTION NO. 10-16-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CLOSING THE PUBLIC HEARING FOR THE OVERLOOK TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for October 13, 2020 at 10:15 a.m. and continued the public hearing to 9:45 a.m. October 19, 2020; and

WHEREAS, the TIF Commission held a public hearing at 9:45 a.m., October 19, 2020, to consider approval of the proposed Overlook TIF Plan ("Plan"); and

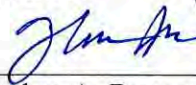
WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan Amendment and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby closes the public hearing for the Overlook TIF Plan.

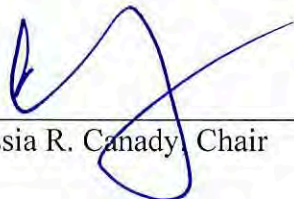
DATED this 19th day of October, 2020.



ATTEST:



Heather A. Brown, Secretary



Alissia R. Canady, Chair

RESOLUTION No. 10-17-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING APPROVAL OF THE OVERLOOK TAX INCREMENT FINANCING PLAN AND RECOMMENDING APPROVAL AND DESIGNATION OF REDEVELOPMENT PROJECT AREA 1 WITHIN THE REDEVELOPMENT AREA TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI.

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

WHEREAS, Oz Development, LLC (“Developer”) submitted to the Commission a proposal for approval of the Overlook Tax Increment Financing Plan (“TIF Plan”); and

WHEREAS, the Commission delivered notices of a public hearing to consider the TIF Plan in compliance with Sections 99.825 and 99.830, RSMo.; and

WHEREAS, on October 19, 2020, at 9:45 a.m. the Commission opened the public hearing to consider the TIF Plan and Redevelopment Project 1 described therein and, after taking evidence and public testimony during the hearing, pursuant to Resolution No. 10-16-20, closed the public hearing; and

WHEREAS, after considering the evidence and testimony received during the public hearing, the Commission now desires to recommend that the Council make required findings and take certain actions to approve the TIF Plan.

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

1. Findings. In accordance with Section 99.810, RSMo., the Commission makes the following findings and recommends that the Council, by ordinance, make the following findings regarding the TIF Plan:

A. the TIF Plan sets forth in writing a general description of the program to be undertaken to accomplish its objectives, including the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, evidence of the commitments to finance the project costs, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, the most recent equalized assessed valuation of the property within the Redevelopment Area which is to be subjected to payments in lieu of taxes and economic activity taxes pursuant

to Section 99.845, RSMo., an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the Redevelopment Area;

B. the Redevelopment Area is a blighted area, as such term is defined in Section 99.805, RSMo. An independent Blight Study undertaken Belke Appraisal and Consulting Services, Inc., attached to the TIF Plan as Exhibit 12, provides the Redevelopment Area is a blighted area by reason of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life by fire or other causes and is detrimental to the public health, safety, morals, or welfare;

C. the proposed redevelopment satisfies the “but for” test set forth in Section 99.810, RSMo., in that the Redevelopment Area 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 tax increment financing;

D. the TIF Plan is in conformance with the FOCUS Plan for the development of the City as a whole;

E. the TIF Plan contains estimated dates of completion of the redevelopment project described therein and estimated dates for the retirement of obligations incurred to finance redevelopment project costs, and said dates are not more than twenty-three (23) years from the adoption of an ordinance approving a Redevelopment Project within the Redevelopment Area;

F. a Relocation Assistance Plan has been developed for relocation assistance for businesses and residences, and the relocation of any business or residents in the Redevelopment Area, if necessary, will take place in accordance with the Relocation Assistance Plan attached to the TIF Plan;

G. the TIF Plan contains a cost-benefit analysis, which includes a fiscal impact study, showing the economic impact of the TIF Plan on each taxing district and political subdivision within the Redevelopment Area if the project improvements and public improvements are built pursuant to the TIF Plan or is not built and evidence that the proposed project improvements and public improvements is financially feasible for the Developer to construct with the assistance of tax increment financing;

H. the TIF Plan does not include the initial development or redevelopment of any gambling establishment; and

I. the areas selected for the Redevelopment Project include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements.

2. Recommendations. The Commission recommends that the Council take the following actions with respect to the TIF Plan:

A. adopt an ordinance (i) to make the findings recommended in Section 1 above, (ii) to approve the TIF Plan, (iii) to approve Redevelopment Project 1, as described in the TIF Plan and (iv) to designate the Redevelopment Area as a redevelopment area, as provided in Section 99.805(11); and

B. introduce a separate ordinance designating Redevelopment Project Area 1, as described by the TIF Plan and authorize tax increment financing within such designated redevelopment project area within ten (10) years from the Council's passage of the ordinance approving the TIF Plan.


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 19th day of October, 2020



TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: _____
Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 10-19-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A REDEVELOPMENT AGREEMENT WITH OZ DEVELOPMENT, LLC, IN CONNECTION WITH THE OVERLOOK TAX INCREMENT FINANCING PLAN

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

WHEREAS, on October 19, 2020, the TIF Commission, by way of Resolution No. 10-17-20 (the “Resolution”), approved and recommended that the City Council approve the Overlook Tax Increment Financing Plan (the “TIF Plan”), designate the area described therein as a redevelopment area (the “Redevelopment Area”) and within ten years of the approval of the TIF Plan, designate the areas of each of the Redevelopment Project Areas described by the TIF Plan; and

WHEREAS, the TIF Plan provides for the construction of up to 60,000 square feet of new office building and 185 surface parking spaces, along with interior driveways, and potentially a health fitness trail and public plaza areas associated with the building (the “Project Improvements”), together with the construction or reconstruction of such other public infrastructure improvements such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, structured parking facilities, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”); and

WHEREAS, Oz Development, LLC (the “Redeveloper”) desires to enter into a Redevelopment Agreement with the Commission, which shall provide that the Redeveloper shall implement the Project Improvements and Public Improvements contemplated by the TIF Plan by December 2023, and the Commission, subject to the terms of the Redevelopment Agreement, shall reimburse the Redeveloper for certain certified costs related thereto from a portion of the Payments in Lieu of Taxes (if any) and Economic Activity Taxes on deposit the Special Allocation Funds established in connection with the Redevelopment Project Areas described by the TIF Plan, along with additional City taxes in an aggregate amount not to exceed Eleven Million One Forty-One Thousand Six Hundred Seventy-Six Dollars (\$11,141,676).

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

Section 1. Authorization and Approval of the Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Redevelopment Agreement with Oz Development, LLC, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as Exhibit A, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof; provided however, the Commission shall not deliver such executed Redevelopment Agreement until the city Council approves the Overlook Tax Increment Financing Plan.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 19th day of October 2020.



ATTEST:

Heather A. Brown, Secretary

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

By: _____

Alissia R. Canady, Chair

RESOLUTION NO. 10-20-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A TAX CONTRIBUTION AGREEMENT WITH OZ DEVELOPMENT, LLC AND THE CITY OF KANSAS CITY, MISSOURI, IN CONNECTION WITH THE OVERLOOK TAX INCREMENT FINANCING PLAN

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

WHEREAS, on October 19, 2020, the TIF Commission, by way of Resolution No. 10-17-20 (the “Resolution”), approved and recommended that the City Council approve the Overlook Tax Increment Financing Plan (the “TIF Plan”), designate the area described therein as a redevelopment area (the “Redevelopment Area”) and within ten years of the approval of the TIF Plan, designate the area of the Redevelopment Project Area described by the TIF Plan; and

WHEREAS, the TIF Plan provides for the construction of up to 60,000 square feet of a new office building and 185 surface parking spaces, along with interior driveways, and potentially a health fitness trail and public plaza areas associated with the building (the “Project Improvements”), together with the construction or reconstruction of such other public infrastructure improvements, such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, structured parking facilities, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”); and

WHEREAS, Oz Development, LLC (the “Redeveloper”) intends to enter into a Redevelopment Agreement (the “Redevelopment Agreement”) with the Commission, which shall provide that the Redeveloper shall implement the Project Improvements and Public Improvements contemplated by the TIF Plan by December 2023, and the Commission, subject to the terms of the Redevelopment Agreement, shall reimburse the Redeveloper for certain certified costs related thereto; and

WHEREAS, the TIF Plan further provides for the reimbursement of certain redevelopment project costs in the amount of (1) \$2,995,838 from Economic Activity Taxes generated and collected within Redevelopment Project Area 1, (2) \$5,000,000 from funds appropriated to the Central City Economic Development Sales Tax Fund (the “Central City Sales Tax”), (3) \$150,000 from a “PIAC Grant” (“PIAC Funds”) and (4) additional earnings taxes and utility taxes generated by Redevelopment Project Area 1 (as described by the TIF Plan), which are not subject to capture, in accordance with the Act, and that would otherwise be deposited into the City’s general fund (the “Additional City EATs”) in an amount not to exceed \$2,995,838.

(The Additional City EATs, together with the Central City Sales Tax and the PIAC Funds, collectively, shall hereinafter be referred to as the "City's Tax Contributions."); and

WHEREAS, in accordance with the Redevelopment Agreement and the policies and procedures of the Commission, all of Reimbursable Project Costs must be certified for payment or reimbursement by a cost certifier designated by the Commission, in order to be paid from Economic Activity Taxes and the City's Tax Contributions; and

WHEREAS, the Redeveloper desires to set forth their agreements regarding the utilization and disbursement procedures of the City's Tax Contributions for the payment of the certain certified Redevelopment Project Costs related to the implementation of the Project Improvements and Public Improvements.

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

Section 1. Authorization and Approval of the Tax Contribution Agreement. The Chair, Vice Chair or Executive Director of the Commission, subject to the City Council's approval of the Overlook Tax Increment Financing Plan in a form substantially similar to **Exhibit A-1**, is hereby authorized, on behalf of the Commission, to execute a Tax Contribution Agreement with the City of Kansas City, Missouri and Oz Development, LLC, which shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as **Exhibit A-2**, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof

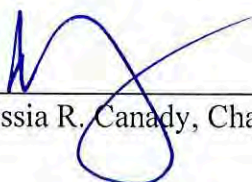
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

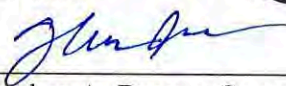
Section 3. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 19th day of October 2020.



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

By: 
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown, Secretary

RESOLUTION NO. 11-1-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

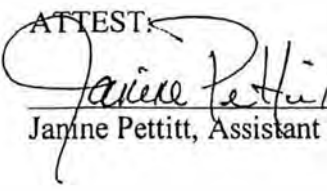
WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Bond Draw Portion
KCI Corridor	MD Management, Inc.	\$86,783.25	None	\$86,783.25	Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte County/Platte RIII-Park Hill.

DATED this 10th day of November, 2020.

ATTEST:

Janine Pettitt, Assistant Secretary




Heather Brown, Executive Director

RESOLUTION NO. 11-2-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Platte Purchase	MD Management, Inc.	\$1,382,899.79	None	\$1,382,899.79	Bond Draw
Platte Purchase	Olsson	\$439,446.92	None	\$439,446.92	Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Platte-Clay County/Platte RIII.

DATED this 10th day of November, 2020.

ATTEST:

Janine Pettitt, Assistant Secretary




Heather Brown, Executive Director

RESOLUTION NO. 11-3-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE APPOINTMENT DAVID SLATER AS CLAY COUNTY ECONOMIC DEVELOPMENT COUNCIL REPRESENTATIVE TO THE PLATTE PURCHASE ADVISORY COMMITTEE FOR THE PLATTE PURCHASE DEVELOPMENT PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on July 28, 2016, the City Council, pursuant to Ordinance No. 160415, approved the Platte Purchase Development Plan (the "Plan"), pursuant to the authority granted the City Council by the Act; and

WHEREAS, the Plan has been amended by the City Council from time to time; and

WHEREAS, the Commission, on May 11, 2016, by Resolution 5-9-16, created the Platte Purchase Advisory Committee ("Advisory Committee") to provide advice to the Commission regarding the use and disbursement of tax increment financing revenue ("TIF Revenue") generated and collected within the Redevelopment Area and to serve as a liaison with taxing districts affected by the Plan, Departments of the City of Kansas City, Missouri and other parties having an interest in and directly adjacent to the Redevelopment Area; and

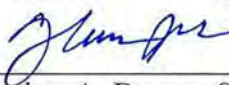
WHEREAS, the Platte Purchase Advisory Committee met on October 21, 2020 and recommended appointment of David Slater replacing TJ Berry representing the Clay County Economic Development Council.

NOW THEREFORE, BE IT RESOLVED, that the Commission hereby approves David Slater as Clay County Economic Development Council representative to the Platte Purchase Advisory Committee for the Platte Purchase Development Plan.

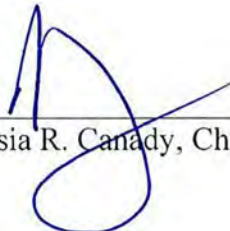
DATED this 10th day of November, 2020.



ATTEST:



Heather A. Brown, Secretary



Alissia R. Canady, Chair

RESOLUTION NO. 11-4-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, ACCEPTING THE SHOAL CREEK ADVISORY COMMITTEE'S RECOMMENDATIONS

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo. 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "Council"), adopted on November 24, 1982, and 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; by Committee Substitute for Ordinance No. 140823, as amended, adopted on June 18, 2015; and

WHEREAS, pursuant to the Act, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Commission created an Advisory Committee to provide advice to the Commission regarding the use and disbursement of tax increment financing revenue ("TIF Revenue") generated and collected within the Redevelopment Area and to serve as a liaison with taxing districts affected by the Plan, Departments of the City of Kansas City, Missouri (the "City") and other parties having an interest in and directly adjacent to the Redevelopment Area; and

WHEREAS, on October 29, 2020, the Advisory Committee convened and recommended, by Resolution, that the Commission approve an Eighteenth Amendment to the Shoal Creek TIF Plan for the purpose of incorporating the following:

- Improvement U - Traffic Signal at NE 108th Street and NE Cookingham, which is estimated to cost \$260,00, of which \$72,500 is eligible to be reimbursed with economic activity taxes
- Improvement V - Streetlights along N. Sherman, which is estimated to cost \$50,000, of which, all such costs are eligible to be reimbursed with economic activity taxes
- Improvement W – Construction of Maplewoods Parkway between Shoal Creek Parkway and NE 112th Street, which is estimated to cost up \$3,000,000, of which, \$1,000,000 is eligible to be reimbursed with economic activity taxes; and

WHEREAS, the Commission now desires to accept the Advisory Committee's recommendation.

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

Section 1. Acceptance of Advisory Committee's Recommendation. The Commission hereby accepts the Shoal Creek Advisory's recommendation to the Commission to consider an Eighteenth Amendment to the Shoal Creek TIF Plan for the purpose of incorporating the following:


- Improvement U - Traffic Signal at NE 108th Street and NE Cookingham, which is estimated to cost \$260,00, of which \$72,500 is eligible to be reimbursed with economic activity taxes.
- Improvement V - Streetlights along N. Sherman, which is estimated to cost \$50,000, of which, all such costs are eligible to be reimbursed with economic activity taxes.
- Improvement W – Construction of Maplewoods Parkway between Shoal Creek Parkway and NE 112th Street, which is estimated to cost up \$3,000,000, of which, \$1,000,000 is eligible to be reimbursed with economic activity taxes.


Section 2. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of February, 2020.



TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown, Secretary

RESOLUTION NO. 11-5-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CLOSING THE PUBLIC HEARING FOR THE EIGHTEENTH AMENDMENT TO THE SHOAL CREEK PARKWAY TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on November 10, 1994 by Ordinance No. 941443, approved the Shoal Creek Parkway TIF Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 9:30 a.m., November 10, 2020, to consider approval of the Eighteenth Amendment to the Plan; and

WHEREAS, the Eighteenth Amendment to the Plan (A) (1) modifies the boundaries of Redevelopment Project Area N and Redevelopment Project Area P, (2) modifies the description of public improvements described by the Plan, (3) modifies the Budget of Redevelopment Project Costs, (4) modifies the Sources of Funds (5) modifies the Development Schedule and (6) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing and (B) approves the proposed modifications to the boundaries Redevelopment Project Area N and Redevelopment Project Area P; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Amendment and all were heard.

NOW, THEREFORE, BE IT RESOLVED that the Tax Increment Financing Commission of Kansas City, Missouri hereby closes the public hearing for the Eighteenth Amendment to the Shoal Creek Parkway TIF Plan.

DATED this 10th day of November, 2020.



ATTEST:

Janine Pettitt
Janine Pettitt, Assistant Secretary

Alissia R. Canady
Alissia R. Canady, Chair

RESOLUTION NO. 11-6-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE EIGHTEENTH AMENDMENT TO THE SHOAL CREEK PARKWAY TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991; by Ordinance No. 100089 on January 28, 2010; by Ordinance No. 130986 on December 19, 2013; and by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and

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

WHEREAS, the Plan has been amended by the City Council from time to time by the passage of several ordinances; and

WHEREAS, the Eighteenth Amendment to the Plan has been presented to the Commission for consideration; and

WHEREAS, on November 10, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 9:30 a.m. to consider the Eighteenth Amendment to the Plan; and

WHEREAS, the Eighteenth Amendment to the Plan (A) (1) modifies the boundaries of Redevelopment Project Area N and Redevelopment Project Area P, (2) modifies the description of public improvements described by the Plan, (3) modifies the Budget of Redevelopment Project Costs, (4) modifies the Sources of Funds (5) modifies the Development Schedule and (6) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing and (B) approves the proposed modifications to the boundaries Redevelopment Project Area N and Redevelopment Project Area P; and

WHEREAS, Chairwoman Canady opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

WHEREAS, the Commission, upon hearing all public comments and staff’s recommendation, deems it to be in the best interest of the City that the Eighteenth Amendment to the Plan and the modifications to Redevelopment Project Area N and Redevelopment Project Area P be approved by the City Council.

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

1. The Eighteenth Amendment to the Plan does not alter the Commission’s previous finding that the Redevelopment Area is an Economic Development Area, as defined in Section 99.805 of the Act.
2. The Eighteenth Amendment to the Plan does not alter the Commission’s previous finding that the Redevelopment Area 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 tax increment financing.

3. The Plan, as modified by the Eighteenth Amendment to the Plan, conforms with City's FOCUS Plan or comprehensive plan for redevelopment of the City.

4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Eighteenth Amendment, and located within the Redevelopment Area, and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.

5. The Plan, as amended by the Eighteenth Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.

6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the Eighteenth Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.

7. The Plan, as amended by the Eighteenth Amendment, does not contemplate the relocation assistance for businesses and residences.

8. The Plan, as amended by the Eighteenth Amendment, does not include the initial development or redevelopment of any gambling establishment.

9. The Plan, as amended by the Eighteenth Amendment, does not alter the previous cost-benefit analysis presented to and accepted by the Commission, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan are not built and if they are built pursuant to the Plan and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.

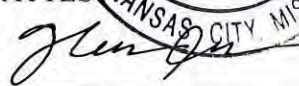
10. The Commission does hereby approve the Eighteenth Amendment to the Shoal Creek Parkway Tax Increment Financing Plan.

11. The Commission does hereby approve modifications to the boundaries of Redevelopment Project Area N and Redevelopment Project Area P.

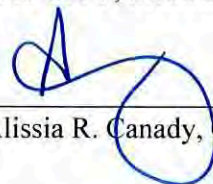
12. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve (A) the Eighteenth Amendment to the Plan and designate the redevelopment area described therein as a "Redevelopment Area" pursuant to the Act and the (B) the modifications to the boundaries of Redevelopment Project Area N and Redevelopment Project Area P.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of November, 2020.



ATTEST

Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION OF
KANSAS CITY, MISSOURI

By: 
Alissia R. Canady, Chair

RESOLUTION NO. 11-8-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI FOR THE CONSTRUCTION OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THE CONSTRUCTION OF A FIRE STATION IN CONNECTION WITH AND IN FURTHERANCE OF THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides, among other things, for the design and construction of public infrastructure improvements within and adjacent to the Redevelopment Area, including the construction of certain infrastructure improvements related to and in support of a Fire Station to be built at 291 Highway between N. Belmont Avenue and NE Sherman Road (the “Infrastructure Improvements”); and

WHEREAS, on August 10, 2017, the City and the Commission entered into an Agreement (the “Original Agreement”), which was amended on May 1, 2019, which provides, in part, (1) for the City to implement the Infrastructure Improvements by September 2019, and (2) for the Commission to pay for certain costs related thereto in an amount not to exceed \$2,900,000; and

WHEREAS the City desires to amend the Original Agreement to extend the date to complete to the Infrastructure Improvement Project to November 2019; and

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

Section 1. Authorization and Approval of the Second Amendment to Agreement.
The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Second Amendment to Redevelopment Agreement

with the City of Kansas City, Missouri, which shall contain the provisions described in the Recitals to this Resolution. The Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as **Exhibit A**, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of November, 2020.



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

By: 

Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 11-9-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/LIBERTY-NKC, MISSOURI, WITH THE EXCEPTION OF THE REIMBURSEMENT RESTRICTION FOR THE N. BRIGHTON CERTIFICATION.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

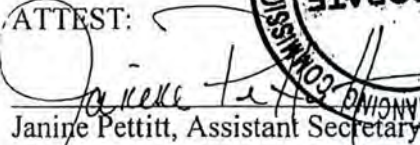
TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Shoal Creek	The City of Kansas City, Missouri	\$1,857,138.16	None	\$1,857,138.16	

* Payment of this certification will be held until the Commission receives the fully executed Prioritization Agreement with the City of Kansas City, Missouri.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/Liberty-NKC.

DATED this 10th day of November, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary



Heather Brown, Executive Director

RESOLUTION NO. 11-10-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 9:45 A.M., JANUARY 12, 2021 FOR THE SIXTH AMENDMENT TO THE ARLINGTON ROAD TAX INCREMENT FINANCING PLAN.

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

WHEREAS, the City Council, on November 6, 2014, by Ordinance No. 140916, approved the Arlington Road TIF Plan (the "Plan"); and

WHEREAS, upon notice duly given pursuant to State Statutes, the staff prepared and delivered all required notices of public hearing scheduled for 9:45 a.m., November 10, 2020; and

WHEREAS, The TIF Commission held a public hearing at 9:45 a.m., November 10, 2020, to consider approval of the Sixth Amendment to the Plan; and

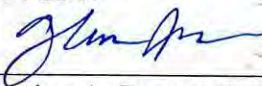
WHEREAS, the public was afforded an opportunity to testify either for or against the Amendment and all were heard; and

WHEREAS, staff and the applicant for the Sixth Amendment requested continuing the public hearing to 9:45 a.m., January 12, 2021.

NOW, THEREFORE, BE IT RESOLVED that the Tax Increment Financing Commission of Kansas City, Missouri hereby continues the public hearing for the Sixth Amendment to Arlington Road TIF Plan to 9:45 a.m., May 11, 2021.

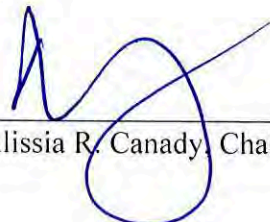
DATED this 10th day of November, 2020.

ATTEST:


Heather A. Brown, Secretary



By:


Alissia R. Canady, Chair

RESOLUTION NO. 11-11-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road - Link	Hunt Midwest	\$238,108.00	None	\$238,108.00	
Arlington Road - Sewers	Hunt Midwest	\$130,571.00	None	\$130,571.00	
North Oak	Northland Neighborhoods	\$10,649.00	None	\$10,649.00	Bond Draw
North Oak	Northland Neighborhoods	\$11,500.00	None	\$11,500.00	Bond Draw

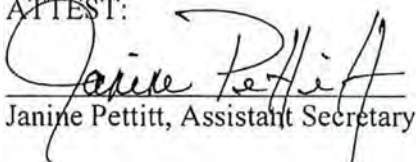
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC.

DATED this 10th day of November, 2020.



Heather Brown, Executive Director

ATTEST:


Janine Pettitt, Assistant Secretary



RESOLUTION NO. 11-12-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CLOSING THE PUBLIC HEARING FOR THE NINTH AMENDMENT TO THE BRUSH CREEK CORRIDOR TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the "City Council") on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991; by Ordinance No. 100089 on January 28, 2010; by Ordinance No. 130986 on December 19, 2013; and

WHEREAS, the City Council on March 11, 1999, by Ordinance No. 990251, approved the Brush Creek Corridor TIF Plan; and

WHEREAS, the Plan has been amended by the City Council from time to time by the passage of several ordinances; and

WHEREAS, on November 10, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 10:00 a.m. to consider the Ninth Amendment to the Redevelopment Plan; and

WHEREAS, the Ninth Amendment provides for (1) modifications to the legal description of the Redevelopment Area (2) modifications to the Site Plan, (3) modifications to the description of the improvements contemplated Plan and (4) such other changes to the Plan and the Exhibits thereto made necessary by the foregoing modifications; and

WHEREAS, Chairwoman Canady opened the floor for public comments and all interested persons were heard.

NOW, THEREFORE, BE IT RESOLVED that the Tax Increment Financing Commission of Kansas City, Missouri hereby closes the public hearing for the Ninth Amendment to the Brush Creek Corridor TIF Plan.

DATED this 10th day of November, 2020.



ATTEST:

Janine Pettitt
Janine Pettitt, Assistant Secretary

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

Alissia R. Canady
Alissia R. Canady, Chair

RESOLUTION NO. 11-13-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, APPROVING THE NINTH AMENDMENT TO THE BRUSH CREEK CORRIDOR TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991; by Ordinance No. 100089 on January 28, 2010; by Ordinance No. 130986 on December 19, 2013; and

WHEREAS, a plan for redevelopment known as the Brush Creek Corridor Tax Increment Financing Plan” (the “Redevelopment Plan” or “Plan”) for an area designated therein as the redevelopment area (the “Redevelopment Area”), was prepared and reviewed by the Commission, and the Commission on February 10, 1999, by Resolution No. 2-2-99, recommended that the City Council of the City (the “City Council”) approve the Redevelopment Plan; and

WHEREAS, the City Council on March 11, 1999, by Ordinance No. 990251, approved the Redevelopment Plan; and

WHEREAS, the Plan has been amended by the City Council from time to time by the passage of several ordinances; and

WHEREAS, the Ninth Amendment to the Plan has been presented to the Commission for consideration; and

WHEREAS, on November 10, 2020, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 10:00 a.m. to consider the Ninth Amendment to the Redevelopment Plan; and

WHEREAS, the Ninth Amendment provides for (1) modifications to the legal description of the Redevelopment Area (2) modifications to the Site Plan, (3) modifications to the description of the improvements contemplated Plan and (4) such other changes to the Plan and the Exhibits thereto made necessary by the foregoing modifications; and

WHEREAS, Chairwoman Canady opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

WHEREAS, the Commission, upon hearing all public comments and staff’s recommendation, deems it to be in the best interest of the City that the Ninth Amendment to the Redevelopment Plan be approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION AS FOLLOWS:

1. The Ninth Amendment to the Plan does not alter the Commission’s previous finding that the Redevelopment Area is a blighted area, as defined in Section 99.805 of the Act.
2. The Ninth Amendment to the Plan does not alter the Commission’s previous finding that the Redevelopment Area 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 tax increment financing.

3. The Plan, as modified by the Ninth Amendment to the Plan, conforms with City's FOCUS Plan or comprehensive plan for redevelopment of the City.

4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Ninth Amendment, and located within the Redevelopment Area, and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.

5. The Plan, as amended by the Ninth Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.

6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the Ninth Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.

7. The Plan, as amended by the Ninth Amendment, does not contemplate the relocation assistance for businesses and residences.

8. The Plan, as amended by the Ninth Amendment, does not include the initial development or redevelopment of any gambling establishment.

9. The Plan, as amended by the Ninth Amendment, does not alter the previous cost-benefit analysis presented to and accepted by the Commission, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan are not built and if they are built pursuant to the Plan and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.


10. The Commission does hereby approve the Ninth Amendment to the Brush Creek Corridor Tax Increment Financing Plan.

11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the Ninth Amendment to the Plan and designate the redevelopment area described therein as a "Redevelopment Area" pursuant to the Act.

DATE: 11th day of November, 2020.



ATTEST:


Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI


Alissia R. Canady, Chair

RESOLUTION NO. 11-14-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
11 th Street Corridor	Folly Theater	\$21,322.12	None	\$21,322.12	
11 th Street Corridor	Historic Virginia Hotel, LLC	\$16,265.75	None	\$16,265.75	
Linwood Shopping Center	Linwood Shopping Center Redevelopment Co	\$308,554.00	None	\$308,554.00	Bond Draw

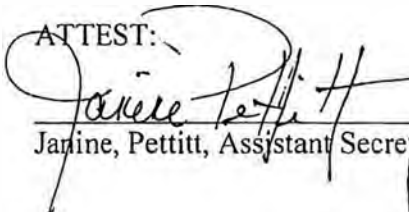
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the consent agenda for Jackson County/KCMO.

DATED this 10th day of November, 2020.



Heather A. Brown, Executive Director

ATTEST:



Janine, Pettitt, Assistant Secretary



RESOLUTION NO. 11-15-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$594,197.00 FOR KC HOTEL PROPERTY OWNER, LLC WITHIN THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KC Convention Center HQ	KC Hotel Property Owner, LLC	\$594,197.00	None	\$594,197.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$594,197.00 for KC Hotel Property Owner, LLC within the Kansas City Convention Center Headquarters Hotel TIF Plan and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 10th day of November, 2020.



Heather Brown, Executive Director

ATTEST:

Janine Pettitt, Assistant Secretary

RESOLUTION NO. 11-16-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:15 A.M. ON DECEMBER 8, 2020 FOR THE THIRD AMENDMENT TO THE SANTA FE TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council (the "Council") the City of Kansas City, Missouri (the "City") adopted on November 24, 1982, and amended by Ordinance No. 911076 adopted on August 29, 1991, by Ordinance No. 100089 adopted on January 28, 2010 and by Ordinance No. 130896 adopted on December 19, 2013; and

WHEREAS, on March 4, 1994, the Council accepted the recommendations of the Commission and, by Ordinance No. 930859, approved the Santa Fe Tax Increment Financing Plan (the "TIF Plan"); and

WHEREAS, the TIF Plan has been subsequently amended from time to time; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for November 10, 2020 at 10:15 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:15 a.m., November 10, 2020, to consider approval of the Third Amendment to the Santa Fe TIF Plan ("Plan"); and

WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan Amendment and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the Third Amendment to the Santa Fe TIF Plan until 10:15 a.m., December 8, 2020.

DATED this 10th day of November 2020.



ATTEST:


Janine Pettitt, Assistant Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 12-1-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Bond Draw Portion
KCI Corridor	MD Management, Inc.	\$534,089.21	None	\$534,089.21	Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte County/Platte RIII-Park Hill and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 8th day of December 2020.



Heather A. Brown, Executive Director

ATTEST:



La Sherry Banks, Assistant Secretary



RESOLUTION NO. 12-2-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Bond Draw Portion
Platte Purchase	MD Management, Inc.	\$1,598,719.61	None	\$1,598,719.61	Bond Draw
Platte Purchase	Olsson	\$36,705.88	None	\$36,705.88	Bond Draw

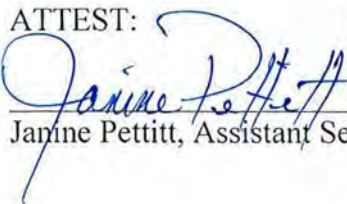
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte County/Platte RIII-Park Hill and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 8th day of December 2020.



Heather A. Brown, Executive Director

ATTEST:



Janine Pettitt, Assistant Secretary



RESOLUTION NO. 12-3-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI FOR THE INSTALLATION OF STREET LIGHTS ALONG N. SHERMAN, BETWEEN NE COOKINGHAM DRIVE AND NE 116TH STREET, PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, pursuant to the Act, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time by the Council’s passage of a series of Ordinances; and

WHEREAS, the Plan provides, among other things, for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including the installation of street lights along N. Sherman, between NE Cookingham Drive and NE 116th Terrace (the “Street Light Installation Project”); and

WHEREAS, the City of Kansas City, Missouri (the “City”) desires to enter into a Redevelopment Agreement with the Commission, which shall provide, in part, that the City shall implement or cause to be implemented the Street Light Installation Project by the end of 2021, provided the Commission reimburses the City for certain costs related thereto in an amount not to exceed \$50,000; and

WHEREAS, the Commission finds the terms and conditions of the Redevelopment Agreement attached to this Resolution to be acceptable and in furtherance of the Plan.

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

Section 1. Authorization and Approval of the Redevelopment Agreement. The Commission hereby approves the form of the Redevelopment Agreement, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel,

Executive Director and Chair and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof; and provided further, such Redevelopment Agreement shall not be executed and delivered until the city Council approves the 18th Amendment to the Shoal Creek TIF Plan.

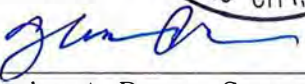
Section 2. Further Authority. The Commission shall, and the officers, agents, and employees of the Commission are hereby authorized and directed to take such further action and execute such other documents, certificates, and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of December, 2020.

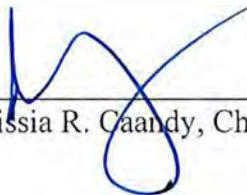


ATTEST:



Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 

Alissia R. Caandy, Chair

RESOLUTION NO. 12-4-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI FOR THE INSTALLATION OF TRAFFIC SIGNALS AT THE INTERSECTION OF NE 108TH STREET AND NE COOKINGHAM DRIVE, PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, pursuant to the Act, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time by the Council's passage of a series of Ordinances; and

WHEREAS, the Plan provides, among other things, for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including the installation of traffic signals at the intersection of NE 108th Street and NE Cookingham Drive (the "Traffic Signal Installation Project"); and

WHEREAS, the City of Kansas City, Missouri (the "City") desires to enter into a Redevelopment Agreement with the Commission, which shall provide, in part, that the City shall implement or cause to be implemented the Street Light Installation Project by the end of 2021, provided the Commission reimburses the City for certain costs related thereto in an amount not to exceed \$72,500; and

WHEREAS, the Commission finds the terms and conditions of the Redevelopment Agreement attached to this Resolution to be acceptable and in furtherance of the Plan.

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

Section 1. Authorization and Approval of the Redevelopment Agreement. The Commission hereby approves the form of the Redevelopment Agreement, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel,

Executive Director and Chair and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof; and provided further, such Redevelopment Agreement shall not be executed and delivered until the city Council approves the 18th Amendment to the Shoal Creek TIF Plan.

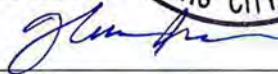
Section 2. Further Authority. The Commission shall, and the officers, agents, and employees of the Commission are hereby authorized and directed to take such further action and execute such other documents, certificates, and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of December, 2020.

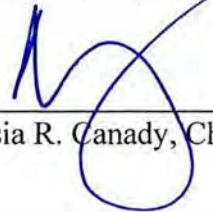


ATTEST:



Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 12-5-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A FUNDING AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI FOR THE FINANCING OF THE DESIGN AND CONSTRUCTION OF MAPLEWOODS PARKWAY, BETWEEN SHOAL CREEK PARKWAY AND NE 112TH STREET, PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, pursuant to the Act, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time by the Council’s passage of a series of Ordinances; and

WHEREAS the Eighteenth Amendment to the Plan, which was approved by the Commission and recommended to the City Council, pursuant to Resolution No. 11-6-20, provides, among other things, for the design and construction of public infrastructure improvements within and adjacent to the Redevelopment Area, including the construction of certain improvements to Maplewood’s Parkway between Shoal Creek Parkway and NE 112th Street (the “Maplewoods Parkway Improvements”); and

WHEREAS, the City of Kansas City, Missouri (the “City”) desires to contribute to the Commission Two Million Thirty-Four Thousand Dollars (\$2,034,000) (the “City’s Contribution”) for the purpose of paying certain costs related to the Maplewoods Parkway Improvements; and

WHEREAS, the City desires to enter into a Funding Agreement with the Commission, shall provide, in part, that (1) the City, subject to appropriation, shall remit to the Commission the City’s Contribution and (2) the Commission, shall deposit the City’s Contribution in a separate segregated account that shall be utilized to reimburse certified redevelopment project costs related to the Maplewoods Parkway Improvements

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

Section 1. Authorization and Approval of the Funding Agreement. The Commission hereby approves the form of the Funding Agreement, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof; and provided further, such Funding Agreement shall not be executed and delivered until the City Council approves the 18th Amendment to the Shoal Creek Tax Increment Financing Plan.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of December, 2020.




ATTEST:



Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 

Alissia R. Caandy, Chair

RESOLUTION NO. 12-6-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A REDEVELOPMENT AGREEMENT WITH HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE IMPLEMENTATION OF THE IMPROVEMENTS TO MAPLEWOODS PARKWAY, BETWEEN SHOAL CREEK PARKWAY AND NE 112TH STREET, PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, pursuant to the Act, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time by the Council’s passage of a series of Ordinances; and

WHEREAS the Eighteenth Amendment to the Plan, which was approved by the Commission and recommended to the City Council, pursuant to Resolution No. 11-6-20, provides, among other things, for the design and construction of public infrastructure improvements within and adjacent to the Redevelopment Area, including the construction of certain improvements to Maplewood’s Parkway, between Shoal Creek Parkway and NE 112th Street (the “Maplewoods Parkway Improvements”); and

WHEREAS, Hunt Midwest Real Estate Development, Inc. (“Hunt Midwest”) desires to enter into an agreement with the Commission, which shall provide, in part, that Hunt Midwest shall implement or cause to be implemented the Maplewoods Parkway Improvements by 2022, provided the Commission reimburses Hunt Midwest for certain costs related thereto in an amount not to exceed \$3,034,000.

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

Section 1. Authorization and Approval of the Redevelopment Agreement. The Commission hereby approves the form of the Redevelopment Agreement, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair and such officer’s signatures thereon being conclusive evidence of

the Commission's approval thereof; and provided further, such Redevelopment Agreement shall not be executed and delivered until the City Council approves the 18th Amendment to the Shoal Creek Tax Increment Financing Plan.

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

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


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of December, 2020.



ATTEST:


Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 

Alissia R. Caandy, Chair

RESOLUTION NO. 12-7-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT WITH MID-CONTINENT PUBLIC LIBRARY FOR THE IMPLEMENTATION OF THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THE RENOVATION OF THE WOODNEATH LIBRARY, PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, pursuant to the Act, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time by the Council’s passage of a series of Ordinances; and

WHEREAS on April 18 2019, the City Council, by Ordinance No. 190216, approved the 15th Amendment to the Shoal Creek TIF Plan, which provides, inter alia, for the construction of certain public improvements that are in support of the renovation of the Woodneath Library, including paving, asphalt trails and walkways, lighting, bridges, access roads and utility work (collectively, the “Public Improvements”); and

WHEREAS, on July 12, 2019, Mid-Continent Public Library (“Mid-Continent”) and the Commission entered into a Redevelopment Agreement (the “Original Agreement”), which provides, in part, for Mid-Continent to construct the Public Improvements by March 2021, subject to the reimbursement of certain of Mid-Continent’s costs and expenses related thereto that are identified by the Plan and that are not in excess of \$576,847 (the “Redevelopment Costs”); and

WHEREAS, Mid-Continent desires to enter into a First Amendment to the Original Agreement that extends the date for the completion of the Public Improvements to April 2022.

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

Section 1. Authorization and Approval of the First Amendment to Redevelopment Agreement. The Commission hereby approves the form of the First

Amendment Redevelopment Agreement, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of December, 2020.

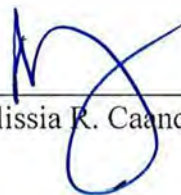


ATTEST:



Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 

Alissia R. Caandy, Chair

RESOLUTION NO. 12-8-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE THIRD AMENDMENT TO THE REIMBURSEMENT PRIORITIZATION AGREEMENT BY AND AMONG THE TIF COMMISSION, MID-CONTINENT PUBLIC LIBRARY, THE CITY OF KANSAS CITY, MISSOURI, STAR ACQUISITIONS, INC. AND HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the "Council") on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991 Ordinance No. 100089 on January 28, 2010 Ordinance No. 130986 on December 19, 2013 and Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015; and

WHEREAS, the Council, on November 10, 1994, adopted Ordinance No. 941443, approving the Shoal Creek Parkway Tax Increment Financing Plan (the "Plan") and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides for, among other things, the improvement of certain roadways within and adjacent to the Redevelopment Area, including (1) the design of improvements to Shoal Creek Parkway, between NE 96th Street and N. Brighton (the "Shoal Creek Design"), (2) the design of N. Brighton Avenue, between a point 1,941 linear feet south of NE 79th Street and Pleasant Valley Road, (the "N. Brighton Design"), (3) the construction of improvements to NE 104th Street, between MO-291 and A Highway (the "NE 104th Street Improvements"), (4) the construction of improvements within and adjacent to Hodge Park (the "Hodge Park Improvements"), (5) the public infrastructure improvements adjacent to and in support of a fire station to be built at 291 Highway between N. Belmont Avenue and NE Sherman Road (the "Fire Station Infrastructure Improvements"), (6) the design of a trail segment along Shoal Creek Parkway, between N Brighton Road and Pleasant Valley Road (the "Trail Segment Design") and (7) the construction of certain street improvements and the installation of traffic signalization, sanitary sewer and storm water lines, detention basins and related improvements to support commercial development in an approximately 28 acre area that is generally bound by a point approximately 1,700 linear feet north of MO Highway 152 on the north, MO Highway 152 on the south, The Preserve Subdivision on the west and The Green Hills Subdivision on the east (the "Star Acquisition Public Improvements", and together with the Shoal Creek Design, the N. Brighton Design, the NE 104th Street Improvements, the Hodge Park Improvements, the Fire Station Infrastructure Improvements and the Trail Segment Design shall hereinafter, collectively be referred as the "Original Prioritized Improvements"); and

WHEREAS, on April 12, 2017, upon the recommendation of the Shoal Creek Parkway Advisory Committee, the Commission, by Resolution No. 4-2-17, approved the reimbursement of certain redevelopment project costs related to the Prioritized Improvements (“Prioritized Redevelopment Project Costs”) subject to the following: (1) the execution and performance of separate development agreements (the “Prioritized Development Agreements”) by and between the Commission, Star Acquisitions, Inc. and the City and (2) the availability of Economic Activity Taxes generated within the Redevelopment Area and on deposit in the Special Allocation Fund established in connection with the Redevelopment Projects described by the Plan and maintained by or on behalf of the Commission (“Available TIF Revenue”); and

WHEREAS, the Commission, Star and the City, on April 12, 2017, entered into a Reimbursement Prioritization Agreement, which sets forth the priority and the allocation of Available TIF Revenue to reimburse eligible redevelopment project costs incurred in connection with the implementation of the Original Prioritized Improvements; and

WHEREAS, the Commission, Star, Mid-Continent and the City, on August 14, 2019, entered into the First Amendment to the Original Prioritization Agreement, which incorporated the modifications included in the Fifteenth Amendment to the Shoal Creek TIF Plan, including certain infrastructure improvements related to the renovation of Woodneath Library; and

WHEREAS, the Commission, Star, Mid-Continent and the City, on April 22, 2020, entered into the Second Amendment to the Original Prioritization Agreement, which reprioritized the reimbursement of costs incurred by the City, Star and Mid-Continent in connection with the implementation of certain improvements contemplated by the Shoal Creek TIF Plan; and

WHEREAS, on October 29, 2020, the Advisory Committee convened and recommended (1) that the Commission recommend that the City Council amend the Shoal Creek TIF Plan (the “Eighteenth Amendment”) to incorporate the installation of traffic signals at the intersection of NE 108th Street and NE Cookingham Drive (the “NE 108th Traffic Signal Project”), the installation of streetlights along N. Sherman, between NE Cookingham Drive and 116th Terrace the “Street Light Installation Project”) and the construction of Maplewoods Parkway, between Shoal Creek Parkway and NE 112th Street (the “Maplewoods Parkway Improvements”, and, together with the NE 108th Traffic Signal Project and the Street Light Installation Project, the “Eighteenth Amendment Improvements”) and (2) that the Commission amend all agreements that shall be impacted by the Eighteenth Amendment (the “Advisory Committee Recommendations”); and

WHEREAS, on November 10, 2020, the Commission, by Resolution No. 11-5-20, accepted the Advisory Committee Recommendations and, by Resolution No. 11-6-20, approved the Eighteenth Amendment and recommended that the City Council approve the same; and

WHEREAS, the City, Star Acquisitions, the Mid-Continent Public Library and Hunt Midwest Real Estate, Inc. pursuant to the Advisory Committee Recommendations, desire to a further amend the Original Prioritization Agreement to incorporate the Eighteenth Amendment Modifications so that, subject to certain conditions, (1) the City may be reimbursed up to (a) Seventy-Two Thousand Five Hundred Dollars (\$72,500) for certain costs it incurs in connection with the implementation of the NE 108th Traffic Signal Project and (b) Fifty Thousand Dollars

(\$50,000) for certain costs it incurs in connection with the implementation of the Street Light Installation Project and (2) Hunt Midwest may be reimbursed up to One Million Dollars (\$1,000,000) for certain costs it incurs in connection with the implementation of the Maplewoods Parkway Improvements.

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

Section 1. Authorization and Approval of the Third Amendment to the Reimbursement Prioritization Agreement. The Chair or Vice Chair of the Commission is hereby authorized, on behalf of the Commission, to execute a Third Amendment to the Reimbursement Prioritization Agreement in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signature thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of December, 2020.



ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 12-9-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road	Hunt Midwest Real Estate	\$634,646.00	None	\$634,646.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 8th day of December 2020.


Heather A. Brown, Executive Director

ATTEST:


La' Sherry Banks, Assistant Secretary



RESOLUTION NO. 12-10-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFIED COSTS IN CONNECTION WITH THE ANTIOCH CROSSING TAX INCREMENT FINANCING PLAN AND DIRECTING STAFF TO WITHHOLD REIMBURSEMENT OF SUCH CERTIFIED COSTS UNTIL CERTAIN CONDITIONS HAVE BEEN SATISFIED AND AUTHORIZING AND DIRECTING THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

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

WHEREAS, as plan for redevelopment known as the Antioch Crossing Tax Increment Financing Plan (the “Plan”) for an area designated therein as a redevelopment area (the “Redevelopment Area”) was approved by the City Council on April 12, 2012, by Committee Substitute Ordinance No. 120083; and

WHEREAS, the Plan has been subsequently amended by a series of ordinances passed by the Council; and

WHEREAS, on September 4, 2020, the Commission and the Northland Neighborhoods, Inc. (“NNI”) entered into a Redevelopment Agreement (the “Redevelopment Agreement”), which provides that (A) NNI shall complete certain tenant improvements at 5330 Chouteau Trafficway, Kansas City, Missouri, in accordance with the Fifth Amendment to the Plan (the “Tenant Improvements”) and (B) the Commission, subject to the terms of the Redevelopment Agreement, including the Review, Approval and Direct Pay Policy and City Ordinance 180535, as amended (the “Affirmative Action Ordinance”), to pay or reimburse costs related to the Tenant Improvements that are not in excess of \$800,000; and

WHEREAS, certain costs incurred in connection with the Tenant Improvements were incurred and submitted to the Commission for certification;

WHEREAS, in order to confirm compliance with the provisions and policies of the Redevelopment Agreement, including the Affirmative Action Ordinance, staff is recommending that the Commission withhold payments to the contractors and subcontractors of NNI, until certain conditions have been satisfied.

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

Section 1. Certification of Costs. The following costs related to the Tenant Improvements are hereby certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Payment To
Antioch Crossing	NNI	\$ 4,270.00		\$ 4,270.00	A3G Architects Invoice 20.162
Antioch Crossing	NNI	\$ 253,492.10		\$ 253,492.10	Centric – Pay Application #2

Section 2.

- a. All payments shall be withheld until Centric shall have provided written confirmation to the Commission of the MBE/WBE's utilized in connection with the Certified Costs, so that staff may confirm such MBE's/WBEs are certified and appear on the Utilization Plan approved by Human Relations Department of the City.
- b. All payments shall be withheld until Centric shall have provided invoices for payments due and owing to MBE's/WBE's, along with conditional lien waivers from such MBE's/WBE's that provide written confirmation that such amounts reflected in the invoices are correct.
- c. Once the Commission receives such line waivers, staff is hereby authorized and directed to pay such amounts to those certified MBE's/WBE's, along with any other subcontractors referenced in the Certification Report utilized to certify the Certified Costs.
- d. After such payments, as described in **Subsection c** above, are made by the Commission and Centric reports such amounts in the City's B2G on-line reporting system, staff is hereby authorized and directed to pay all remaining Certified Costs that are due and owing to Centric and A3G Architects.

Section 3. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution and the Chair, Vice-Chair, or Executive Director are authorized and directed to execute a resolution approving the same.

Section 4. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of December, 2020.

ATTEST:


Janine Pettitt, Assistant Secretary





Heather A. Brown, Executive Director

RESOLUTION NO. 12-11-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE PARTIAL CERTIFICATE CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the “City Council”) adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road TIF – Arlington Link	Hunt Midwest RE Development	\$ 549,055	None	\$ 549,055	
Arlington Road TIF – Arlington East Phase 1	Hunt Midwest RE Development	\$2,496,314	None	\$2,496,314	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the partial certificate consent agenda for Clay County/NKC.

DATED this 8th day of December, 2020.


Alissia R. Canady (Feb 13, 2025 19:10 CST)
Alissia R. Canady, Chair

ATTEST:


Heather A. Brown (Feb 6, 2025 13:44 CST)
Heather A. Brown, Secretary

RESOLUTION NO. 12-12-20

RESOLUTION APPROVING THE FIRST AMENDMENT TO A FUNDING AGREEMENT BETWEEN CITY OF KANSAS CITY, MISSOURI AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI REGARDING THE ACQUISITION OF PROPERTY NECESSARY TO REMEDIATE BLIGHT AND TO CONSTRUCT PUBLIC IMPROVEMENTS CONTEMPLATED BY THE CHOUTEAU & I-35 TAX INCREMENT FINANCING PLAN

WHEREAS, the City Council of Kansas City, Missouri (the “City Council”) is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the “Act”); and

WHEREAS, on November 24, 1982, the City Council passed Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), which was subsequently amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1991, and Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, on April 23, 1998, the City Council of the City of Kansas City, Missouri (the “City”) passed Ordinance No 980426 approving the Chouteau I-35 Tax Increment Financing Plan (the “Plan”), which has been amended from time to time, for an area designated therein that is generally bounded by I-35 on the North, Parvin Road on the South, North Brighton Avenue on the East and North Antioch Road on the South (the “Redevelopment Area”); and

WHEREAS, the Plan provides, among other things, for the remediation of blight and the construction of certain public improvements, including the acquisition of 4305 NE Antioch Road, Kansas City, Missouri (the “Property”); and

WHEREAS, on June 3, 2020, the Commission and the City entered into a Funding Agreement (the “Original Agreement”), which provides (A) for the City to acquire the Property by December 2020 and (B) for the Commission, subject to the satisfaction of certain conditions, to reimburse the City for costs related thereto in an amount not to exceed \$700,000.; and

WHEREAS, the City desires to amend the Original Agreement to extend the date to complete the acquisition of the Property to December 31, 2021.

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

Section 1. Authorization and Approval of the First Amendment to Funding Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a First Amendment to Funding Agreement with the City, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the

Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof.

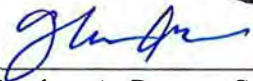
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of December, 2020.

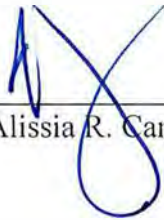


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 12-13-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE APPOINTMENT OF LA'SHERRY BANKS AS ASSISTANT SECRETARY TO TIF COMMISSION.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri the ("Council") adopted on November 24, 1982, and amended by Ordinance No. 911076 adopted on August 29, 1991, Ordinance No. 100089, adopted on January 28, 2010 and Ordinance No. 130986 adopted on December 19, 2013; and

WHEREAS, it was appropriate to consider electing an Assistant Secretary for the purpose of fulfilling the duties outlined in the Third Amended and Restated Bylaws, specifically Article 4.7-8 which essentially addressed attesting to agreements approved by the Commission, as well as, the Chair's signature and responding to inquiries with respect to documents maintained in the Commission's records; and

WHEREAS, La'Sherry Banks was nominated as Assistant Secretary to the Commission.

NOW, THEREFORE, BE IT RESOLVED, that the Tax Increment Financing Commission hereby approves the appointment of La'Sherry Banks as Assistant Secretary to TIFC.

DATED this 8th day of December, 2020.

ATTEST:


Heather A. Brown, Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 12-14-20

RESOLUTION AUTHORIZING AND DIRECTING LEGAL COUNSEL TO INCORPORATE IN REDEVELOPMENT AGREEMENTS AN OBLIGATION OF REDEVELOPERS TO REPORT CERTAIN INFORMATION RELATED TO PREVAILING WAGE COMPLIANCE TO THE CITY OF KANSAS CITY, MISSOURI

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

WHEREAS, the Commission incorporates within each of its Redevelopment Agreements an obligation of the Redeveloper (a) to pay prevailing wage rates as established under RSMo. §290-210 through §290-340, inclusive, (b) to comply with certain the procedures set forth in each Redevelopment Agreement related to the same and (c) to cause each Redeveloper and its contractors and subcontractors to indemnify, protect and defend the Commission and its officers, members, agents and employees against any and all claims, demands, liabilities and costs, including reasonable attorneys’ fees, costs and expenses, arising from damage or injury, actual or claimed, of whatever kind or character (including consequential and punitive damages) occurring or allegedly occurring as a result of such contractor’s or subcontractor’s failure to comply with the foregoing; and

WHEREAS, the City, pursuant to Resolution No. 2000554 (the “Workforce Resolution”), directed the City Manager to develop and implement a monitoring process to require contractors to report the hiring and retention of residents who live in the City’s six lowest life expectancy zip codes identified in the Workforce Resolution for construction contracts exceeding \$1,000,000.00 and for all other contracts exceeding \$400,000 (the “Workforce Monitoring Program”); and

WHEREAS, the City has requested that the Commission incorporate within each of its Redevelopment Agreements, which contemplate the implementation of improvements that cost in excess of \$1,000,000, certain provisions that will obligate Redevelopers to report to the City certain information related to the payment of prevailing wages that will assist the City in implementing the Workforce Monitoring Program; and

WHEREAS, the Commission believes it to be in the best interest of the City that it incorporate within each of its Redevelopment Agreements, which contemplate the implementation of improvements that cost in excess of \$1,000,000, an obligation of the Redeveloper to do the following:

(A) complete City's Form 00490 entitled "Pre-contract Certification" that sets forth each contractor's or subcontractor's prevailing wage and tax compliance history for the two (2) years prior to any bids for work to be done in furtherance of the Redevelopment Agreement, retain such forms for one (1) year and make them available to the City within five (5) days after written request,

(B) keep and require each of its contractors and subcontractors engaged in the construction of the improvements contemplated by the Redevelopment Agreement and for which costs are anticipated to be reimbursed to keep full and accurate records on the City's "Daily Labor Force Report" Form indicating the worker's name, occupational title or classification group & skill and the workers' hours and submit such reports to the City each day,

(C) submit and require each of its contractors and subcontractors engaged in the construction of the improvements contemplated by the Redevelopment Agreement and for which costs are anticipated to be reimbursed to submit electronically to submit in a format prescribed by the City, Certified Payroll Report Information indicating the worker's name, address, social security number, occupation(s), craft(s) of every worker employed in connection with the improvements contemplated by the Redevelopment Agreement with the number of hours worked by each worker and the actual wages paid in connection with the improvements contemplated by the Redevelopment Agreement and other pertinent information as requested by the City,

(D) submit and require each of its contractors and subcontractors engaged in the construction of the improvements contemplated by the Redevelopment Agreement and for which costs are anticipated to be reimbursed to submit electronically, in format prescribed by the City, a Payroll Certification, which must be signed by the employee or agent who pays or supervises the payment of the workers employed by the contractor and each subcontractor (the Daily Labor Force Report, documents used to compile information for the Certified Payroll Report, and Payroll Certification are collectively referred to as the "Records") and

(E) the Redeveloper and its contractors and subcontractors shall agree that all Records shall be considered a public record and the Redeveloper shall cause its contractors and subcontractors to provide the Records to the City in the format required by the City within three (3) working days of any request by the Commission at the Redeveloper's cost (collectively, the "Workforce Monitoring Program Provisions").

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

Section 1. Authorize and Direct Legal Counsel. The Commission hereby authorizes and directs legal counsel to Commission incorporate the Workforce Monitoring Program Provisions described in the Recitals within each of its Redevelopment Agreements, which contemplates the implementation of improvements that cost in excess of \$1,000,000.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8^h day of December, 2020.



ATTEST:

Heather A. Brown, Secretary

Alissia R. Canady, Chair

RESOLUTION NO. 12-15-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A REVISION TO THE APRIL 2020 CONSENT AGENDA FOR JACKSON COUNTY/KCMO RELATING TO THE RIVER MARKET TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri adopted on November 24, 1982, and amended by Ordinance No. 911076 adopted on August 29, 1991; and

WHEREAS, the City Council, on December 16, 1999 adopted Ordinance No. 991307 approving the River Market Tax Increment Financing Plan; and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, the Commission approved the consent agenda for Jackson County/KCMO on April 14, 2020, by Resolution No. 4-16-20 and has previously approved other cost certifications related to the River Market TIF Plan; and

WHEREAS, upon review of the cost certifications, staff and the cost certifier determined it necessary to reclassify certain costs related to the River Market TIF Plan previously certified by the Commission, while not making any changes to the total of the costs certified; and

WHEREAS, the proposed reclassifications are as follows:


Costs of \$81,713.000 and \$266,515.54 previously classified as "Plan and Project Administration Expenses" are hereby reclassified as "River Market Area Improvements."

Costs of \$65,459.98 previously classified as "Soft Costs" are hereby reclassified as "River Market Area Improvements."


NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the revision to the April 2020 Consent Agenda for Jackson County/KCMO, relating to the River Market TIF Plan and authorizes and directs the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 8th day of October, 2008.

ATTEST:


Janine Pettitt, Assistant Secretary




Heather A Brown, Executive Director

RESOLUTION NO. 12-16-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CERTIFICATION OF COSTS TOTALING \$655,193.00 FOR KC HOTEL PROPERTY OWNER, LLC WITHIN THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KC Convention Center HQ	KC Hotel Property Owner, LLC	\$655,193.00	None	\$655,193.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$655,193.00 for KC Hotel Property Owner, LLC within the Kansas City Convention Center Headquarters Hotel TIF Plan and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 8th day of December, 2020.




Heather Brown, Executive Director

ATTEST:


Janine Pettitt, Assistant Secretary

RESOLUTION NO. 12-17-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE PARTIAL CERTIFICATE CONSENT AGENDA FOR JACKSON COUNTY/KCMO.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
River Market	River Market CID	\$528,682	None	\$528,682	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the partial certificate consent agenda for Jackson County/KCMO and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 8th day of December, 2020.



ATTEST:


La'Sherry Banks, Assistant Secretary



Heather A. Brown, Executive Chair

RESOLUTION NO. 12-18-20

RESOLUTION OF THE TAX INCREMENT FINANCE COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FORM OF COLLATERAL ASSIGNMENT AGREEMENT OF TAX INCREMENT REVENUE WITH YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER KANSAS CITY AND IN FAVOR OF UMB BANK, N.A., IN CONNECTION WITH THE ELEVENTH STREET CORRIDOR TAX INCREMENT FINANCING PLAN

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

WHEREAS, the City Council, on December 10, 1992, passed Ordinance No. 921355 approving the Eleventh Street Corridor Tax Increment Financing Plan, which has been subsequently amended by a series of ordinances passed by the City Council ("Plan"); and

WHEREAS, on December 18, 2018, the TIF Commission and the Young Men's Christian Association of Greater Kansas City (the "Redeveloper") entered into a Redevelopment Agreement (the "Redevelopment Agreement"), which provides, in part, for the Redeveloper to implement the Project Improvements and Public Improvements contemplated by Redevelopment Project C of the Plan (the "Redevelopment Project"); and

WHEREAS, the Redeveloper desires to collaterally assign and transfer to UMB Bank, as bond trustee (the "Bond Trustee") under the Bond Trust Indenture dated as of December 1, 2020 (the "Bond Indenture") between The Industrial Development Authority of the City of Kansas City, Missouri (the "Authority") and the Bond Trustee, which provides for the issuance of the Authority's Revenue Bonds (YMCA of Greater Kansas City), Series 2020A (the "**Series 2020A Bonds**"), a security interest in all of the Redeveloper's right, title and interest in and to certain tax increment proceeds or payments, including, without limitation, (i) certain amounts appropriated by the City Council attributable to economic activity taxes (EATS), and (ii) payments in lieu of taxes (PILOTs) generated and collected within the Redevelopment Project Areas described in the Redevelopment Agreement (collectively, the "TIF Revenue") to which the Redeveloper is entitled, pursuant to the terms and conditions of the Redevelopment Agreement; and

WHEREAS, in connection with the issuance and sale of the Series 2020A Bonds, Bond Trustee has required that the Redeveloper: (i) grant Bond Trustee the right, upon the occurrence of certain events of default described in the Bond Indenture, to receive and control such TIF Revenue that Borrower is entitled to receive under the TIF Agreement (ii) execute and deliver a copy of an Collateral Assignment of Tax Increment Revenue to the TIF Commission; (iii) take such steps as may be reasonably necessary to evidence and perfect the assignment of (and security interest in) such TIF Revenue to Bond Trustee in applicable public records; and (iv) direct the TIF Commission to forward all TIF Revenue that Redeveloper is entitled to receive to Bond Trustee for application to amounts payable under the Series 2020A Bonds, pursuant to the Bond Indenture; and

WHEREAS, the Bond Trustee and the Redeveloper are now requesting that the Commission execute an Acknowledgment to the Collateral Assignment of Tax Increment Revenue, which provides, in part, following a notice of default by the Lender, the Commission and the Redeveloper acknowledge and agree that the Bond Trustee (i) shall have control of all payments that the Redeveloper is entitled to receive with respect to TIF Revenue, and (ii) shall have the right and power to instruct and direct the Commission, pursuant to a written notice from the Bond Trustee to the Commission and without any further consent of the Redeveloper, to make all payments that the Redeveloper is entitled to receive with respect to TIF Revenue directly to the Bond Trustee, or as the Bond Trustee may otherwise instruct and direct in writing to the Commission, all in accordance with the provisions of the Redevelopment Agreement.

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

Section 1. Authorization and Approval of the Acknowledgment to the Collateral Assignment of Tax Revenue. The Commission hereby approves the Collateral Assignment of Tax Revenue between Young Men’s Christian Association of Greater Kansas City and in favor of UMB Bank, N.A., in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair or Vice Chair and upon receipt of a fully-executed copy of such Collateral Assignment of Tax Increment Revenue, hereby authorizes the Chair, Vice Chair or Executive Director of the Commission, on behalf of the Commission, to execute and deliver the Acknowledgment (Exhibit A to the Collateral Assignment of Tax Revenue) to the Redeveloper and the Bond Trustee and such officers’ signatures thereon shall be conclusive evidence of the Commission’s approval thereof.

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

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

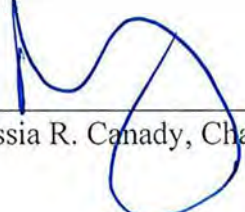
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of December, 2020.



ATTEST:


Heather A. Brown, Secretary

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

By: 
Alissia R. Canady, Chair

RESOLUTION NO. 12-19-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:00 A.M. ON FEBRUARY 9, 2021 FOR THE FIRST AMENDMENT TO THE PIONEER PLAZA TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on May 20, 2020, the TIF Commission mailed written notices of a public hearing to consider the proposed Pioneer Plaza TIF Plan (the "Plan") to all taxing districts from which taxable property is included in the proposed Redevelopment Area (the "Taxing Districts") and published notice in compliance with Sections 99.825 and 99.830, RSMo; and

WHEREAS, 5615 E. Bannister Road, LLC, ("Developer") submitted to the TIF Commission a proposal for approval of the Pioneer Plaza Tax Increment Plan ("Plan"); and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 10:15 a.m., July 14, 2020, to consider approval of the Plan; and

WHEREAS, the Redevelopment Area described by the Plan is generally bounded by Drury Avenue on the west, Bannister Road on the north, Hillcrest Road on the east and E. 96th Place on the south (the "Redevelopment Area") in Kansas City, Jackson County, Missouri; and

WHEREAS, the proposed Plan contemplates the acquisition and partial demolition of an existing vacant retail building, the construction of an approximately 48,500 square-foot full-service grocery store, including a pharmacy, the construction of approximately 32,500 square feet of retail and office space; development of a fast-food pad site; up to 16,000 square feet of outdoor storage units; other necessary site improvements, including the construction of a new surface parking lot that will include new lighting, signage and repair of any concrete or asphalt; and related public infrastructure (the "Project Improvements"); and

WHEREAS, on July 14, 2020, at 10:15 a.m., the TIF Commission held a public hearing at via video conference, at which a quorum of the Commission was present, to consider the Pioneer Plaza TIF Plan; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby closes the public hearing for the Pioneer Plaza TIF Plan.

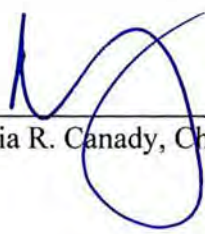
DATED this 14th day of July, 2020

ATTEST:


Janine Pettitt, Assistant Secretary


Heather A. Bess




Lissia R. Canady, Chair

RESOLUTION NO. 12-20-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:15 A.M. ON FEBRUARY 9, 2021 FOR THE THIRD AMENDMENT TO THE SANTA FE TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the “Act”), and by Ordinance No. 54556 of the City Council (the “Council”) the City of Kansas City, Missouri (the “City”) adopted on November 24, 1982, and amended by Ordinance No. 911076 adopted on August 29, 1991, by Ordinance No. 100089 adopted on January 28, 2010 and by Ordinance No. 130896 adopted on December 19, 2013; and

WHEREAS, on March 4, 1994, the Council accepted the recommendations of the Commission and, by Ordinance No. 930859, approved the Santa Fe Tax Increment Financing Plan (the “TIF Plan”); and

WHEREAS, the TIF Plan has been subsequently amended from time to time; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for December 8, 2020 at 10:15 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:15 a.m., December 8, 2020, to consider approval of the Third Amendment to the Santa Fe TIF Plan (“Plan”); and

WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan Amendment and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the Third Amendment to the Santa Fe TIF Plan until 10:15 a.m., February 9, 2021.

DATED this 8th day of December 2020.





Alissia R. Canady, Chair

ATTEST:



Janine Pettitt, Assistant Secretary

RESOLUTION NO. 12-21-20

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A SETTLEMENT AGREEMENT WITH WSHI, LLC IN CONNECTION WITH REDEVELOPMENT PROJECTS K1 AND L1 OF THE GRAND BOULEVARD CORRIDOR TIF PLAN

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

WHEREAS, on October 23, 1996, the Commission adopted Resolution No. 96-101, approving the Grand Boulevard Corridor Tax Increment Financing Plan and recommending the Grand Boulevard Corridor Tax Increment Financing Plan to the Council for approval; and

WHEREAS, on October 23, 1996, the Commission adopted Resolution No. 96-102, designating UMB Bank, N.A. ("UMB") as the developer of the Grand Boulevard Corridor Tax Increment Financing Plan; and

WHEREAS, on November 26, 1996, the Council adopted Ordinance No. 060010, approving the Grand Boulevard Corridor Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, UMB and the Commission entered into a redevelopment agreement, dated December 19, 1997, to implement the Plan (the "UMB Agreement"); and

WHEREAS, on August 14, 2002: (1) Watkins Investment Group LLC ("Watkins Investment") was the record owner of certain tracts of real property located within portions of Redevelopment Project Areas K1 and L1 (as described by the Plan), and (2) UMB, as assignor, Watkins Investment, as assignee, and the Commission, entered into a Partial Assignment and Assumption Agreement, pursuant to which UMB assigned to Watkins Investment, and Watkins Investment assumed, all rights, duties, interests and obligations of UMB under the UMB Agreement with respect to Redevelopment Project Areas K1 and L1, subject to the execution of a separate Redevelopment Agreement between Watkins Investment and the Commission with respect to Redevelopment Project Areas K1 and L1 (the "Original Project K1/L1 Redevelopment Agreement"); and

WHEREAS, on December 11, 2002, Watkins Investment and the Commission entered into the Original Project K1/L1 Redevelopment Agreement; and

WHEREAS, the Original Project K1/L1 Redevelopment Agreement provides that (1) the rights, duties and obligations of Watkins Investment under the Original Project K1/L1 Redevelopment Agreement may be assigned to WU Building Investors, LLC (“WU Building”), an Affiliate (as such term is defined by the Original Project K1/L1 Redevelopment Agreement) of Watkins Investment; provided that Watkins Investment delivers written notice to the Commission of its intent to assign its rights, duties and obligations to WU Building, and (2) other than such permitted assignment to an Affiliate of Watkins Investment, there shall be no assignment of Watkins Investment’s rights under the Original Project K1/L1 Redevelopment Agreement, except upon terms and conditions agreeable to the Commission and upon the execution by assignee of an instrument in writing, for itself and its successors and assigns, and expressly for the benefit of the Commission, assuming all obligations of Watkins Investment under the Original Project K1/L1 Redevelopment Agreement and agreeing to be subject to all of the conditions and restrictions which Watkins Investment is subject under the Original Project K1/L1 Redevelopment Agreement; and

WHEREAS, Section 16 of the Watkins Project Redevelopment Agreement further requires that Watkins comply with the Commission’s Affirmative Action Policy, as amended from time to time, in connection with the implementation of the improvements contemplated by the Watkins Project (“Affirmative Action Compliance”);

WHEREAS, on June 19, 2003, the Council adopted Ordinance No. 030670, which corrected minor errors in the Second Amendment;

WHEREAS, on May 13, 2004, the Council adopted Ordinance No. 040517 approving the Third Amendment to the Original Plan and on August 2, 2012, the Council adopted Ordinance 120661 approving the Fourth Amendment to the Original Plan (collectively, the Original Plan, First Amendment, Second Amendment, Third Amendment and the Fourth Amendment are hereinafter referred to as the “Plan”);

WHEREAS, on September 21, 2009, Watkins notified the Commission that it desired to assign its rights, duties and obligations under the Watkins Project Redevelopment Agreement to WU Building;

WHEREAS, North American Savings Bank, F.S.B. (“Lender”) was the holder of a certain Promissory Note dated February 6, 2003, issued by WU Building in the original principal amount of \$3,660,000.00 and a certain Promissory Note dated February 6, 2003, issued by WU Building in the original principal amount of \$500,000.00 (collectively, the “Notes”);

WHEREAS, to secure the Notes, WU Building, together with its affiliates Watkins and Watkins Real Estate, Inc. (collectively, the “Pledgors”), executed two (2) certain Pledge Agreements, each dated February 6, 2003 (collectively, the “Pledge Agreement”), by which the Pledgors pledged to Lender certain collateral, including but not limited to all right, title and interest of Pledgors, and any of them, in and to the Watkins Project Redevelopment Agreement, including but not limited to the right to reimbursement of certain Redevelopment Project Costs incurred by Watkins in connection with the implementation of the Watkins Project, subject to the satisfaction of certain terms and conditions set forth in the Watkins Project Redevelopment Agreement, as it may be amended from time to time (the “Watkins Project Redevelopment Agreement Collateral”);

WHEREAS, the Notes were not paid in accordance with their terms and Lender declared the existence of a default thereunder;

WHEREAS, as a result of such default, Lender exercised certain of its post-default remedies with respect to its security interest in the Watkins Project Redevelopment Agreement Collateral;

WHEREAS, on May 3, 2010, Lender conducted a private secured party sale of the Watkins Project Redevelopment Agreement Collateral (the "UCC Sale");

WHEREAS, WSHI, LLC (the "Redeveloper") purchased the Watkins Project Redevelopment Agreement Collateral at the UCC Sale;

WHEREAS, Lender made a loan to the Redeveloper to partially finance the Redeveloper's acquisition of the Watkins Project Redevelopment Agreement Collateral and the Redeveloper granted to Lender a security interest in and to all right, title and interest of the Redeveloper in and to the Watkins Project Redevelopment Agreement, which security interest is now no longer outstanding as evidenced by the Satisfaction of Mortgage/Deed of Full Release dated in the land records of Jackson County, Missouri on December 5, 2014 as Instrument Number 2014E101200;

WHEREAS, on June 9, 2010, the Commission, Lender and the Redeveloper entered into a Purchaser Assumption Agreement and Commission Consent, which (1) confirms that the Commission has determined that the Redeveloper has the qualifications and financial responsibility necessary and adequate to fulfill the remaining obligations under the Watkins Project Redevelopment Agreement, (2) confirms that the Commission consents to the grant of a security interest in and to the Watkins Redevelopment Agreement Collateral pursuant to the Pledge Agreement, nunc pro tunc to February 6, 2003, subject to the satisfaction of certain conditions described therein, and (3) confirms that the Commission consents to the conveyance of the Watkins Project Redevelopment Agreement Collateral, subject to the satisfaction of certain conditions described therein, which shall include the Redeveloper entering into an amendment to the Watkins Project Redevelopment Agreement and a separate funding agreement with the Commission;

WHEREAS, on April 19, 2011, the Redeveloper and the Commission entered into a First Amendment to the Watkins Project Redevelopment Agreement (the "WSHI Agreement"), which includes an acknowledgment and agreement between the Commission and the Redeveloper that all improvements required to be completed by Watkins, as defined in Section 3 of the Watkins Project Redevelopment Agreement (the "Watkins Investment's Required Improvements"), have been completed, but no Certificate of Completion and Compliance has been issued by the Commission because Watkins has been unable to demonstrate Affirmative Action Compliance under the Watkins Project Redevelopment Agreement;

WHEREAS, the Commission is not obligated to reimburse the Redeveloper for any certified Redevelopment Project Costs related to the Watkins Investment's Required Improvements, unless and until a Certificate of Completion and Compliance issued in connection with such Watkins Investment's Required Improvements;

WHEREAS, the Redeveloper has requested that the Commission waive Affirmative Action Compliance, issue a Certificate of Completion and Compliance for the Watkins Investment's Required Improvements and reimburse the Redeveloper for unpaid certified Redevelopment Project Costs in the amount of \$1,827,849 (the "Unpaid Certified Costs");

WHEREAS, on November 16, 2020, the Affirmative Action Committee of the Commission (the "Committee") convened to consider the request of the Redeveloper;

WHEREAS, the Committee recommended that the Commission that the Commission enter a Settlement Agreement with the Redeveloper that includes the following terms:

1. WSHI and the Commission agree that in connection with the implementation of the Watkins Investment's Required Improvements, Watkins expended approximately \$3,813,255 for construction and professional services, and of which approximately \$505,181 (the "MBE Shortfall") should have been spent with minority-owned businesses ("MBE's") and of which \$239,134 (the "WBE Shortfall") should have been spent with women-owned businesses ("WBE's");
2. the Commission shall issue a Certificate of Completion and Compliance for the Watkin's Required Improvements and waive Affirmative Action Compliance provided, the Commission shall have no obligation to reimburse unless and until the Redeveloper utilizes MBE's and WBE's in performing maintenance, repairs, replacements and interior alterations to prepare the Western Union Building located within Redevelopment Project Area K1 and the surface and subterranean parking facility located in Redevelopment Project Area L1 for second or subsequent generation tenant occupancy and upon confirmation of such utilization, for every dollar expended with certified MBE's for such work, the Commission shall reimburse WSHI a dollar of unpaid Certified Costs, up to the amount of the MBE Shortfall of \$505,181 and for every dollar expended with WBE's for such work, the Commission shall reimburse WSHI a dollar of unpaid Certified Costs, up to the amount of the MBE Shortfall of \$239,13;
3. once unpaid Certified Costs have been paid in the aggregate of the MBE Shortfall and the WBE Shortfall, the Redeveloper may be reimbursed of any remaining unpaid Certified Costs from available TIF Revenue; and
4. in consideration of entering into the Settlement Agreement, the Commission and WSHI will release one another from all claims related to the Affirmative Action Policy under the Redevelopment Agreement

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

Section 1. Authorization and Approval of the Settlement Agreement. The Chair, Vice Chairman or Secretary of the Commission is hereby authorized, on behalf of the Commission, to execute the Settlement Agreement, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such minor modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of December 8, 2020.



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

By: _____

Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 1-1-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Bond Draw Portion
KCI Corridor	MD Management, Inc.	\$294,939.88	None	\$294,939.88	Bond Draw

TIF Plan	Developer	Total Cost Requested	Questioned Costs	Funded by Other Sources	Bond Draw Portion
KCI Corridor	The City of Kansas City, MO	\$2,128,907.38	None	\$943,012.15	\$1,185,895.23

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte County/Platte RIII-Park Hill and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 12th day of January, 2021.



Heather A. Brown, Executive Director

ATTEST:

La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 1-2-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Platte Purchase	MD Management, Inc.	\$1,040,081.07	None	\$1,040,081.07	Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte-Clay County/Platte RIII and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 12th day of January, 2021.



Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 1-3-21

RESOLUTION APPROVING THE FUNDING AND REIMBURSEMENT AGREEMENT BETWEEN CITY OF KANSAS CITY, MISSOURI AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI REGARDING THE IMPLEMENTATION OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN

WHEREAS, the City Council of Kansas City, Missouri (the “City Council”) is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the “Act”); and

WHEREAS, on November 24, 1982, the City Council passed Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), which was subsequently amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1991, and Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, the Platte Purchase Development Plan (the “Redevelopment Plan”) was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested persons and taxing districts with respect to the Redevelopment Plan, closed said public hearing on May 11, 2016 and adopted its Resolution No. 5-9-16 recommending to the City Council the approval of the Redevelopment Plan; and

WHEREAS, the City Council, on July 28, 2016, passed Ordinance No. 160415, approving the Redevelopment Plan and designating the area described therein as a redevelopment area (the “Redevelopment Area”) and such Redevelopment Plan has been subsequently amended by a series of ordinances passed by the City Council; and

WHEREAS, the Redevelopment Plan provides for the design and construction of roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the design and construction of water and sewer lines along N. Platte Purchase Drive, beginning at NE 108th Street and continuing south approximately 2,700 linear feet to the entrance of Platte Purchase Park and including water and sewer lines within Platte Purchase Park (the “Water and Sewer Line Project”); and

WHEREAS, on April 26, 2020, the Commission and Hunt Midwest Real Estate Development, Inc. (“Hunt Midwest”) entered into a Redevelopment Agreement (the “Redevelopment Agreement”), which provides, in part, that Hunt Midwest shall implement the Water and Sewer Line Project, and the Commission, subject to the terms of the Redevelopment Agreement, shall reimburse Hunt Midwest for certified redevelopment project costs related thereto from (1) a previous contribution of \$110,000 from the City, (2) available economic activity taxes generated within the Redevelopment Area, which have not been pledged or otherwise encumbered and/or (3) available proceeds of the Improvement Revenue Bonds (Platte

Purchase Project A) Series 2019 in the original principal amount of \$19,500,000 issued by the Industrial Development Authority of the City of Kansas City (“Authority”), pursuant to that certain Trust Indenture by and between the Authority and Security Bank of Kansas City, dated August 1, 2019, as amended and supplemented (collectively, “Available Funds”); and

WHEREAS, the City has expressed a desire to contribute to the Commission an additional \$1,000,000 for the reimbursement of certain Redevelopment Project Costs related to the implementation of the Water and Sewer Line Project by Hunt Midwest; and

WHEREAS, the City desires to enter into a Funding and Reimbursement Agreement with the Commission, which shall provide in part, that (A) the City, subject to appropriation, shall contribute \$1,000,000 to the Commission for the purpose of reimbursing certified Redevelopment Project Costs related to the implementation of the Water and Sewer Line Project, and (B) the Commission (1) shall deposit such money into a separate account, which shall be segregated on the books and records of the Commission from all other money, revenue, funds and accounts of the Commission and, (2) shall utilize such contribution to pay \$1,000,000 of the redevelopment project costs related to the Water Installation Project, which have been certified by the Commission, pursuant to its Certification of Costs and Reimbursement Policy.

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

Section 1. Authorization and Approval of the Funding Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Funding Agreement with the City of Kansas City, Missouri, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of their approval and the Commission’s approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 12th day of January, 2021.



ATTEST:

Heather A. Brown, Secretary

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

By: _____

Alissia R. Canady, Chair

RESOLUTION NO. 1-4-21

RESOLUTION APPROVING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI REGARDING THE IMPLEMENTATION OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN

WHEREAS, the City Council of Kansas City, Missouri (the “City Council”) is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the “Act”); and

WHEREAS, on November 24, 1982, the City Council passed Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), which was subsequently amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1991, and Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, the Platte Purchase Development Plan (the “Redevelopment Plan”) was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested persons and taxing districts with respect to the Redevelopment Plan, closed said public hearing on May 11, 2016 and adopted its Resolution No. 5-9-16 recommending to the City Council the approval of the Redevelopment Plan; and

WHEREAS, the City Council, on July 28, 2016, passed Ordinance No. 160415, approving the Redevelopment Plan and designating the area described therein as a redevelopment area (the “Redevelopment Area”) and such Redevelopment Plan has been amended several times by the passage of a series of ordinances passed by the City Council; and

WHEREAS, the Redevelopment Plan provides for the design and construction of roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the design and construction of water and sewer lines along N. Platte Purchase Drive, beginning at NE 108th Street and continuing south approximately 2,700 linear feet to the entrance of Platte Purchase Park and including water and sewer lines within Platte Purchase Park (the “Water and Sewer Line Project”); and

WHEREAS, on April 26, 2020, the Commission and Hunt Midwest Real Estate Development, Inc. (“Hunt Midwest”) entered into a Redevelopment Agreement (the “Redevelopment Agreement”), which provides, in part, that Hunt Midwest shall implement the Water and Sewer Line Project, and the Commission, subject to the terms of the Redevelopment Agreement, shall reimburse Hunt Midwest for certified Redevelopment Project Costs related thereto from (1) a previous contribution of \$110,000 from the City, (2) available economic activity taxes generated within the Redevelopment Area, which have not been pledged or

otherwise encumbered and/or (3) available proceeds of the Improvement Revenue Bonds (Platte Purchase Project A) Series 2019 in the original principal amount of \$19,500,000 issued by the Industrial Development Authority of the City of Kansas City (“Authority”), pursuant to that certain Trust Indenture by and between the Authority and Security Bank of Kansas City, dated August 1, 2019, as amended and supplemented; and

WHEREAS, the City has expressed a desire to contribute to the Commission an additional \$1,000,000 for the reimbursement of certain Redevelopment Project Costs related to the implementation of the Water and Sewer Line Project; and

WHEREAS, Hunt Midwest now desires to amend the Redevelopment Agreement to modify the sources of reimbursement of Redevelopment Project Costs related to the implementation of the Water and Sewer Line Project to include the City’s additional contribution of \$1,000,000 such that (a) \$110,000 provided to the Commission by the City, pursuant to an existing Funding Agreement, (b) \$1,000,000 provided to the Commission by the City, pursuant to a separate Funding Agreement, and (c) \$1,134,000 (i) from available from Economic Activity Taxes generated within the Redevelopment Area, which have not been pledged or otherwise encumbered to reimburse Hunt Midwest and/or (ii) that is available from proceeds of the Improvement Revenue Bonds (Platte Purchase Project A) Series 2019 in the original principal amount of \$19,500,000 issued by the Authority.

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

Section 1. Authorization and Approval of the First Amendment to Redevelopment Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a First Amendment to the Redevelopment Agreement with Hunt Midwest Real Estate Development, Inc., in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of their approval and the Commission’s approval thereof.

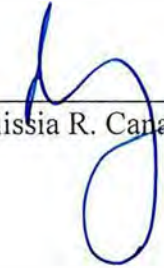
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the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

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


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 12th day of January, 2021.



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

By:  _____
Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 1-5-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI FOR THE DESIGN AND CONSTRUCTION OF A TRAIL SEGMENT ALONG SHOAL CREEK PARKWAY IN CONNECTION WITH AND IN FURTHERANCE OF THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides, among other things, for the design and construction of public infrastructure improvements within and adjacent to the Redevelopment Area, including the design and construction of a trail segment along Shoal Creek Parkway, between North Brighton Avenue and Pleasant Valley Road (the “Shoal Creek Trail Segment 3”); and

WHEREAS, on July 14, 2017, the City and the Commission entered into an Agreement, as amended by a First Amendment thereto (the “Redevelopment Agreement”), provides, in part, (1) for the City to cause the design of the Shoal Creek Trail Segment 3 by December 31, 2021 and (2) for the Commission to pay for certain costs related thereto in an amount not to exceed \$100,000; and

WHEREAS, the Second Amendment to the Redevelopment Agreement, attached as **Exhibit A** to this Resolution, has been prepared by legal counsel and reviewed by staff and provides for (A) the City to design and construct a 10 foot wide concrete trail along Shoal Creek Parkway from the west side of North Brighton to Pleasant Valley Road by February 2022 and (B) the Commission, subject to the terms of the Second Amendment to the Redevelopment Agreement, which contains the Commission’s most recent policies and procedures, to reimburse the City for certified Redevelopment Project Costs related thereto that are not in excess of \$1,400,000.

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

Section 1. Authorization and Approval of the Second Amendment to Redevelopment Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Second Amendment to Redevelopment Agreement with the City of Kansas City, Missouri, which shall contain the provisions described in the Recitals to this Resolution. The Second Amendment to Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as **Exhibit A**, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 12th day of January, 2021.



ATTEST:

Heather A. Brown, Secretary

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

By: _____

Alissia R. Candy, Chair

RESOLUTION NO. 1-6-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR CLAY COUNTY/LIBERTY-NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the “City Council”) adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.	Recorded No.
Shoal Creek Parkway	City of KCMO	10/28/20	N1 – N5	2	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the certificate consent agenda for Clay County/Liberty-NKC.

DATED this 12th day of January, 2021.


Alesia Casanova, Chair

ATTEST:


La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 1-7-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 9:45 A.M., MAY 11, 2021 FOR THE SIXTH AMENDMENT TO THE ARLINGTON ROAD TAX INCREMENT FINANCING PLAN.

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

WHEREAS, the City Council, on November 6, 2014, by Ordinance No. 140916, approved the Arlington Road TIF Plan (the “Plan”); and

WHEREAS, upon notice duly given pursuant to State Statutes, the staff prepared and delivered all required notices of public hearing scheduled for 9:45 a.m., January 12, 2021; and

WHEREAS, The TIF Commission held a public hearing at 9:45 a.m., January 12, 2021, to consider approval of the Sixth Amendment to the Plan; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Amendment and all were heard; and

WHEREAS, staff and the applicant for the Sixth Amendment requested continuing the public hearing to 9:45 a.m., May 11, 2021.

NOW, THEREFORE, BE IT RESOLVED that the Tax Increment Financing Commission of Kansas City, Missouri hereby continues the public hearing for the Sixth Amendment to Arlington Road TIF Plan to 9:45 a.m., May 11, 2021.

DATED this 12th day of January, 2021.

ATTEST:


La'Sherry Banks, Assistant Secretary

By: _____


Alissia R. Canady, Chair



RESOLUTION NO. 1-8-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Antioch Crossing	Northland Neighborhoods	\$307,149.30	None	\$307,149.30	
Antioch Crosing	Northland Neighborhoods	\$31,298.00	None	\$31,298.00	
Arlington Road	Hunt Midwest	\$790,569.00	None	\$790,569.00	
Arlington Road	Hunt Midwest	\$278,845.00	None	\$278,845.00	
Arlington Road	Hunt Midwest	\$612,530.00	None	\$612,530.00	
Arlington Road	Hunt Midwest	\$98,536.00	None	\$98,536.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

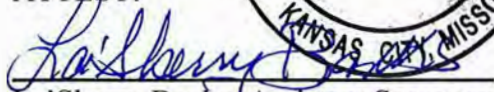
DATED this 12th day of January, 2021.





 Heather A. Brown, Executive Director

ATTEST:



 La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 1-9-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 3 IN CONNECTION WITH IMPLEMENTATION OF PUBLIC IMPROVEMENTS INCLUDING COSTS AND FEES RELATED TO PHASE 1 EAST FEES WITHIN THE ARLINGTON ROAD DEVELOPMENT PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 as amended (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1981; by Ordinance No. 100089, as amended, passed on January 28, 2010; by Ordinance No. 130986, passed on December 19, 2013; and by Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, on November 6, 2014, the City Council passed Ordinance No. 140916 approving the Arlington Road TIF Plan and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Arlington Road TIF Plan has been subsequently amended from time to time by the Council (collectively, the "Plan"); and

WHEREAS, the Plan provides for the implementation of the Public Improvements. Certain Soft Costs have been incurred by the Redeveloper in connection with the implementation of the Public Improvements for which certain Soft Costs related thereto have been incurred within the Redevelopment Area, (the "Public Improvements"); and

WHEREAS, the City Council passed Ordinances approving Projects A - J of the Plan; and

WHEREAS, on June 22, 2018, the Commission and Hunt Midwest Real Estate Development, Inc. (the "Redeveloper") entered into an Agreement for the implementation of the Public Improvements (the "Redevelopment Agreement"); and

WHEREAS, Section 19 of the Redevelopment Agreement provides that upon the completion of the Public Improvements or portions thereof, shall submit documentation certifying that the Public Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, the Redeveloper has submitted documentation pursuant to Section 19 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial Completion with respect to portions of the Public Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant's Report prepared by Novak Birks, P.C. on November 30, 2020 (the "Cost Certifier Report"), has investigated whether the Redeveloper has completed such portions of the Public Improvements referenced in such documentation, including confirming improvements were completed

in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff's investigation, they concluded that the portions of the Public Improvements completed to date were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to the Redeveloper a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to Hunt Midwest Real Estate Development, Inc. a Certificate of Partial Completion and Compliance in substantially the form presented to and reviewed by the Commission at this meeting, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of January 2023.

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

By: 
Alissia R. Canady, Chair

ATTEST:


Heather A. Brown, Secretary

RESOLUTION NO. 1-10-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
11 th Street Corridor	Folly Theater	\$7,383.61	None	\$7,383.61	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 12th day of January, 2021.



Heather A. Brown, Executive Director

ATTEST:

La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 1-11-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE SECOND AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC, IN CONNECTION WITH THE LINWOOD SHOPPING CENTER TAX INCREMENT FINANCING PLAN

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

WHEREAS, on May 16, 2016, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 5-27-16 recommending to the City Council the approval of the Linwood Shopping Center Tax Increment Financing Plan (the “Original Plan”) and the City Council accepted the Commission’s recommendations and approved the Original Plan on June 16, 2016, by Ordinance No. 160448, and did also designate the area described by the Original Plan as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Original Plan was subsequently amended on July 11, 2019 by Ordinance No. 190524, and on February 13, 2020 by Ordinance No. 200063 (the Original Plan, as amended, shall be referred to the “Plan”); and

WHEREAS, the Commission and Linwood Shopping Center Redevelopment Company, LLC (the “Redeveloper”), on March 16, 2020, entered into an amended and restated agreement, which provides, among other things, for the construction of approximately 55,000 square feet of retail space within Redevelopment Project Area 4, along with certain public infrastructure improvements and blight remediation activities to support such retail development, as contemplated by the Plan, as amended (the “Original Agreement”); and

WHEREAS, the Third Amendment to the Plan, which was approved by the City Council pursuant to Committee Substitute for Ordinance No. 200353, amends the Plan (1) to reduce the boundaries of Redevelopment Project Area 4, (2) to establish a new Redevelopment Project Area 5, which provides, inter alia, for the demolition of certain improvements and the construction of an additional 10,450 square feet of retail space and (3) to modify the Estimated Redevelopment Project Costs related to Redevelopment Projects 4 and 5, by increasing the Redevelopment Project Costs by \$150,000 (the “Project Area 5 Modifications”); and

WHEREAS, Committee Substitute for Ordinance No. 200353 further provides for withholding of reimbursement of certain Certified Costs related to the Project Improvements and Public Improvements related to Redevelopment Project Area 5, until certain conditions have

been satisfied (the “Reimbursement Restrictions” and together with the Project Area 5 Modifications shall be referred to as the “Third Amendment Modifications”); and

WHEREAS, on August 20 2020, the City Council passed Ordinance No. 200628, which approves the Fourth Amendment to the Original Plan, which (1) modifies the Estimated Redevelopment Project Costs and (2) modifies the Sources and Uses of Funds (collectively, the “Fourth Amendment Modifications”); and

WHEREAS, on September 4, 2020, the Redeveloper entered into a First Amendment to the Original Agreement to incorporate the Fourth Amendment Modifications; and

WHEREAS, the City Council intends to convene to consider an ordinance to approve a Fifth Amendment to the Original Plan, which further modifies (1) the Estimated Redevelopment Project Costs and (2) the Sources and Uses of Funds (collectively, the “Fifth Amendment Modifications”); and

WHEREAS, the Redeveloper desires to enter into a Second Amendment to the Original Agreement, which shall incorporate the Fifth Amendment Modifications.

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

Section 1. Authorization and Approval of the Second Amendment to the Amended and Restated Redevelopment Agreement. The Chair or Vice Chair of the Commission, subject to the City’s Council’s approval of the Fifth Amendment to the Linwood Shopping Center Tax Increment Financing Plan in a form substantially similar to Exhibit A-1, attached hereto, is hereby authorized, on behalf of the Commission, to execute the Second Amendment to the Amended and Restated Redevelopment Agreement with Linwood Shopping Center Redevelopment Company, LLC, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as Exhibit A-2, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of the Commission’s approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 12th day of January, 2021.



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

By: 

Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Executive Director

RESOLUTION NO. 1-12-21

RESOLUTION APPROVING A SECOND AMENDMENT TO THE AMENDED AND RESTATED TAX CONTRIBUTION AND DISBURSEMENT AGREEMENT AMONG THE CITY OF KANSAS CITY, MISSOURI, THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC, UMB BANK, N.A., COCHRAN HEAD VICK & CO., P.C. AND FIRST AMERICAN TITLE INSURANCE COMPANY REGARDING THE FINANCING OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE LINWOOD SHOPPING CENTER TAX INCREMENT FINANCING PLAN

WHEREAS, the City Council (the “Council”) of Kansas City, Missouri (the “City”) is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the “Act”); and

WHEREAS, on November 24, 1982, the Council adopted Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), which was subsequently amended by Committee Substitute for Ordinance No. 911076, as amended, adopted on August 29, 1991, Ordinance No. 100089, adopted on January 28, 2010 and Ordinance No. 130986 adopted on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, adopted on June 18, 2015; and

WHEREAS, on May 16, 2016, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 5-27-16 recommending to the City Council the approval of the Linwood Shopping Center Tax Increment Financing Plan (the “Original Plan”) and the City Council approved the Original Plan on June 16, 2016, by Ordinance Number 160448, and did also designate the area described by the Original Plan as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, on April 10, 2019, the Commission, by Resolution No. 4-20-19 and Resolution 4-21-19, recommended to the City Council that it approve the First Amendment to Original Plan (the “First Amendment,” together with the Original Plan, the “Plan”), the designation of a modified Redevelopment Area and a new Redevelopment Project Area 4, as described by the First Amendment (the “Redevelopment Project”); and

WHEREAS, on July 11, 2019, the City Council passed Committee Substitute for Ordinance No. 190524, which accepted the recommendation of the Commission, together with certain modifications proposed by Linwood Shopping Center Redevelopment Company, LLC (the “Redeveloper”), and approved the First Amendment and the designation of the modified Redevelopment Area and Redevelopment Project Area 4 described by the First Amendment; and

WHEREAS, the Plan, including the modifications contemplated by the modified First Amendment, provide for the renovation of approximately 55,000 square feet of retail space and related infrastructure improvements, including parking and landscaping improvement within Redevelopment Project Area 4 (the “Project Area 4 Improvements”), the demolition of certain improvements and the construction of an additional 10,450 square feet of retail space (the

“Project Area 5 Improvements”), along with certain blight remediation activities located within the portion of the Redevelopment Area that is south of 31st Street, north of Linwood Boulevard, west of Prospect, and east of Olive Street (“Blight Remediation”); and

WHEREAS, the Plan further provides for the reimbursement of certain Redevelopment Project Costs in the amount of (1) \$6,841,827 from Payments in Lieu of Taxes and Economic Activity Taxes (“TIF Revenue”) generated and collected within Redevelopment Project Area 4, (2) \$2,389,146 for certain other Redevelopment Project Costs related to the Project 4 Improvements from funds previously appropriated to the Central City Economic Development Sales Tax Fund (the “Central City Sales Tax”); (3) \$502,000 from a “PIAC Grant” (“PIAC Funds”) for certain additional Redevelopment Project Costs and (4) additional earnings taxes, utility taxes and the capital improvements portion of sales taxes generated by Project Area 4, which are not subject to capture, in accordance with the Act, and that would otherwise be deposited into the City’s general fund (the “Additional City EATs”) in an amount not to exceed \$1,093,000 for certain Redevelopment Project Costs related to Blight Remediation. (The Additional City EATs, together with the TIF Revenue, Central City Sales Tax and the PIAC Funds, collectively, shall hereinafter be referred to as the “City’s Tax Contributions.”); and

WHEREAS, in order to fund certain of the Redevelopment Project Costs, prior to the generation and collection of TIF Revenue and Additional City EATs, the Redeveloper will obtain a loan (the “UMB Loan”) from UMB Bank, N.A. (the “Bank”) in the approximate aggregate principal amount of \$4,000,000; and

WHEREAS, on March 16, 2020, the Commission, the City, the Bank, Cochran, Head & Vick Co., PC, as the cost certifier, and First American Title Insurance Company, as escrow agent, entered into the Amended and Restated Tax Contribution and Disbursement Agreement, which sets forth their agreements regarding the utilization and disbursement procedures of the City’s Tax Contributions and the proceeds of the UMB Loan for the payment of the Certified Costs related to the implementation of Project Area 4 Improvements, the Project Area 5 Improvements and completion of the Blight Remediation; and

WHEREAS, on August 20 2020, the City Council passed Ordinance No. 200628, which approves the Fourth Amendment to the Original Plan, which (1) modifies the Estimated Redevelopment Project Costs and (2) modifies the Sources and Uses of Funds (collectively, the “Fourth Amendment Modifications”); and

WHEREAS, on November 17, 2020, the Commission, the City, the Bank, Cochran, Head & Vick Co., PC, as the cost certifier, and First American Title Insurance Company entered into a First Amendment to the Original Agreement to incorporate the Fourth Amendment Modifications; and

WHEREAS, the City Council intends to convene to consider an ordinance to approve a Fifth Amendment to the Original Plan, which shall further modify (1) the Estimated Redevelopment Project Costs and (2) the Sources and Uses of Funds (collectively, the “Fifth Amendment Modifications”); and

WHEREAS, Linwood Shopping Center Redevelopment Company, LLC desires to enter into a Second Amendment to the Amended and Restated Tax Contribution and Disbursement Agreement with the Commission, the City, the Bank, Cochran, Head & Vick Co., PC, and First American Title Insurance Company, which shall incorporate the Fifth Amendment Modifications.

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

Section 1. Authorization and Approval of the Second Amendment to the Amended and Restated Tax Contribution and Disbursement Agreement. The Chair, Vice Chair or Executive Director of the Commission, subject to the City Council's approval of the Fifth Amendment to the Linwood Shopping Center Tax Increment Financing Plan, in a form substantially similar to Exhibit A-1, is hereby authorized, on behalf of the Commission, to execute the Second Amendment to the Amended and Restated Tax Contribution and Disbursement Agreement with the City of Kansas City, Missouri, UMB Bank, N.A., Linwood Shopping Center Redevelopment Company, Cochran Head Vick & Co., P.C. and First American Title Insurance Company, which shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as Exhibit A-2, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 12th day of January, 2021.

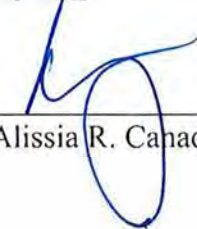


ATTEST:



Heather A. Brown, Secretary

TAX INCREMENT FINANCING
COMMISSION OF KANSAS CITY,
MISSOURI

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 1-13-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:15 A.M., FEBRUARY 9, 2021 FOR THE THIRD AMENDMENT TO THE SANTA FE TAX INCREMENT FINANCING PLAN.

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

WHEREAS, the City Council, on November 6, 2014, by Ordinance No. 140916, approved the Santa Fe TIF Plan (the "Plan"); and

WHEREAS, upon notice duly given pursuant to State Statutes, the staff prepared and delivered all required notices of public hearing scheduled for 10:15 a.m., January 12, 2021; and

WHEREAS, The TIF Commission held a public hearing at 10:15 a.m., January 12, 2021, to consider approval of the Third Amendment to the Plan; and

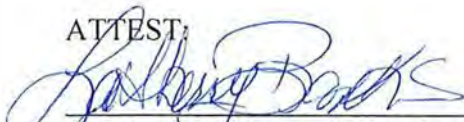
WHEREAS, the public was afforded an opportunity to testify either for or against the Amendment and all were heard; and

WHEREAS, staff and the applicant for the Third Amendment requested continuing the public hearing to 10:15 a.m., February 9, 2021.

NOW, THEREFORE, BE IT RESOLVED that the Tax Increment Financing Commission of Kansas City, Missouri hereby continues the public hearing for the Third Amendment to Santa Fe TIF Plan to 10:15 a.m., February 9, 2021.

DATED this 12th day of January, 2021.

ATTEST:


La'Sherry Banks, Assistant Secretary

By: 

Alistia R. Canady, Chair



RESOLUTION NO. 2-1-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

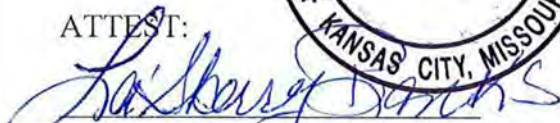
TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Bond Draw Portion
KCI	MD Management, Inc.	\$235,259.44	None	\$235,259.44	Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte County/Platte RIII-Park Hill and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 9th day of January 2021.



ATTEST:


La' Sherry Banks, Assistant Secretary



Alissia R. Canady, Chair

RESOLUTION NO. 2-2-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.
KCI Corridor	MD Management, Inc.	12/7/20	17	7

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the certificate consent agenda for Platte County/Platte RIII-Park Hill.

DATED this 9th day of February, 2021.

ATTEST:


La' Sherry Banks, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 2-3-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A REDEVELOPMENT AGREEMENT BETWEEN MD MANAGEMENT, INC. AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY REGARDING THE DESIGN AND CONSTRUCTION OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT ARE IN SUPPORT OF THE CONSTRUCTION OF A SPORTS COMPLEX, AS CONTEMPLATED BY THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN

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

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

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

WHEREAS, the Plan provides for, among other things, the improvement of certain roadways within and adjacent to the Redevelopment Area, including the construction of certain public infrastructure improvements in connection with the development of a Sports Complex, such as storm water detention improvements, road and sidewalk improvements, site work and utilities and site features (the “Sports Complex Public Infrastructure Improvements”); and

WHEREAS, On April 26, 2020, upon the recommendation of the KCI Corridor Advisory Committee, the Commission entered into a Third Amended and Restated Reimbursement Prioritization Agreement with the City of Kansas City, Missouri, MD Management, Inc. (“MD Management”) and Hunt Midwest Real Estate Development, Inc., which provides, in part, for the reimbursement of certain redevelopment project costs related to the implementation of certain improvements contemplated by the Plan, including the Sports Complex Public Infrastructure Improvements, subject to the following: (A) the execution and performance of separate development agreements by and between the Commission and the developers of the improvements contemplated by the Plan and identified by Resolution No. 2-33-20, and (B) the availability of proceeds from Improvement and Refunding Revenue Bonds (KCI Corridor Project) Series 2020 that were issued by The Industrial Development Authority of the County of Platte County, Missouri (the “KCI Corridor Bonds”) and/or the availability of Economic Activity Taxes generated within the Redevelopment Area (“EATS Revenue”) which

are not captured as the Commission's administrative fee or utilized to secure the KCI Corridor Bonds (collectively, "Available Funds"); and

WHEREAS, MD Management has agreed to complete the Sports Complex Public Infrastructure Improvements, subject to MD Management's reimbursement by the Commission of certain costs related thereto from Available Funds; and

WHEREAS, the Commission desires to enter into a Redevelopment which shall provide, in part, (A) that MD Management will implement the Sports Complex Public Infrastructure Improvements and (B) that the Commission, subject to the terms and conditions of the Redevelopment Agreement, shall reimburse MD Management for certain costs related thereto in amount not to exceed \$15,770,000; and

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

Section 1. Authorization and Approval of the Redevelopment Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Redevelopment Agreement with MD Management, Inc., in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair or Vice Chair, and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of February, 2021.

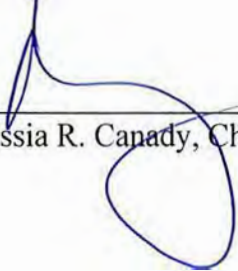


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 2-4-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FUNDING AGREEMENT BETWEEN THE COMMISSION AND THE CITY OF KANSAS CITY, MISSOURI FOR THE FINANCING OF THE ACQUISITION OF PROPERTY NECESSARY TO CONSTRUCT THE SPORTS COMPLEX, AS CONTEMPLATED BY THE KCI CORRIDOR TIF PLAN

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

WHEREAS, the Council, on March 11, 1999, adopted Ordinance No. 990256 approving the KCI Corridor Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides for, among other things, the improvement of certain roadways within and adjacent to the Redevelopment Area, including the construction of certain public infrastructure improvements in connection with the development of a Sports Complex, such as storm water detention improvements, road and sidewalk improvements, site work and utilities and site features (the “Sports Complex Public Infrastructure Improvements”); and

WHEREAS, MD Management, Inc. (“MD Management”) and the City of Kansas City, Missouri (the “City”) have requested that the Commission contribute One Million Four Hundred Thirty Thousand Dollars (\$1,430,000) (the “Commission’s Contribution”) to the City for the purpose of paying for a portion of the costs to acquire property necessary for the construction of the Sports Complex Public Infrastructure Improvements (the “Sports Complex Property”); and

WHEREAS, the Commission desires to enter into Funding Agreement with the City, which shall provide, in part, (A) for the Commission, subject to the terms and conditions of the Funding Agreement, including an obligation of the City to enter into an agreement with MD management to acquire the Sports Complex Property, to contribute the Commission’s Contribution to the City and (B) for the City to deposit the Commission’s Contribution into a separate account that is segregated from all other money, revenue and accounts of the City and used exclusively to acquire the Sports Complex Property; and

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

Section 1. Authorization and Approval of the Funding Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Funding Agreement with the City of Kansas City, Missouri., in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair or Vice Chair, and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of February, 2021.



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

By: _____

Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 2-5-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Platte Purchase	MD Management, Inc.	\$1,399,444.37	None	\$1,399,444.37	Bond Draw
Platte Purchase	Olsson	\$60,590.28	None	\$60,590.28	Bond Draw
Barry Towne	MD Management, Inc.	\$636,381.34	None	\$636,381.34	NID Special Assessment reimbursement of the 2020 Property Tax
Barry Towne	Pedcor Investments	\$93,934.75	None	\$93,934.75	NID Special Assessment reimbursement of the 2020 Property Tax

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte-Clay County/Platte RIII and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 9th day of February, 2021.



ATTEST:

La' Sherry Banks
La' Sherry Banks, Assistant Secretary

Alissia R. Canady

Alissia R. Canady, Chair

RESOLUTION NO. 2-6-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Platte Purchase Development Plan	MD Management, Inc.	\$10,258,247	None	\$10,258,247	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the certificate consent agenda for Platte-Clay County/Platte RIII and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 9th day of February, 2021.



Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 2-7-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Metro North	Metro North Crossing, LLC	\$1,628,799.51	None	\$1,628,799.51	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/Platte RIII and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 9th day of February, 2021.



Heather A. Brown, Executive Director

ATTEST:

La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 2-8-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FUNDING AGREEMENT WITH CITY OF KANSAS CITY, MISSOURI FOR THE FINANCING OF THE INSTALLATION OF A WATER LINE ALONG MAPLEWOODS PARKWAY, PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, pursuant to the Act, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides, among other things, for the design and construction of public infrastructure improvements within and adjacent to the Redevelopment Area, including the construction of a water line along Maplewoods Parkway between Shoal Creek Parkway and NE 112th Street (the "Water Line Installation Project"); and

WHEREAS, the City desires to contribute to the Commission Two Hundred Thousand Dollars (\$200,000) (the "City's Contribution") for the purpose of paying certain costs related to the Water Line Installation Project; and

WHEREAS, Commission desires to enter into a Funding Agreement with the City, which shall provide, in part, that (1) the City, subject to appropriation, shall remit to the Commission the City's Contribution and (2) the Commission shall deposit the City's Contribution in a separate segregated account that shall be utilized to reimburse certified redevelopment project costs related to the Water Line Installation Project; and

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

Section 1. Authorization and Approval of the Funding Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Funding Agreement with the City of Kansas City, Missouri, in

substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair or Vice Chair, and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof.

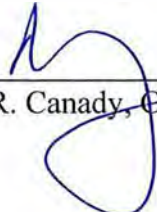
Section 2. Further Authority. The Commission shall, and the officers, agents, and employees of the Commission are hereby authorized and directed to take such further action and execute such other documents, certificates, and instruments, as may be necessary or desirable to carry out and comply with the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


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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of February, 2021.



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

By: 
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown, Secretary

RESOLUTION NO. 2-9-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

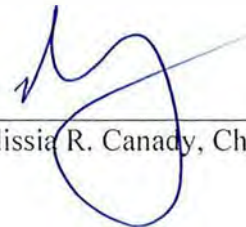
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road	Hunt Midwest	\$84,945.00	None	\$84,945.00	
Arlington Road	Hunt Midwest	\$47,393.00	None	\$47,393.00	
Parvin Road	Hunt Midwest	\$24,845.00	None	\$24,845.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 9th day of February, 2021.





Alissia R. Canady, Chair

ATTEST:



La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 2-11-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

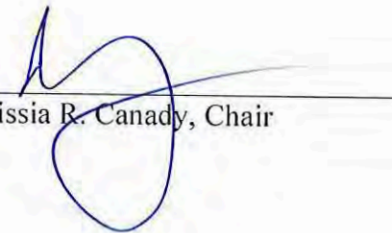
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Kansas City Convention Center	KC Hotel Property Owner, LLC	\$629,861.00	None	\$629,861.00	

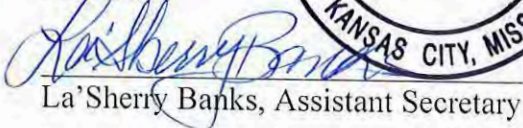
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 9th day of February, 2021.




Alissia R. Canady, Chair

ATTEST:


La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 2-12-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Kansas City Convention Center	KC Hotel Property Owner, LLC	\$85,158.00	None	\$85,158.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 9th day of February, 2021.



ATTEST:

La'Sherry Banks
La'Sherry Banks, Assistant Secretary

Alissia R. Canady

Alissia R. Canady, Chair

RESOLUTION NO. 2-13-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING AN ASSIGNMENT AND ASSUMPTION AGREEMENT AMONG TRACKS 215 LLC, 22ND & WYANDOTTE, LLC AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF AN APPROXIMATELY 270 STALL PARKING FACILITY AND AN APARTMENT COMPLEX CONTAINING APPROXIMATELY 200 RESIDENTIAL UNITS WITHIN THE REDEVELOPMENT AREA DESIGNATED BY THE 22ND & MAIN TAX INCREMENT FINANCING PLAN

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

WHEREAS, the Council, on August 26, 1999, adopted Ordinance No. 980230 approving the 22nd & Main Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides for the rehabilitation of the Freighthouse Building, the rehabilitation and construction of commercial and residential uses, together with the construction of parking and appurtenances, as well as necessary utilities, street improvements and public infrastructure within the Redevelopment Area in accordance with the Plan; and

WHEREAS, the Eighteenth Amendment to the 22nd & Main Tax Increment Financing Plan (the “Eighteenth Amendment”), provides, in part, for the design and construction of an approximately 300-stall parking facility and an apartment complex containing approximately 150 residential units (the “Project Improvements”); and

WHEREAS, the Nineteenth Amendment to the 22nd & Main Tax Increment Financing Plan (the “Nineteenth Amendment”) provides additional sources of revenue to reimburse Redevelopment Project Costs related to the Project Improvements; and

WHEREAS, on July 4, 2020, the Commission, by Resolution No.7-16-20, approved a Redevelopment Agreement (the “Redevelopment Agreement”) with Tracks 215 LLC (the “Redeveloper”), which provides that the Redeveloper shall implement the Project Improvements contemplated by the Plan, as amended, and the Commission, subject to the terms of the Redevelopment Agreement, shall reimburse the Redeveloper for certain certified costs related thereto from a portion of the TIF Revenue on deposit in the Special Allocation Funds established

in connection with the Redevelopment Projects described by the TIF Plan in an amount not to exceed \$3,952,400; and

WHEREAS, the Redevelopment Agreement has not been fully executed; and

WHEREAS, prior to the execution of the Redevelopment Agreement, the Redeveloper intends to present to the Council a 20th Amendment to the Plan, which shall reduce the number of parking stalls in the parking facility to approximately 270 stalls and increase the number of residential units to approximately 200 residential units; and

WHEREAS, subsequent to the execution of the Redevelopment Agreement, the Redeveloper intends to assign, and 22nd & Wyandotte, LLC intends to assume all rights, interests, duties and obligations arising under the Redevelopment Agreement; and

WHEREAS, Section 25 of the Redevelopment Agreement provides that there shall be no assignment of the Redeveloper's rights, interest, duties and obligations under the Redevelopment Agreement, except upon terms and conditions agreeable to the Commission and upon the execution by an assignee of an instrument in writing, for itself and its successors and assigns, and expressly for the benefit of the Commission, assuming all obligations of Redeveloper and agreeing to be subject to all of the conditions and restrictions which Assignor is subject under the Redevelopment Agreement; and

WHEREAS, subject to the Council's approval of the 20th Amendment to the Plan, the Commission desires to enter into an Assignment and Assumption Agreement among the Commission, the Redeveloper and 22nd & Wyandotte, LLC, which shall provide for the Redeveloper's assignment and 22nd & Wyandotte, LLC's assumption of the Redeveloper's rights, interest, duties and obligations under the c Redevelopment Agreement; provided however, such assignment is subject to 22nd & Wyandotte, LLC entering into (A) a separate or an amended redevelopment agreement with the Commission for the implementation of the Project Improvements, as amended by the 20th Amendment to the Plan and a (B) Funding Agreement with the Commission to pay for certain costs and expenses of the Commission; and

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

Section 1. Authorization and Approval of an Assignment and Assumption Agreement. Subject to the Council's approval of the 20th Amendment to the 22nd & Main Tax Increment Financing Plan, the Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute an Assignment and Assumption Agreement among the Commission, the Redeveloper and 22nd & Wyandotte, LLC, which shall contain the provisions described in the Recitals to this Resolution. The Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as **Exhibit A**, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and

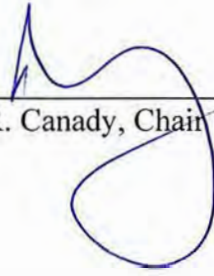
execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the intent of this Resolution.

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of February, 2021.



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

By: 
Alissia R. Canady, Chair

ATTEST:


Heather A. Brown, Secretary

RESOLUTION NO. 2-14-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR JACKSON COUNTY/CENTER, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and


WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Bannister & Wornall	9400 Wornall, LLC	\$925,382.00	\$20,169.00	\$905,213.00	Project cost include Project B Building Construction

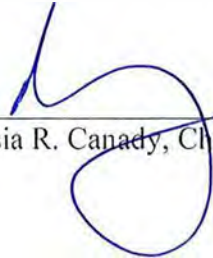
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/Center and authorizes and directs the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 9th day of February 2021.

ATTEST:


La'Sherry Banks, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 2-15-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:00 A.M. ON AUGUST 10, 2021 FOR THE FIRST AMENDMENT TO THE PIONEER PLAZA TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for February 9, 2021 at 10:00 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:00 a.m., February 9, 2021, to consider approval of the proposed First Amendment to the Pioneer Plaza Plan ("Plan"); and

WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.

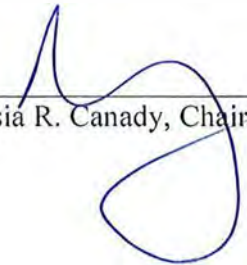
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the proposed First Amendment to the Pioneer Plaza TIF Plan until 10:00 a.m., Tuesday, August 10, 2021.

DATED this 9th day of February, 2021.



ATTEST:


La'Sherry Banks, Assistant Secretary



Alissia R. Canady, Chair

RESOLUTION NO. 2-16-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:15 A.M. ON MARCH 9, 2021 FOR THE THIRD AMENDMENT TO THE SANTA FE TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on March 4, 1994, the Council accepted the recommendations of the Commission and, by Ordinance No. 930859, approved the Santa Fe Tax Increment Financing Plan (the "TIF Plan"); and

WHEREAS, the TIF Plan has been subsequently amended from time to time; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for February 9, 2021 at 10:15 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:15 a.m., February 9, 2021, to consider approval of the proposed Third Amendment to the Santa Fe TIF Plan ("Plan"); and

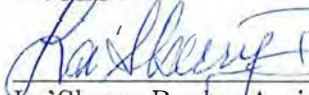
WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the proposed Third Amendment to the Santa Fe TIF Plan until 10:15 a.m., Tuesday, March 9, 2021.

DATED this 9th day of February, 2021.



ATTEST:


La'Sherry Banks, Assistant Secretary



Alissia R. Canady, Chair

RESOLUTION NO. 3-1-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Bond Draw Portion
KCI Corridor	MD Management, Inc.	\$70,618.38	None	\$70,618.38	Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte County/Platte RIII-Park Hill and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 9th day of March, 2021.



Heather A. Brown, Executive Director

ATTEST:


La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 3-2-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE IN CONNECTION WITH LEGAL FEES AND CONSTRUCTION PERIOD INTEREST INCURRED THAT RELATE TO THE IMPLEMENTATION OF THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN.

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

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

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

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

WHEREAS, on March 30, 2006, the Commission and MD Management, Inc. (the “Redeveloper”) entered into an agreement for the implementation of portions of the Plan, including the Public Improvements (the “Redevelopment Agreement”); and

WHEREAS, the Redevelopment Agreement was amended on December 3, 2007, on March 11, 2009, on March 10, 2010, on July 12, 2011, on June 13, 2012, on October 9, 2013, on May 14, 2014, on September 16, 2014, on February 27, 2018, on April 26, 2020 and on September 28, 2020; and

WHEREAS, Section 14 of the Redevelopment Agreement provides that upon the completion of the Public Improvements or portions thereof, the Redeveloper shall submit a report certifying that the Public Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, the Redeveloper has submitted documentation pursuant to Section 14 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial Completion with respect to portions of Public Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant’s Report prepared by Ralph C. Johnson & Company, P.C. on February 9, 2021 (the “Cost Certifier Report,”), has investigated whether the Redeveloper has completed such portions of the Public Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff’s investigation, they concluded that the portions of the Public Improvements contemplated to date were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to the Redeveloper a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to MD Management a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit A, attached hereto, which shall certify that the Redeveloper has completed a portion of the Public Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of the Commission’s approval thereof.

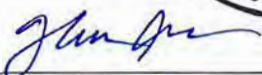
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of March, 2021.

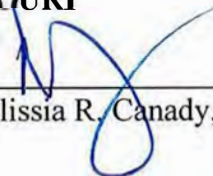


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 3-3-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE #4 IN CONNECTION WITH THE IMPLEMENTATION OF PUBLIC IMPROVEMENT 4B (OLD TIFFANY SPRINGS ROAD IMPROVEMENTS) AS CONTEMPLATED BY THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN

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

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

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

WHEREAS, the Plan provides for the design and construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the construction of improvements to an overpass on Old Tiffany Springs Road, beginning 500 linear feet east of Congress and continuing to Skyview (the “Old Tiffany Springs Road Improvements”); and

WHEREAS, on June 19, 2018, the Commission and the City entered into an agreement for the implementation of the Old Tiffany Springs Road Improvements (the “Redevelopment Agreement”); and

WHEREAS, Section 11 of the Redevelopment Agreement provides that upon the completion of the Old Tiffany Springs Road Improvements or portions thereof, the Redeveloper shall submit documentation certifying that the Old Tiffany Springs Road Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, the City has submitted documentation, pursuant to Section 11 of the Redevelopment Agreement, and requested that the Commission issue a Certificate of Partial Completion with respect to portions of the Old Tiffany Springs Road Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant’s Report prepared by Ralph C. Johnson & Company, P.C. on December 10, 2020 (the “Cost Certifier Report”), has investigated whether the City has completed such portions of the Old Tiffany Springs Road Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff’s investigation, they concluded that the portions of the Old Tiffany Springs Road Improvements completed to date were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to the City a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to the City (the “City”) a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit A, attached hereto, which shall certify that the City has completed a portion of the Old Tiffany Springs Road Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of the Commission’s approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of March, 2021.



ATTEST:

Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI

By: Alissia R. Canady, Chair

RESOLUTION NO. 3-4-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE #8 IN CONNECTION WITH THE IMPLEMENTATION OF PUBLIC IMPROVEMENT 17 (LINE CREEK PARKWAY), AS CONTEMPLATED BY THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN.

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

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

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

WHEREAS, the Plan provides for the design and the construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the construction of portions of Line Creek Parkway (the “Line Creek Parkway Improvements”); and

WHEREAS, on March 30, 2006, the Commission and MD Management, Inc. (“MD Management”), entered into an agreement for the implementation of portions of the Plan, including the Line Creek Parkway Improvements (the “Redevelopment Agreement”); and

WHEREAS, the Redevelopment Agreement was amended on December 3, 2007, on March 11, 2009, on March 10, 2010, on July 12, 2011, on June 13, 2012, on October 9, 2013, on May 14, 2014, on September 16, 2014, on February 27, 2018, on April 26, 2020 and on September 28, 2020; and

WHEREAS, Section 14 of the Redevelopment Agreement provides that upon the completion of the Line Creek Parkway Improvements, or portions thereof, the Redeveloper shall submit a report certifying that the Line Creek Parkway Improvements, or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, MD Management has submitted documentation pursuant to Section 14 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial

Completion with respect to portions of the Line Creek Parkway Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant's Report prepared by Ralph C. Johnson & Company, P.C. on February 9, 2021 (the "Cost Certifier Report"), has investigated whether MD Management has completed such portions of the Line Creek Parkway Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff's investigation, they concluded that the portions of the Line Creek Parkway Improvements completed to date were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to MD Management a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to MD Management a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit A, attached hereto, which shall certify that MD Management has completed a portion of the Line Creek Parkway Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of March, 2021.



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

By:  _____
Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 3-5-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A TWELFTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN MD MANAGEMENT, INC. AND THE COMMISSION REGARDING THE DESIGN AND CONSTRUCTION OF CERTAIN ROAD AND PUBLIC INFRASTRUCTURE IMPROVEMENTS CONTEMPLATED BY THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN

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

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

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

WHEREAS, the Plan provides for the design and the construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the design and construction of Line Creek Parkway between the current terminus of Line Creek Parkway at Old Tiffany Springs Road to the proposed entrance of the Platte County R-III School District complex (the “Line Creek Improvements”); and

WHEREAS, on March 30, 2006, the Commission and MD Management, Inc. entered into an agreement for the implementation of portions of the Plan, including the Line Creek Improvements (the “Redevelopment Agreement”); and

WHEREAS, the Redevelopment Agreement was amended on December 3, 2007, on March 11, 2009, on March 10, 2010, on July 12, 2011, on June 13, 2012, on October 9, 2013, on May 14, 2014, on September 16, 2014, on February 27, 2018, on April 26, 2020 and on September 28, 2020; and

WHEREAS, MD Management, Inc. desires to enter into a Twelfth Amendment to the Redevelopment Agreement to extend the date for the completion of the Line Creek Improvements to June 30, 2021.

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

Section 1. Authorization and Approval of the Twelfth Amendment to the Redevelopment Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Twelfth Amendment to the Redevelopment Agreement with MD Management, Inc., in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair or Vice Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of March, 2021.



ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 3-6-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Platte Purchase Development	MD Management, Inc.	\$830,240.51	None	\$830,240.51	Bond Draw
Platte Purchase Development	Olsson	\$35,728.72	None	\$35,728.72	Bond Draw

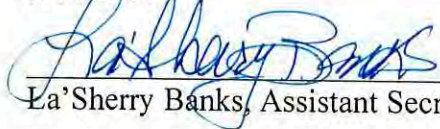
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte-Clay County/Platte RIII and authorizes and directs the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 9th day of March 2020.



Heather A. Brown, Executive Director

ATTEST:



La'Sherry Banks, Assistant Secretary



RESOLUTION NO. 3-7-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE #7 IN CONNECTION WITH THE IMPLEMENTATION OF PUBLIC IMPROVEMENTS 3/4/7A/10 AS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN

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

WHEREAS, on July 28, 2016, the Council, by way of Ordinance No. 160415, approved the Platte Purchase Development Plan and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Platte Purchase Development Plan has been subsequently amended from time to time by the Council (collectively, the “Plan”); and

WHEREAS, the Plan provides for the design and construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the street improvements, traffic signalization, trails, sanity sewer lines and related improvements to support commercial development within the Redevelopment Area, (the “Public Improvements”); and

WHEREAS, on July 21, 2016, the Commission and MD Management, Inc. (“MD Management”) entered into an agreement for the implementation of the Public Improvements (the “Redevelopment Agreement”); and

WHEREAS, Section 19 of the Redevelopment Agreement provides that upon the completion of the Public Improvements or portions thereof, MD Management shall submit documentation certifying that the Public Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, MD Management has submitted documentation pursuant to Section 19 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial Completion with respect to portions of the Public Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant’s Report prepared by Ralph C. Johnson & Company, P.C. on February

9, 2021 (the "Cost Certifier Report"), has investigated whether the Redeveloper has completed such portions of the Public Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff's investigation, they concluded that the portions of the Public Improvements completed to date were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to MD Management a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to MD Management a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit A, attached hereto, which shall certify that MD Management has completed a portion of the Public Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

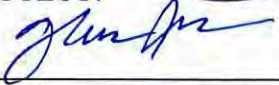
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of March, 2021.



ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 3-8-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE SUPPLEMENTAL COST SHARE AGREEMENT BETWEEN THE COMMISSION AND THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION MISSOURI FOR THE FINANCING OF CERTAIN IMPROVEMENTS TO THE ROUTE 152 AND N PLATTE PURCHASE DRIVE INTERCHANGE, PURSUANT TO THE PLATTE PURCHASE DEVELOPMENT PLAN

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

WHEREAS, the Council, on July 28, 2016, passed Ordinance No. 160415 approving the Platte Purchase Development Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time; and

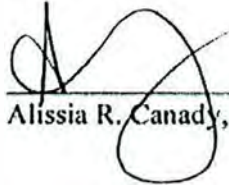
WHEREAS, the Plan provides, among other things, for certain public infrastructure improvements within and adjacent to the Redevelopment Area, including the reconstruction of the Route 152 and N. Platte Purchase Drive Interchange from a standard diamond interchange to a diverging diamond interchange (the “Interchange”); and

WHEREAS, the City submitted an application to the Missouri Cost Share Committee to receive support in funding the costs of the Interchange and in December 2019, the Missouri Cost Share Committee approved an application submitted by the City and agreed to fund 48% (approximately \$3.1 Million) of the estimated costs related to the design and construction of the Interchange; and

WHEREAS, at the request of the City and upon the recommendation of the Platte Purchase Advisory Committee, the Commission entered into a Cost Share Agreement with the Missouri Highways and Transportation Commission (“MODOT”), which provides that (1) MODOT shall pay for 48% (approximately \$3.2 Million) of the estimated costs related to the design and construction of the Interchange and (2) the Commission shall fund 52% (approximately \$3.4 Million) toward the costs of the Interchange, of which the Commission shall utilize approximately \$1.7 Million of the proceeds of Improvement Revenue Bonds (Platte Purchase Project A) Series 2019 in the original principal amount of \$19,500,000 (the “Platte Purchase Bonds”) that were issued by the Industrial Development Authority of the City of Kansas City, Missouri with the remaining amount to be funded by the City, including all cost

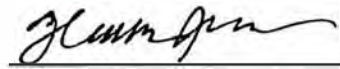
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of March, 2021.

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



Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 3-9-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE #3 IN CONNECTION WITH THE IMPLEMENTATION OF PROJECT AREAS 1-5 OF THE METRO NORTH CROSSING TAX INCREMENT FINANCING PLAN

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

WHEREAS, on December 10, 2015, the Council, by way of Ordinance No. 151011, approved the Metro North Crossing Tax Increment Financing Plan and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Metro North Crossing Tax Increment Financing Plan has been subsequently amended from time to time by the Council (collectively, the “Plan”); and

WHEREAS, the Plan provides for (1) the demolition of approximately 896,874 square feet of the existing Metro North Mall, with approximately 224,000 square feet of existing retail space to remain with some façade and parking improvements, (2) the construction of approximately 906,975 square feet of new construction that will provide for retail, office, multi-family residential and hotel uses and (3) the implementation of a number public infrastructure improvements, including streetscape, signage, signaling sidewalks and curbs and other related public infrastructure improvements (collectively, the “Plan Improvements”); and

WHEREAS, on May 19, 2016, the Commission and Metro North Crossing, LLC (the “Redeveloper”) entered into an agreement for the implementation of the Plan Improvements, which was amended on November 14, 2018 and April 16, 2020 (the “Redevelopment Agreement”); and

WHEREAS, Section 20 of the Redevelopment Agreement provides that upon the completion of Plan Improvements or portions thereof, the Redeveloper shall submit documentation certifying that the Plan Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, the Redeveloper has submitted documentation pursuant to Section 20 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial Completion with respect to portions of the Plan Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant’s Report prepared by Miller Haviland Ketter, P.C on January 9, 2021 (the “Cost Certifier Report”), has investigated whether the Redeveloper has completed such portions of the Plan Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff’s investigation, they concluded that portions of the Plan Improvements contemplated to date were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to the Redeveloper a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to Metro North Crossing, LLC (the “Redeveloper”) a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit A, attached hereto, which shall certify that the Redeveloper has completed a portion of the Plan Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of the Commission’s approval thereof.

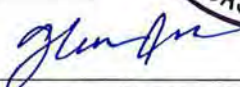
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of March, 2021.




ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 3-10-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI ACKNOWLEDGING THE EXPIRATION OF PROJECTS F, L, AND M IDENTIFIED BY THE SHOAL CREEK PARKWAY TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, a plan for redevelopment known as the Shoal Creek Parkway Tax Increment Financing Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on November 10, 1994, by Ordinance No. 941443, which has been subsequently amended; and

WHEREAS, the Plan contemplates the implementation of certain improvements within and adjacent to certain Redevelopment Project Areas described by the Plan; and

WHEREAS, the City Council, by the passage of Ordinances No's 941449, 971311, and 971312 approved Redevelopment Projects F, L, and M of the Plan, designated redevelopment project areas described by Redevelopment Projects F, L, and M (the "Redevelopment Project Area") and authorized tax increment allocation financing within such Redevelopment Project Area; and

WHEREAS, the Commission acknowledges that the 23-year period for the authorization of tax increment allocation financing within the Redevelopment Project Area F, L, and M has expired; and

WHEREAS, the Commission desires to recommend that the City Council do the following: acknowledge that the 23-year statutory period for the capture of tax increment allocation financing within the Redevelopment Project Area described by the Plan and by Ordinances No's 941449, 971311, and 971312 has expired, and pass an ordinance terminating the designation of Projects F, L, and M.

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

1. **Acknowledgement and Recommendations.** The Commission hereby recommends that the City Council do the following: acknowledge that the 23-year statutory period for the capture of tax increment allocation financing within Redevelopment Project Areas F, L, and M described by the Shoal Creek Parkway Tax Increment Financing Plan and by Ordinances No's 941443, 941449, 971311, and 971312 has expired, and pass an ordinance dissolving the special allocation fund established in connection with the Shoal Creek Parkway

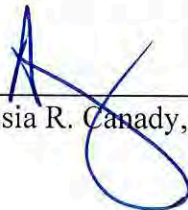
Area, terminating the designation of Shoal Creek Parkway and directing the Commission to remit all remaining funds (if any) within the special allocation fund established in connection with the Redevelopment Project Area to the taxing districts located wholly or partially within the Redevelopment Project Area in the same manner and proportion as the most recent distribution by the Jackson County Collector to the affected taxing districts of real property taxes from real property located within the Redevelopment Project Area.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of March, 2021.

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

By:  _____
Alissia R. Canady, Chair

ATTEST:


Heather A. Brown, Secretary

La'Sherry Banks Assistant Secretary

RESOLUTION NO. 3-11-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Antioch Crossing	Northland Neighborhoods	\$992.50	None	\$992.50	
Parvin Road	Hunt Midwest Real Estate	\$32,969.00	None	\$32,969.00	
North Oak	Northland Neighborhoods	\$11,500.00	None	\$11,500.00	Bond Request #51
North Oak	Northland Neighborhoods	\$11,500.00	None	\$11,500.00	Bond Request #52
North Oak	Northland Neighborhoods	\$10,306.88	None	\$10,306.88	Bond Request #53

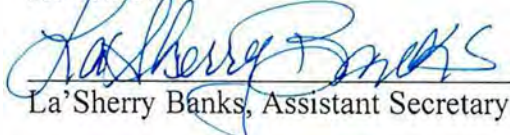
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC and authorizes and directs the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 9th day of March 2021.



Stephen A. Brown, Executive Director

ATTEST:



La'Sherry Banks, Assistant Secretary



RESOLUTION NO. 3-12-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE #6 IN CONNECTION WITH THE IMPLEMENTATION OF PROJECT AREAS 1-4 OF THE PARVIN ROAD TAX INCREMENT FINANCING PLAN

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

WHEREAS, on December 14, 2000, the Council, by way of Ordinance No. 001638, approved the Parvin Road Tax Increment Financing Plan and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

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

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

WHEREAS, on June 8, 2013, the Commission and Hunt Midwest Real Estate Development, Inc. (“Hunt Midwest”) entered into an agreement for the implementation of the Plan Improvements, which was amended on March 16, 2018 (the “Redevelopment Agreement”); and

WHEREAS, Section 19 of the Redevelopment Agreement provides that upon the completion of Plan Improvements or portions thereof, Hunt Midwest shall submit documentation certifying that the Plan Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, Hunt Midwest has submitted documentation pursuant to Section 19 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial Completion with respect to portions of the Plan Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant’s Report prepared by Novak Birks, P.C. on January 29, 2021 (the “Cost Certifier Report”), has investigated whether Hunt Midwest has completed such portions of the Plan Improvements referenced in such documentation submitted to the Commission, including

confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff's investigation, they concluded that the portions of the Plan Improvements completed to date were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to Hunt Midwest a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to Hunt Midwest a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit A, attached hereto, which shall certify that the City has completed a portion of the Plan Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

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


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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of March, 2021.



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

By: 
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown, Secretary

RESOLUTION NO. 3-13-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A JOINT REDEVELOPMENT AGREEMENT WITH OZ DEVELOPMENT, LLC, AND THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI, IN CONNECTION WITH THE OVERLOOK TAX INCREMENT FINANCING PLAN AND THE OFFICES AT OVERLOOK PIEA GENERAL DEVELOPMENT PLAN

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

WHEREAS, on December 3, 2020, the City Council of the City of Kansas City, Missouri (the “City”), by Ordinance No. 200942, approved the Overlook Tax Increment Financing Plan, (the “TIF Plan”) and designated the area described therein as a redevelopment area (the TIF “Redevelopment Area”); and

WHEREAS, the TIF Plan provides for the construction of up to 60,000 square feet of new office building and 185 surface parking spaces, along with interior driveways, and potentially a health fitness trail and public plaza areas associated with the building (the “Project Improvements”), together with the construction or reconstruction of such other public infrastructure improvements such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, structured parking facilities, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”); and

WHEREAS, the proposed redevelopment area described by the TIF Plan is generally bounded by Swope Parkway on the north, 49th Street on the south, Chestnut Avenue on the west, and College Avenue on the east, all in Jackson County, Kansas City, Missouri (the “Redevelopment Area”); and

WHEREAS, the TIF Plan further provides that the estimated reimbursable Redevelopment Project Costs related to the implementation of the Project Improvements are approximately \$23,283,520, which include (1) approximately \$2,995,838 of Economic Activity Taxes and (2) (a) approximately \$2,995,838 of Additional City EATs, (b) approximately \$150,000 sales tax approved and allocated by the Public Improvements Advisory Committee (PIAC) and (c) approximately \$5,000,000 in sales tax recommended by the Central City Economic Development Board (collectively, the City’s Additional Tax Contributions”); and

WHEREAS, on October 13, 2020, the Commission, by Resolution No. 10-20-20, approved a Tax Contribution Agreement among the Commission, City of Kansas City, Missouri and Oz Development, LLC, which provides that the City, subject to the terms and conditions of the Tax Contribution Agreement, shall contribute the City's Additional Tax Contributions in an amount up to approximately \$8,145,838, which shall be used by the Commission to reimburse Redevelopment Project Costs that have been certified by the Commission in accordance with the Redevelopment Agreement between the Commission and Oz Development, LLC; and

WHEREAS, the Tax Contribution Agreement has not been executed; and

WHEREAS, the City now desires to incorporate certain conditions to and procedures for the disbursement of the Additional Tax Contributions that are not set forth in the version of the Tax Contribution Agreement approved by Resolution No. 10-20-20.

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

Section 1. Authorization and Approval of the Tax Contribution and Disbursement Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Tax Contribution and Disbursement Agreement with Oz Development, LLC, the City of Kansas City, Missouri and Novak Birks in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as Exhibit A, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof and such Tax Contribution and Disbursement Agreement shall replace the Tax Contribution Agreement approved by Resolution No.10-20-20.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of March, 2021.

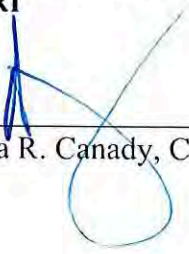


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 3-14-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A JOINT REDEVELOPMENT AGREEMENT WITH OZ DEVELOPMENT, LLC, AND THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI, IN CONNECTION WITH THE OVERLOOK TAX INCREMENT FINANCING PLAN AND THE OFFICES AT OVERLOOK PIEA GENERAL DEVELOPMENT PLAN

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

WHEREAS, on December 3, 2020, the Council of the City, by Ordinance No. 200942, approved the Overlook Tax Increment Financing Plan, (the "TIF Plan") and designated the area described therein as a redevelopment area (the TIF "Redevelopment Area"); and

WHEREAS, on December 3, 2020, the City Council, by Ordinance No. 200990, made all requisite findings for compliance with Section 100.300-100.620, RSMo., approved the Overlook PIEA General Development Plan (the "PIEA Plan") and determined that area described therein (the "PIEA Area") to be blighted and in need of industrial development as defined in Section 100.310, RSMo and as contemplated by the PIEA Plan; and

WHEREAS, each of the TIF Plan and the PIEA Plan provides for the construction of up to 60,000 square feet of new office building and 185 surface parking spaces, along with interior driveways, and potentially a health fitness trail and public plaza areas associated with the building (the "Project Improvements"), together with the construction or reconstruction of such other public infrastructure improvements such as signage, signaling, sidewalks, storm drainage facilities, utility relocation and upgrades, structured parking facilities, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the "Public Improvements"); and

WHEREAS, on October 13, 2020, the Commission, pursuant to Resolution No.10-19-20, approved a form of a redevelopment agreement (the "TIF Redevelopment Agreement") with Oz Development, LLC (the "Redeveloper"), which provides, in part, for the Redeveloper to implement the Project Improvements and Public Improvements and for the Commission, subject to the terms and conditions of the terms and conditions of the TIF Redevelopment Agreement, to reimburse the Redeveloper for certain costs related thereto in an amount not to exceed \$11,141,676 from Economic Activity Taxes, Payments in Lieu of Taxes, PIAC Sales Taxes and Central City Sales tax on deposit in the Special Allocation Fund in connection with the Redevelopment Projects described by the TIF Plan (collectively, the TIF Plan Incentives"); and

WHEREAS, on December 17, 2020, the Planned Industrial Expansion Authority of Kansas City, Missouri (“PIEA”), approved a form of a Redevelopment Agreement (the “PIEA Redevelopment Agreement”) with the Redeveloper, which provides, in part, for the Redeveloper to implement the Project Improvements and Public Improvements and for PIEA, subject to the terms and conditions of the PIEA Redevelopment Agreement, (1)(A) to deliver to the Redeveloper a real property tax exemption certificate and (B) to issue industrial revenue bonds (“IRBs”) to finance costs of the Project Improvements and Public Improvements for the purposes of obtaining an exemption from state and local sales tax on construction material costs of the Project Improvements and Public Improvements and (2) to grant the Redevelopment Project Area twenty-five (25) year ad valorem tax abatement (collectively, the “PIEA Plan Incentives”); and

WHEREAS, because each of the TIF Plan and the PIEA Plan provide for the implementation of the Project Improvements and Public Improvements, the Redeveloper desires to enter into a single Redevelopment Agreement with the Commission and PIEA (the “Joint Redevelopment Agreement”), which shall provide that (1) the Redeveloper shall implement the Project and Public Improvements described by each of the TIF Plan and PIEA Plan and (2) the Commission, subject to the terms and conditions of a Joint Redevelopment, to provide the Redeveloper with the TIF Plan Incentives and (3) PIEA, subject to the terms and conditions of a Joint Redevelopment, to provide the Redeveloper with the PIEA Plan Incentives.

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

Section 1. Authorization and Approval of the Joint Redevelopment Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Joint Redevelopment Agreement with Oz Development, LLC and the Planned Industrial Expansion Authority of Kansas City, Missouri, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as Exhibit A, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of the Commission’s approval thereof and such Joint Redevelopment Agreement shall replace the Redevelopment Agreement approved by Resolution No. 10-19-20.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of March 2021.



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

By: _____

Alissia R. Canady, Chair

ATTEST:

Heather A. Brown, Secretary

RESOLUTION NO. 3-15-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO APPROVE AN ACKNOWLEDGEMENT TO AN AMENDED AND RESTATED ABSOLUTE ASSIGNMENT OF TAX INCREMENT REVENUES AND ADDITIONAL CITY EATS BETWEEN LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC AND UMB BANK, N.A. IN CONNECTION WITH THE LINWOOD SHOPPING CENTER TAX INCREMENT FINANCING PLAN

WHEREAS, on May 16, 2016, the Commission, by Resolution No. 5-27-16, approved the Linwood Shopping Center Tax Increment Financing Plan (the “Plan”) and recommended the Plan to the City Council of Kansas City, Missouri (the “Council”); and

WHEREAS, on June 16, 2016, the Council adopted Ordinance No. 160448, approving the Plan, pursuant to the authority granted the Council by the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the “Act”); and

WHEREAS, the Plan has been amended from time by the City Council’s passage of a series of ordinances; and

WHEREAS, the Plan, as amended, provides, in part, for the demolition of certain structures and the construction and renovation of approximately 65,450 square feet of retail space and related infrastructure improvements, including parking and landscaping improvement (the “Project Improvements and Public Improvements”), along with certain blight remediation activities located within the portion of the Redevelopment Area that is south of 31st Street, north of Linwood Boulevard, west of Prospect, and east of Olive Street (“Blight Remediation”); and

WHEREAS, the Redeveloper entered into a Loan Agreement and two separate promissory notes in the aggregate principal amount of \$4,000,000 with UMB Bank, N.A. (the “Loan Documents”) for the purpose of initially funding Redevelopment Project Costs related to the Project and Public Improvements and the Blight Remediation. UMB Bank has required, as a condition of the consummation of the Loan Documents, that the Redeveloper absolutely assign to UMB Bank (and grant to UMB Bank a security interest in) all of the Redeveloper’s right, title and interest in and to certain PILOTS and EATS generated within Project Area 4 of the Plan, as amended (the “Tax Increment Revenue”) and such additional earnings taxes, utility taxes and the capital improvements portion of sales taxes generated by Project Area 4 of the Plan, as amended, which are not subject to capture, in accordance with the TIF Act, and that would otherwise be deposited into the City’s general fund (the “Additional City EATS”); and

WHEREAS, on September 26, 2019, UMB Bank and the Redeveloper entered into an Absolute Assignment of Tax Increment Payments, which obligates the Redeveloper (i) to grant UMB Bank the right to receive and control such Tax Increment Revenue and Additional City EATs that the Redeveloper is entitled to receive under the Redevelopment Agreement, in an amount up to the Redeveloper’s obligations under the Loan Documents, upon disbursement of such Tax Increment Revenue and Additional City EATs by the Commission; (ii) to execute and deliver a copy of an Absolute Assignment of Tax Increment Payments; (iii) to take such steps as

may be reasonably necessary to evidence and perfect the assignment of (and first priority security interest in) such Tax Increment Revenue and Additional City EATs to UMB Bank in applicable public records and any other means necessary; and (iv) direct the Commission to forward all Tax Increment Revenue and Additional City EATs to UMB Bank for application to the Redeveloper's obligations under the Loan Documents; and

WHEREAS, the Redeveloper and UMB Bank desire to enter into a Loan Modification Agreement to amend the Loan Documents to provide, in part, that the aggregate amount of the Loan shall increase by \$351,000.00 to an aggregate amount of \$4,351,000.00; and

WHEREAS, in connection with the Loan Modification Agreement, UMB Bank has required that the Redeveloper: (i) grant Lender a security interest in and to the right to receive and control such Tax Increment Revenue and Additional City EATs that Borrower is entitled to receive under the TIF Agreement and Tax Contribution and Disbursement Agreement in an amount up to the Redeveloper's obligations under the Loan Documents, as modified by the Loan Modification Agreement, upon disbursement of such Tax Increment Revenue and Additional EATs by the Commission; (ii) execute and deliver a copy of an Amended and Restated Absolute Assignment of Tax Increment Payments to the TIF Commission; (iii) take such steps as may be necessary to evidence and perfect the assignment of (and first priority security interest in) such Tax Increment Revenue and Additional City EATs to Lender in applicable public records and any other means necessary; and (iv) direct the Commission to forward all Tax Increment Revenue and Additional City EATs to Lender pursuant to the terms of the Amended and Restated Absolute Assignment of Tax Increment Payments; and

WHEREAS, the Redeveloper and UMB Bank have requested that the Commission acknowledge the Amended and Restated Absolute Assignment of Tax Increment Revenue and Additional City EATs and pay those funds to an account established by UMB Bank.

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

Section 1. Authorization and Approval of the form of the Amended and Restated Absolute Assignment Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, upon receipt of the fully-executed Amended and Restated Absolute Assignment of Tax Increment Payments, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, to execute and deliver to Linwood Shopping Center Redevelopment Company and UMB Bank, N.A., the Acknowledgement attached to such Amended and Restated Absolute Assignment of Tax Increment Payments (as each is defined in the recitals), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

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

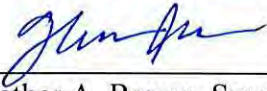
Section 3. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of March, 2021.

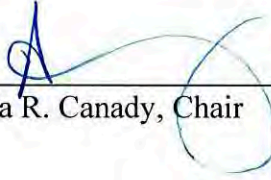


**TAX INCREMENT FINANCING
COMMISSION OF KANSAS CITY, MISSOURI**

ATTEST:



Heather A. Brown, Secretary

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 3-16-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CERTIFICATION FOR JACKSON COUNTY/HICKMAN MILLS, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Bannister & I435	Cerner Property Development, Inc.	\$110,819,106	None	\$49,179,982	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/Hickman Mills and authorizes and directs the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 9th day of March 2021.



Heather A. Brown, Executive Director

ATTEST:



La'Sherry Banks, Assistant Secretary



RESOLUTION NO. 4-1-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
KCI	MD Management, Inc.	\$56,507.43	None	\$56,507.43	\$1,949.21	\$54,558.22

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte County/Platte RIII-Park Hill and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 13th day of April, 2021.



Heather A. Brown, Executive Director

ATTEST:

La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 4-2-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following certificates were certified:

TIF Plan	Issued To	Certified Through	Project No.	Certificate No.
KCI Corridor	MD Management, Inc.	4/13/21	17	9

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the certificate consent agenda for Platte County/Platte RIII-Park Hill and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 13th day of April, 2021.



ATTEST:

La' Sherry Banks
La' Sherry Banks, Assistant Secretary

Heather A. Brown, Executive Director

RESOLUTION NO. 4-3-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
Platte Purchase	MD Management, Inc.	\$68,629.80	None	\$68,629.80	\$10,056.41	\$58,573.39
Platte Purchase	Olsson	\$201,378.36	None	\$201,378.36		Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte-Clay County/Platte RIII and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 13th day of April, 2021.



Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 4-4-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE FOR MD MANAGEMENT, INC. IN CONNECTION WITH THE PARTIAL COMPLETION OF PUBLIC IMPROVEMENTS 3/4/7A/10, NW, TSR, M1552 & N. PLATTE PURCHASE EXCHANGE, N. PLATTE PURCHASE, LINE CREEK PARKWAY, SANITARY SEWER WITHIN THE PLATTE PURCHASE DEVELOPMENT PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 as amended (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1981; by Ordinance No. 100089, as amended, passed on January 28, 2010; by Ordinance No. 130986, passed on December 19, 2013; and by Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, on July 28, 2016, the City Council passed Ordinance No. 160415 approving the Platte Purchase Development Plan (the "Plan"); and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Platte Purchase Development Plan has been subsequently amended from time to time by the Council (collectively, the "Plan"); and

WHEREAS, the Plan provides for the design and construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the street improvements, traffic signalization, trails, sanitary sewer lines and related improvements to support commercial development within the Redevelopment Area, (the "Public Improvements"); and

WHEREAS, on July 28, 2016, the City Council passed Ordinance 160415 approving Project 3/4/7A/10, NW, TSR, M1552 & N. Platte Purchase Exchange, N. Platte Purchase, Line Creek Parkway, Sanitary Sewer of the Plan; and

WHEREAS, on July 21, 2016, the Commission and MD Management, Inc. (the "Developer") entered into an Agreement (the "Redevelopment Agreement") for the implementation of public improvements, as described in the Plan; and

WHEREAS, Section 19 of the Redevelopment Agreement provides that upon the completion of the Public Improvements or portions thereof, MD Management shall submit documentation certifying that the Public Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, MD Management has submitted documentation pursuant to Section 19 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial Completion with respect to portions of the Public Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant's Report prepared by Ralph C. Johnson & Company, P.C. on February 9, 2021 (the "Cost Certifier Report"), has investigated whether the Redeveloper has completed such portions of

the Public Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff's investigation, they concluded that the portions of the Public Improvements completed to date were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to MD Management a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to MD Management a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit A, attached hereto, which shall certify that MD Management has completed a portion of the Public Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit ___), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of April 2021.



ATTEST:



Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 4-5-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FUNDING AGREEMENT WITH CITY OF KANSAS CITY, MISSOURI AND STAR DEVELOPMENT CORP. FOR THE FUNDING OF THE INSTALLATION OF TRAFFIC SIGNALS AT THE INTERSECTION OF NE 108TH STREET AND NE COOKINGHAM DRIVE, PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, pursuant to the Act, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides, among other things, for the design and construction of roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the installation of traffic signals at the intersection of NE 108th Street and NE Cookingham Drive (the "Traffic Signal Installation Project"); and

WHEREAS, the City intends to enter into a Cost Share Agreement (the "Cost Share Agreement") with the Missouri Highways and Transportation ("MODOT"), which shall provide that the City shall contribute approximately One Hundred One Thousand Dollars (\$101,000) (the "Local Portion") and MODOT shall contribute approximately One Hundred One Thousand Dollars (the "MODOT Portion") toward the cost of the Traffic Signal Installation Project; and

WHEREAS, the City has requested that the Commission contribute \$72,500 (the "Commission's Contribution") to the City for the purpose of paying a portion of the City's Local Portion under the Cost Share Agreement and the City has requested that Star Development Corp. contribute \$28,500 ("Star's Contribution") to the City for the purpose of paying a portion of the City's Local Portion under the Cost Share Agreement; and

WHEREAS, the Commission desires to enter into a Funding Agreement with the City and Star Development Corp., which shall provide, in part, that the Commission shall contribute the Commission's Contribution to City and that Star Development Corp shall contribute Star's

Contribution to the City and, upon the City's receipt of the Commission's Contribution and Star's Contribution, the City shall deposit such amounts into separate segregated account, which shall be utilized to pay the Local Portion of the Redevelopment Project Costs, as required by the Cost Share Agreement; and

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

Section 1. Authorization and Approval of the Funding Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Funding Agreement with the City of Kansas City, Missouri and Star Development Corp., in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair or Vice Chair, and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of April, 2021.



ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 4-6-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road	Hunt Midwest Real Estate	\$351,536.00	None	\$351,536.00	
North Oak	Northland Neighborhoods	\$11,500.00	None	\$11,500.00	Bond Draw
North Oak	Northland Neighborhoods	\$9,441.50	None	\$9,441.50	Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 13th day of April, 2021



Heather A Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 4-7-21

RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE GOVERNANCE FINANCE AND AUDIT COMMITTEE AND APPROVING AN ANNUAL BUDGET FOR FISCAL YEAR 2022

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "TIF Act"), and by Ordinance No. 54556 of the City Council (the "City Council") the City of Kansas City, Missouri (the "City") adopted on November 24, 1982, and amended by Ordinance No. 911076 adopted on August 29, 1991, by Ordinance No. 100089 adopted on January 28, 2010 and by Ordinance No. 130896 adopted on December 19, 2013 (the "City Ordinances"); and

WHEREAS, the City Council, pursuant to the City Ordinances, delegated certain duties and responsibilities to the Commission, including administering the implementation of various Tax Increment Financing Plans and Projects pursuant to the requirements and procedures set forth in the Act; and

WHEREAS, neither the TIF Act nor the City Ordinances require that the Commission approve an annual budget; and

WHEREAS, notwithstanding the foregoing recital, on April 5, 2021, the Governance, Finance and Audit Committee convened and recommended that the Commission, each year, approve an annual budget for the purpose of better understanding the anticipated revenue and expenses in comparison to historical revenue and expenses; and

WHEREAS, the Governance, Finance and Audit Committee approved a Fiscal Year 2022 Annual Budget and recommended that the Commission approve the same; and

WHEREAS, the Commission believes it to be best interest of the public to approve, each year, an annual budget and to approve the Fiscal Year 2022 Annual Budget, attached to this Resolution as Exhibit A; and

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

Section 1. Acceptance of the Governance Finance & Audit Committee Recommendations. The Commission hereby accepts the recommendation of the Finance, Governance and Audit Committee (1) to approve, each year, an annual Budget and (B) to approve the Fiscal Year 2022 Annual Budget presented to the Commission during this meeting and attached to this Resolution as Exhibit A, attached hereto.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of April, 2021.



ATTEST:

Heather A. Brown, Secretary

Alissia R. Canady, Chair

RESOLUTION NO. 4-8-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, APPROVING EXTENSION OF THE WHIP HOUSING PROGRAM FOR ONE YEAR RELATIVE TO THE WINCHESTER CENTER TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on December 19, 1991, the Council approved the Winchester Center Tax Increment Financing Plan by Ordinance No. 911435, and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, the Council, by Committee Substitute for Ordinance No. 130155, approved the Sixth Amendment the Plan (the "Sixth Amendment") which provides, inter alia, for the administration of the Winchester Housing Improvement Program ("WHIP"); and

WHEREAS, the Commission recommends extension of the Winchester Housing Program for one year.

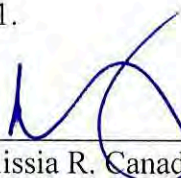
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approving extension of the Whip Housing Program for one year relative to the Winchester Center Tax Increment Financing Plan.

ADOPTED this 13th day of April, 2021.

ATTEST:



Heather A. Brown, Secretary



Alissia R. Canady, Chair

RESOLUTION NO. 4-9-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE TENTH AMENDMENT TO THE RIVER MARKET TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991, Ordinance No. 100089 on January 28, 2010, Ordinance No. 130986 on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015; and

WHEREAS, as plan for redevelopment known as the River Market Tax Increment Financing Plan (the “Plan”) for an area designated therein as a redevelopment area (the “Redevelopment Area”) was approved by the City Council on December 16, 1999, by Ordinance No. 991556; and

WHEREAS, the Plan has been amended by the City Council from time to time by the passage of several ordinances; and

WHEREAS, the Tenth Amendment to the Plan has been presented to the Commission for consideration; and

WHEREAS, on April 13, 2021, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 10:10 a.m. to consider the Tenth Amendment to the Plan; and

WHEREAS, the Tenth Amendment provides, upon the provision for payment of all reimbursable redevelopment project costs identified by the Plan and approved for payment by the Commission, including costs and expenses incurred by the Commission, that the remaining amounts in the Special Allocation Funds established in connection with Redevelopment Project Areas 1-17 (the “Special Allocation Funds”) shall be declared surplus and shall be remitted to the affected taxing districts in accordance with the Act and, upon the actual payment of such reimbursable project costs identified by the Plan, including costs and expenses incurred by the Commission, the City shall proceed with (1) the termination of the designation of Redevelopment Project Areas 1-17, (2) the declaration as surplus of all amounts remaining in the Special Allocation Funds and distribution of such amounts to the affected taxing districts in accordance with the Real Property Tax Increment Allocation Act and (3) the dissolution of such Special Allocation Funds; and

WHEREAS, Chairwoman Canady opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

WHEREAS, the Commission, upon hearing all public comments and staff's recommendation, deems it to be in the best interest of the City that the Tenth Amendment to the Plan be approved by the City Council.

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

1. The Tenth Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area is a Blighted Area, as defined in Section 99.805(5) of the Act.

2. The Tenth Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area 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 tax increment financing.

3. The Plan, as modified by the Tenth Amendment to the Plan, conforms with City's FOCUS Plan or comprehensive plan for redevelopment of the City.

4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Tenth Amendment, and located within the Redevelopment Area and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.

5. The Plan, as amended by the Tenth Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.

6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the Tenth Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.

7. The Plan, as amended by the Tenth Amendment, does not contemplate the relocation assistance for businesses and residences.

8. The Plan, as amended by the Tenth Amendment, does not include the initial development or redevelopment of any gambling establishment.

9. The Plan, as amended by the Tenth Amendment, does not alter the previous cost-benefit analysis presented to and accepted by the Commission, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan are not built and if they are built pursuant to the Plan and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.

10. The Commission does hereby approve the Tenth Amendment to the River Market Tax Increment Financing Plan.

11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the Tenth Amendment to the Plan and designate the redevelopment area described therein as a "Redevelopment Area" pursuant to the Act.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of April, 2021.



ATTEST:

Heather A. Brown, Secretary

Alissia R. Canady, Chair

RESOLUTION NO. 4-10-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Bond Draw Portion
Country Club Plaza	Kirkwood Realty Company, LLC	\$75,467.00	None	\$75,467.00	None
Linwood Shopping Center	Linwood Shopping Center Redevelopment Co.	\$214,829.00	\$73,760.00	\$141,069.00	\$141,069.00

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO and authorizes and directs the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 13th day of April 2021.



ATTEST:

La' Sherry Banks
La' Sherry Banks, Assistant Secretary

Heather A. Brown, Executive Director

RESOLUTION NO. 4-11-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING AN ASSIGNMENT AND ASSUMPTION AGREEMENT AMONG TRACKS 215 LLC, 22ND & WYANDOTTE, LLC AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF AN APPROXIMATELY 270 STALL PARKING FACILITY AND AN APARTMENT COMPLEX CONTAINING APPROXIMATELY 200 RESIDENTIAL UNITS WITHIN THE REDEVELOPMENT AREA DESIGNATED BY THE 22ND & MAIN TAX INCREMENT FINANCING PLAN

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

WHEREAS, the Council, on August 26, 1999, adopted Ordinance No. 980230 approving the 22nd & Main Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides for the rehabilitation of the Freighthouse Building, the rehabilitation and construction of commercial and residential uses, together with the construction of parking and appurtenances, as well as necessary utilities, street improvements and public infrastructure within the Redevelopment Area in accordance with the Plan; and

WHEREAS, the Twentieth Amendment to the Plan provides, among other things for the design and construction of an approximately 270-stall parking facility and an apartment complex containing approximately 200 residential units (collectively, the “District Wide Improvements”); and

WHEREAS, Tracks 215, LLC (“Tracks 215”) and the Commission entered into (1) a redevelopment agreement, dated February 10, 2021 (the “Tracks 215 Redevelopment Agreement”) governing implementation of the District Wide Improvements contemplated by Plan and the utilization of certain of the Plan’s economic activity taxes (“EATS”) and payments in lieu of taxes (“PILOTS”) (collectively, “TIF Revenue”) to reimburse certified and unpaid eligible Redevelopment Project Costs that Tracks 215 is entitled to receive pursuant to the Tracks 215 Redevelopment Agreement, and (2) a funding agreement, dated 4/13/2021 (the “Tracks 215 Funding Agreement”), governing the Commission’s administration of the Plan as it relates to the District Wide Improvements; and

WHEREAS, Tracks 215 desires to convey to 22nd & Wyandotte, LLC all of Tracks 215's rights, duties, interests and obligations under the Tracks 215 Redevelopment Agreement and the Tracks 215 Funding Agreement and 22nd & Wyandotte, LLC has agreed to assume and perform all of Tracks 215's rights, duties, interests and obligations under the Tracks 215 Redevelopment Agreement and the Tracks 215 Funding Agreement; and

WHEREAS, the Tracks 215 Redevelopment Agreement provides that there shall be no assignment of Tracks 215's rights under the Tracks 215 Redevelopment Agreement, except upon terms and conditions agreeable to the Commission; and

WHEREAS, Tracks 215 desires to enter into an Assignment and Assumption Agreement with the Commission and 22nd & Wyandotte, LLC, which shall provide for Tracks 215's assignment and 22nd & Wyandotte LLC's assumption of Tracks 215's rights, interest, duties and obligations under the Tracks 215 Redevelopment Agreement; provided however, such assignment is subject to (i) 22nd & Wyandotte, LLC entering into a separate or an amended redevelopment agreement with the Commission for the implementation of the District Wide Improvements and (ii) a Funding Agreement with the Commission to pay for all Commission costs and expenses related to the administration of the Plan, as it relates to the District Wide Improvements, if the Commission is without a source to pay such costs and expenses; and

WHEREAS, the Commission believes it is in the best interest of the public to enter into an Assignment and Assumption Agreement among the Commission, Tracks 215 and 22nd & Wyandotte, LLC, which shall provide for the Tracks 215's assignment and 22nd & Wyandotte, LLC's assumption of Tracks 215's rights, interest, duties and obligations under the Tracks 215 Redevelopment Agreement; provided however, such assignment is subject to 22nd & Wyandotte, LLC entering into (A) a separate or an amended redevelopment agreement with the Commission for the implementation of the District Wide Improvements, as amended by the 20th Amendment to the Plan and a (B) Funding Agreement with the Commission to pay for certain costs and expenses of the Commission for which the Commission does not have a source to pay; and

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

Section 1. Authorization and Approval of an Assignment and Assumption Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute an Assignment and Assumption Agreement among the Commission, Tracks 215, LLC and 22nd & Wyandotte, LLC, which shall contain the provisions described in the Recitals to this Resolution. The Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as **Exhibit A**, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.


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

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


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of April, 2021.



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

By: 

Alissia R. Canady, Chair

ATTEST:


Heather A. Brown, Secretary

RESOLUTION NO. 4-12-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A FUNDING AGREEMENT BETWEEN 22ND & WYANDOTTE, LLC AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF AN APPROXIMATELY 270 STALL PARKING FACILITY AND AN APARTMENT COMPLEX CONTAINING APPROXIMATELY 200 RESIDENTIAL UNITS WITHIN THE REDEVELOPMENT AREA DESIGNATED BY THE 22ND & MAIN TAX INCREMENT FINANCING PLAN

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

WHEREAS, the Council, on August 26, 1999, adopted Ordinance No. 980230 approving the 22nd & Main Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides for the rehabilitation of the Freighthouse Building, the rehabilitation and construction of commercial and residential uses, together with the construction of parking and appurtenances, as well as necessary utilities, street improvements and public infrastructure within the Redevelopment Area in accordance with the Plan; and

WHEREAS, the Twentieth Amendment to the Plan provides, among other things for the design and construction of an approximately 270-stall parking facility and an apartment complex containing approximately 200 residential units (collectively, the “District Wide Improvements”); and

WHEREAS, Tracks 215, LLC (“Tracks 215”) and the Commission entered into (1) a redevelopment agreement, dated February 10, 2021 (the “Tracks 215 Redevelopment Agreement”), governing implementation of the District Wide Improvements contemplated by Plan and the utilization of certain of the Plan’s economic activity taxes (“EATS”) and payments in lieu of taxes (“PILOTS”) (collectively, “TIF Revenue”) to reimburse certified and unpaid eligible Redevelopment Project Costs that Tracks 215 is entitled to receive pursuant to the Tracks 215 Redevelopment Agreement, and (2) a funding agreement, dated 4/13/2021 (the “Tracks 215 Funding Agreement”), governing the Commission’s administration of the Plan as it relates to the District Wide Improvements; and

WHEREAS, Tracks 215 desires to convey to 22nd & Wyandotte, LLC (“22nd & Wyandotte”) all of Tracks 215’s rights, duties, interests and obligations under the Tracks 215 Redevelopment Agreement and the Tracks 215 Funding Agreement and 22nd & Wyandotte has agreed to assume and perform all of Tracks 215’s rights, duties, interests and obligations under the Tracks 215 Redevelopment Agreement and the Tracks 215 Funding Agreement; and

WHEREAS, the Tracks 215 Redevelopment Agreement provides that there shall be no assignment of the Assignor's rights under the Tracks 215 Redevelopment Agreement, except upon terms and conditions agreeable to the Commission; and

WHEREAS, Tracks 215 desires to enter into an Assignment and Assumption Agreement with the Commission and 22nd & Wyandotte, which shall provide for Tracks 215’s assignment and 22nd & Wyandotte’s assumption of Tracks 215’s rights, interest, duties and obligations under the Tracks 215 Redevelopment Agreement; provided however, such assignment is subject to (i) 22nd & Wyandotte entering into a separate or an amended redevelopment agreement with the Commission for the implementation of the District Wide Improvements and (ii) a Funding Agreement with the Commission to pay for all Commission costs and expenses related to the administration of the Plan, as it relates to the District Wide Improvements, if the Commission is without a source to pay such costs and expenses; and

WHEREAS, one of the conditions to the proposed Assignment & Assumption Agreement is that 22nd & Wyandotte enter into a Funding Agreement with the Commission to pay for all Commission costs and expenses related to the administration of the Plan, as it relates to the District Wide Improvements, if the Commission is without a source to pay such costs and expenses; and

WHEREAS, attached to this is a Resolution is a Funding Agreement by and between the Commission and 22nd & Wyandotte, which contains the Commission’s most recent policies and procedures, including provisions that obligate 22nd & Wyandotte to pay all of the Commission’s costs and expenses in connection with (1) preparing and negotiating a redevelopment agreement and any and all agreements, instruments and certificates and take all action that may be necessary or reasonable to administer the implementation of the District Wide Improvements, including, but not limited to, the performance of its obligations under a funding agreement and a redevelopment agreement, and (2) reimbursing 22nd & Wyandotte for all eligible certified redevelopment project costs incurred by 22nd & Wyandotte permitted by Real Property Tax Increment Allocation Act and identified by the Plan (collectively, the TIF Commission Services”) for which the Commission does not have a source to pay; and

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

Section 1. Authorization and Approval of a Funding Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Funding Agreement between the Commission and 22nd & Wyandotte, LLC, which shall contain the provisions described in the Recitals to this Resolution. The Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as **Exhibit A**, except for such


modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

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

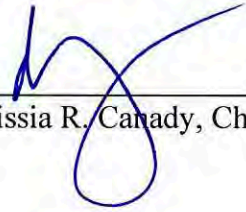
Section 3. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of April, 2021.



ATTEST:


Heather A. Brown, Secretary

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

Alissia R. Canady, Chair

RESOLUTION NO. 4-13-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A REDEVELOPMENT AGREEMENT BETWEEN 22ND & WYANDOTTE, LLC AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF AN APPROXIMATELY 270 STALL PARKING FACILITY AND AN APARTMENT COMPLEX CONTAINING APPROXIMATELY 200 RESIDENTIAL UNITS WITHIN THE REDEVELOPMENT AREA DESIGNATED BY THE 22ND & MAIN TAX INCREMENT FINANCING PLAN

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

WHEREAS, the Council, on August 26, 1999, adopted Ordinance No. 980230 approving the 22nd & Main Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides for the rehabilitation of the Freighthouse Building, the rehabilitation and construction of commercial and residential uses, together with the construction of parking and appurtenances, as well as necessary utilities, street improvements and public infrastructure within the Redevelopment Area in accordance with the Plan; and

WHEREAS, the Twentieth Amendment to the Plan provides, among other things for the design and construction of an approximately 270-stall parking facility and an apartment complex containing approximately 200 residential units (collectively, the "District Wide Improvements"); and

WHEREAS, Tracks 215, LLC ("Tracks 215") and the Commission entered into (1) a redevelopment agreement, dated February 10, 2021 (the "Tracks 215 Redevelopment Agreement") governing implementation of the District Wide Improvements contemplated by Plan and the utilization of certain of the Plan's economic activity taxes ("EATS") and payments in lieu of taxes ("PILOTS") (collectively, "TIF Revenue") to reimburse certified and unpaid eligible Redevelopment Project Costs that Tracks 215 is entitled to receive pursuant to the Tracks 215 Redevelopment Agreement, and (2) a funding agreement, dated 4/13/2021 (the "Tracks 215 Funding Agreement"), governing the Commission's administration of the Plan as it relates to the District Wide Improvements; and

WHEREAS, Tracks 215 desires to convey to 22nd & Wyandotte, LLC all of Tracks 215's rights, duties, interests and obligations under the Tracks 215 Redevelopment Agreement and the Tracks 215 Funding Agreement and 22nd & Wyandotte, LLC has agreed to assume and perform all of Tracks 215's rights, duties, interests and obligations under the Tracks 215 Redevelopment Agreement and the Tracks 215 Funding Agreement; and

WHEREAS, the Tracks 215 Redevelopment Agreement provides that there shall be no assignment of Tracks 215's rights under the Tracks 215 Redevelopment Agreement, except upon terms and conditions agreeable to the Commission; and

WHEREAS, Tracks 215 desires to enter into an Assignment and Assumption Agreement with the Commission and 22nd & Wyandotte, LLC, which shall provide for Tracks 215's assignment and 22nd & Wyandotte LLC's assumption of Tracks 215's rights, interest, duties and obligations under the Tracks 215 Redevelopment Agreement; provided however, such assignment is subject to (i) 22nd & Wyandotte, LLC entering into a separate or an amended redevelopment agreement with the Commission for the implementation of the District Wide Improvements and (ii) a Funding Agreement with the Commission to pay for all Commission costs and expenses related to the administration of the Plan, as it relates to the District Wide Improvements, if the Commission is without a source to pay such costs and expenses; and

WHEREAS, one of the conditions to the proposed Assignment & Assumption Agreement is that 22nd & Wyandotte, LLC enter into a Redevelopment Agreement with the Commission to implement the District Wide Improvements in accordance with the Plan; and

WHEREAS, attached to this Resolution is a Redevelopment Agreement by and between the Commission and 22nd & Wyandotte, LLC, which contains the Commission's most recent policies and procedures, including provisions that obligate 22nd & Wyandotte, LLC to implement the District Wide Improvements, in accordance with the Plan and the Commission's existing policies and procedures; and

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

Section 1. Authorization and Approval of a Redevelopment Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Redevelopment Agreement between the Commission and 22nd & Wyandotte, LLC, which shall contain the provisions described in the Recitals to this Resolution. The Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as **Exhibit A**, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

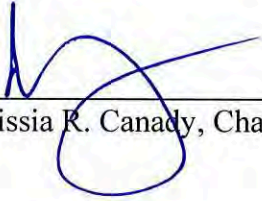
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

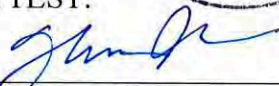
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of April, 2021.



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

By: 

Alissia R. Canady, Chair

ATTEST:


Heather A. Brown, Secretary

RESOLUTION NO. 4-14-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED FINANCING AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI, COMMUNITY BUILDERS OF KANSAS CITY AND THE TRUSTEE, IN CONNECTION WITH THE ISSUANCE OF DELIVERY OF SPECIAL OBLIGATION REFUNDING BONDS

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") has been created by and is authorized and empowered pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "TIF Act"), to issue revenue bonds to provide funds to pay "redevelopment project costs" as defined in the TIF Act; and

WHEREAS, on November 24, 1982, the City Council of Kansas City, Missouri (the "City") passed Ordinance No. 54556 creating the Commission, which was subsequently amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1991; by Ordinance No. 100089, as amended, passed on January 28, 2010; by Ordinance No. 130986, passed on December 19, 2013; and by Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, a plan for redevelopment known as the "Brush Creek Corridor Tax Increment Financing Plan" (the "Original Redevelopment Plan") for an area designated therein as the Redevelopment Area (the "Redevelopment Area"), was prepared, and the Commission, by Resolution No. 2-2-99 approval and recommended the Original Redevelopment Plan, and the City, by Ordinance No. 990251, approved the Original Redevelopment Plan on March 11, 1999; and

WHEREAS, the Original Redevelopment Plan has been amended by the City by Committee Substitute for Ordinance No. 000606 (the "First Amendment"), by Ordinance No. 001378 (the "Second Amendment"), by Ordinance No. 031298 (the "Third Amendment"), by Committee Substitute for Ordinance No. 040101 (the "Fourth Amendment"), by Ordinance No. 040483 (the "Fifth Amendment"), by Ordinance No. 051325 (the "Sixth Amendment"), by Ordinance No. 060610 (the "Seventh Amendment") and by Ordinance No. 120732 (the "Eighth Amendment") (collectively the "Plan Amendments," and together with the Original Redevelopment Plan, the "Redevelopment Plan"); and

WHEREAS, the Redevelopment Plan, among other purposes, provides for the redevelopment of commercial and institutional properties within and adjacent to redevelopment project areas described by the Redevelopment Plan; revitalization of residential neighborhoods; construction of the cultural walk, parkland enhancements and creation of design imaging which will continue the high quality design already established along the creek west of Main Street; together with the necessary utilities and street improvements and blight remediation activities (the "Plan Improvements"); and

WHEREAS, the City Council of the City passed Ordinance Nos. 990253 and 990254, respectively, on July 14, 2004 which approved Redevelopment Projects B and C, respectively, designated Redevelopment Project Areas B and C, respectively, and authorized tax increment financing within Redevelopment Project Areas B and C, respectively, pursuant to the Redevelopment Plan and as permitted by the TIF Act; and

WHEREAS, the City, the Commission and Swope Community Builders, a Missouri nonprofit corporation, now known as Community Builders of Kansas City (the "Redeveloper") previously entered into a Cooperative Agreement, dated as of July 1, 2004 (the "Cooperative Agreement"), setting forth

certain rights and responsibilities in connection with the implementation of a portion of the Plan Improvements; and

WHEREAS, the Commission previously issued \$15,570,000 principal amount of Tax Increment Revenue Bonds (Blue Parkway Town Center Project) Series 2004 (the "Series 2004 Bonds") under the TIF Act for the purpose of providing funds (a) to pay a portion of certain redevelopment project costs in connection with the implementation of a portion of the Plan Improvements located within Redevelopment Project Areas B and C; (b) to fund a debt service reserve fund for the Series 2004 Bonds; and (c) to pay costs related to the issuance of the Series 2004 Bonds; and

WHEREAS, the City previously refunded the Series 2004 Bonds (the "Series 2004 Refunded Bonds") in advance of their scheduled maturity and effected an optional redemption of the Series 2004 Refunded Bonds with a portion of the proceeds of the City's Special Obligation Refunding and Improvement Bonds (Kansas City, Missouri Projects), Series 2013B (the "Series 2013B Bonds"); and

WHEREAS, in connection with the portion of the Series 2013B Bonds issued to refund the Refunded Series 2004 Bonds that financed the Blue Parkway Project, the City, the Commission, the Redeveloper and Commerce Bank, which has been succeeded by UMB Bank, N.A. as trustee for the Series 2013B Bonds, entered into a Financing Agreement dated as of October 1, 2013 (the "Original Financing Agreement") to provide that the applicable tax increment revenues, under the Cooperative Agreement for the Blue Parkway Project, would be paid to the Series 2013B Trustee, and in addition First Bank of Missouri as trustee for the Series 2004 Bonds (the "Series 2004 Trustee") assigned to the Series 2013B Trustee a Cooperative Agreement among the Commission, the City, the Series 2004 Trustee and the Shops of Blue Parkway Community Improvement District (the "CID Cooperative Agreement") relating to certain revenues (the "CID Revenues") received for the Blue Parkway Project pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the "CID Act"); and

WHEREAS, the Commission has been advised that the City intends to refund a portion of the outstanding Series 2013B Bonds in advance of their stated maturity (the "Series 2013B Refunded Bonds") by the issuance of the City's Taxable Special Obligation Refunding and Improvement Bonds, Series 2021B (the "Series 2021B Bonds"), a portion of the proceeds of which will be used to refund the Series 2013B Refunded Bonds; and

WHEREAS, the Commission has been advised that the Series 2013B Bonds maturing on August 1 in the years 2021 and 2022 are not being refunded (the "Unrefunded Series 2013B Bonds"); and

WHEREAS, the debt service on that portion of the Unrefunded Series 2013B Bonds allocable to the refunding of the Series 2004 Bonds that financed the Blue Parkway Project consists of \$870,000 principal amount of the Unrefunded Series 2013B Bonds maturing August 1, 2021 and \$930,000 principal amount of the Unrefunded Series 2013B Bonds maturing August 1, 2022 (the "Unrefunded Blue Parkway Series 2013B Bonds"), plus interest thereon (the "Blue Parkway Portion of Debt Service on the Unrefunded Series 2013B Bonds"); and

WHEREAS, the parties to the Original Financing Agreement wish to retain the provisions of the Original Financing Agreement securing the Unrefunded Blue Parkway Series 2013B Bonds and the transfer of revenues to the Series 2013B Trustee for payment of the Blue Parkway Portion of Debt Service on the Unrefunded Series 2013B Bonds prior to August 1, 2022, and thereafter to have such revenues secure the Series 2021B Bonds; and

WHEREAS, the City has requested that the Commission assist in the refunding of the Series 2013B Refunded Bonds through the issuance of the Series 2021B Bonds, in such principal amount as may be determined upon the sale of such Series 2021B Bonds, and in the modification of the Original Financing Agreement pursuant to an Amended and Restated Financing Agreement to be entered upon the sale of the Series 2021B Bonds for the purpose of securing the Unrefunded Blue Parkway Series 2013B Bonds and the Series 2021B Bonds; and

WHEREAS, the City also requests approval of the further assignment of the CID Cooperative Agreement to UMB Bank, N.A. as the Trustee for the Series 2021B Bonds for the purposes of securing the Unrefunded Blue Parkway Series 2013B Bonds and the Series 2021B Bonds; and

WHEREAS, the City is authorized to issue its revenue bonds for the purposes aforesaid and the City has determined that the public interest will be best served and that the purposes enumerated in its authorizing legislation can be more advantageously obtained by the City's issuance of revenue bonds in order to make funds available to the City as a means of accomplishing the foregoing.

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

Section 1. Findings and Determinations. The Commission hereby makes the following findings and determinations with respect to the Series 2021B Bonds to be issued by the City, based upon representations made to the Commission:

(a) The City has properly requested the Commission's assistance in refinancing the costs of the Project and refunding the Series 2013B Refunded Bonds through the issuance of the Series 2021B Bonds by the City.

(b) The Series 2021B Bonds will be upon issuance issued for a valid purpose under and in accordance with the provisions of the TIF Act.

Section 2. Authorization and Approval of Documents. The following documents are hereby approved in substantially the forms presented to and reviewed by the Commission at this meeting and attached to this Resolution (copies of which documents shall be filed in the records of the Commission), and the Commission is hereby authorized to execute and deliver each of such documents (the "Commission Documents") with such changes therein as shall be approved by the officers of the Commission executing such documents, such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof:

(a) the Amended and Restated Financing Agreement (the "Financing Agreement") among the City, the Commission, the Redeveloper and the Trustee named therein; and

(b) the Commission's Closing Certificate.

Section 3. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments, including, but not limited to an Acknowledgement to that certain Assignment and Assumption Agreement, dated April 21, 2021, by and between UMB Bank, N.A. successor to Commerce Bank as trustee of the 2013B Bonds and UMB Bank, as trustee of the Series 2021B Bonds, as may be necessary or desirable to carry out and comply with the intent of this Resolution, including the assignment of the CID Cooperative Agreement, and to carry out, comply with and perform

the duties of the Commission with respect to the Series 2021B Bonds and the redemption of the Series 2013B Refunded Bonds.

Section 4. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri, this 13th day of April, 2021.



ATTEST:

Heather A. Brown, Secretary

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

Alissia R. Canady, Chair

RESOLUTION NO. 4-15-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING AN AMENDED AND RESTATED FUNDING AGREEMENT WITH WSHI, LLC IN CONNECTION WITH REDEVELOPMENT PROJECTS K1 AND L1 OF THE GRAND BOULEVARD CORRIDOR TIF PLAN

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

WHEREAS, on October 23, 1996, the Commission adopted Resolution No. 96-101, approving the Grand Boulevard Corridor Tax Increment Financing Plan and recommending the Grand Boulevard Corridor Tax Increment Financing Plan to the Council for approval; and

WHEREAS, on November 26, 1996, the Council adopted Ordinance No. 060010, approving the Grand Boulevard Corridor Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, on June 9, 2010, WSHI, LLC (the "Redeveloper") and the Commission entered into a Funding Agreement (the "Original Funding Agreement"), which provides, in part, for (A) the Commission (1) to participate in the negotiation and preparation of a Purchaser Assumption Agreement and Commission Consent with respect to certain improvements contemplated by Redevelopment Projects K1 and L1 (the "Redevelopment Projects"), as described by the Plan, (2) to prepare and negotiate an amendment to a redevelopment agreement for the implementation of the Redevelopment Projects, (3) to participate in the negotiation and preparation of an amendment to a pledge agreement and (4) to administer the Plan, as it relates to the Redevelopment Projects, and the reimbursement of certain costs related to the implementation of the Redevelopment Projects (the "Commission Services") and (B) the Redeveloper to pay for Commission costs and expenses related to Commission Services for which the Commission is without a source of funds to pay such costs; and

WHEREAS, the Redeveloper desires to amend, restate and replace the Original Funding Agreement to clarify the intent of the Original Funding Agreement and to confirm the existing policy and procedure of the Commission to utilize funds available and on deposit within the special allocation fund established in connection with the Redevelopment Projects ("Special Allocation Fund") to pay Commission costs and expenses and if, and only if, there are insufficient available funds on deposit within the Special Allocation Fund, to cause the Redeveloper pay for such Commission costs and expenses; and

WHEREAS, the Commission believes to be in the best interest of the public to enter into an Amended and Restated Funding Agreement with the Redeveloper, which amends, restates and replaces the Original Funding Agreement, to clarify the intent of the Original Funding Agreement and to incorporate the Commission's most recent policies and procedures, including the Commission's intent to utilize revenue on deposit in the Special Allocation to pay Commission costs and expenses, as they become due, and if, and only if, there are insufficient available funds on deposit within the Special Allocation Fund, to cause the Redeveloper to pay such Commission costs and expenses; and

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

Section 1. Authorization and Approval of the Amended and Restated Funding Agreement. The Chair, Vice Chairman or Secretary of the Commission is hereby authorized, on behalf of the Commission, to execute the Amended and Restated Funding Agreement, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof.

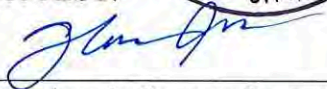
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of April, 2021.



ATTEST:


Heather A. Brown, Secretary

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

By: 
Alissia R. Canady, Chair

RESOLUTION NO. 4-16-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR JACKSON COUNTY/CENTER, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Bannister & Wornall	9400 Wornall, LLC	\$898,666.55	None	\$898,666.55	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/Center and authorizes and directs the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 13th day of April 2021.



Heather A. Brown, Executive Director

ATTEST:

La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 4-17-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CLOSING THE PUBLIC HEARING FOR THE TENTH AMENDMENT TO THE RIVER MARKET TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission" or "Board of Commissioners") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri the ("Council") adopted on November 24, 1982, and amended by Ordinance No. 911076 adopted on August 29, 1991 and Ordinance No. 100089, adopted on January 28, 2010; and

WHEREAS, the City Council, on December 16, 1999 by Ordinance No. 991556, approved the River Market TIF Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 9:40 a.m., April 13, 2021 to consider approval of the Tenth Amendment to the Plan; and

WHEREAS, the Tenth Amendment to the proposes, upon the provision for payment of all reimbursable redevelopment project costs identified by the Plan and approved for payment by the Commission, including costs and expenses incurred by the Commission, that the remaining amounts in the Special Allocation Funds established in connection with such Redevelopment Project Areas 1-17 (the "Special Allocation Funds") shall be declared surplus and shall be remitted to the affected taxing districts in accordance with the Real Property Tax Increment Allocation Act and, upon the actual payment of such reimbursable project costs identified by the Plan, including costs and expenses incurred by the Commission, the City shall proceed with (1) the termination of the designation of Redevelopment Project Areas 1-17, (2) the declaration as surplus of all amounts remaining in the Special Allocation Funds and distribution of such amounts to the affected taxing districts in accordance with the Real Property Tax Increment Allocation Act and (3) the dissolution of such Special Allocation Funds; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Amendment and all were heard; and

WHEREAS, staff recommends closing the Public Hearing.

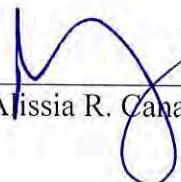
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby closes the public hearing for the Tenth Amendment to the River Market TIF Plan.

DATED this 13th day of April, 2021.

ATTEST:


Heather A. Brown, Secretary




Amissia R. Canady, Chair

RESOLUTION NO. 5-1-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A COOPERATIVE AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI AND TWIN CREEKS VILLAGE WEST COMMUNITY IMPROVEMENT DISTRICT IN CONNECTION WITH THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN

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

WHEREAS, on March 11, 1999, the Council adopted Ordinance No. 990256, approving the KCI Corridor Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “KCI Corridor Redevelopment Area”); and

WHEREAS, the Council has amended the Plan several times by passing a series of Ordinances; and

WHEREAS, the TIF Plan provides for, among other things, the improvement of certain roadways within and adjacent to the Redevelopment Area, including the construction of certain public infrastructure improvements in connection with the development of a Northland Sports Complex, such as storm water detention improvements, road and sidewalk improvements, site work and utilities and site features (the “Sports Complex Public Infrastructure Improvements”); and

WHEREAS, on June 25, 2020, the City Council passed Ordinance No. 200462, which approved the petition establishing the Twin Creeks Village West Community Improvement District (the “CID”), which is located within the boundaries of the KCI Corridor Redevelopment Area; and

WHEREAS, the Board of Directors of the CID authorized the imposition of a 1.00% sales and use tax of retail sales occurring within the boundaries of the CID (the “CID Sales Tax”); and

WHEREAS, the CID Sales Tax will be an “economic activity tax,” as such term is defined by the TIF Act and 50% of such CID Sales Tax (the “TIF Portion of the CID Sales Tax”) is subject to redirection, as contemplated by the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, inclusive, of the Revised Statutes of Missouri, 1982, as amended (the “TIF Act”), for the purpose of paying certain eligible redevelopment project costs identified by the TIF Plan and permitted by the TIF Act; and

WHEREAS, the City and Sporting Northland, LLC (“Sporting”) intend to enter into a Cooperative Agreement (the ”Sporting Cooperative Agreement”), which shall provide, in part for Sporting to construct a Northland Sports Complex and for the City to pay for certain costs related thereto, along with certain costs related to capital improvements, including the replacement of the turf fields within the Northland Sports Complex; and

WHEREAS, the Sporting Cooperative Agreement further provides that the CID shall contribute to the City the remaining 50% of the CID Sales Tax (less Administrative and Formation costs of the CID), which is not captured, pursuant to the TIF Act (the “Non-TIF Portion of the CID Sales Tax”), for the purpose of paying such costs related to capital improvements to the Northland Sports Complex; and

WHEREAS, the Sporting Cooperative Agreement requires that the CID enter into a Cooperative Agreement with the Commission, which shall provide that the CID shall contribute to the Commission the TIF Portion of the CID Sales Tax; and

WHEREAS, the City desires that the Commission approve a Cooperative Agreement among the City, the Commission and the CID, which shall provide, in part, that (A) the TIF Portion of the CID Sales Tax shall be transferred by the CID to the Commission and thereafter the Commission shall deposit such TIF Portion of the CID Sales Tax in the Special Allocation Fund established for the applicable Redevelopment Project Areas described by the TIF Plan, which shall be utilized by the Commission for any purpose permitted by the TIF Act and contemplated by the TIF Plan and (B) Non-TIF Portion of the CID Sales Tax shall be transferred by the CID to the City and thereafter the City shall deposit such Non-TIF Portion of the CID Sales Tax into a separate and segregated account of the City, which shall be utilized by the City to reimburse costs related to Northland Sports Complex capital improvements identified by the Sporting Cooperative Agreement.

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

Section 1. Authorization and Approval of the Cooperative Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Cooperative Agreement with the City of Kansas City Missouri and the Twin Creeks Village West Community Improvement District, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of the Commission’s approval thereof.

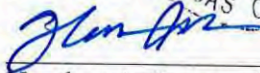
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of May, 2021.



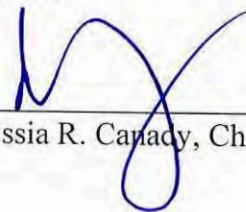
ATTEST:



Heather A. Brown, Secretary

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

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 5-2-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

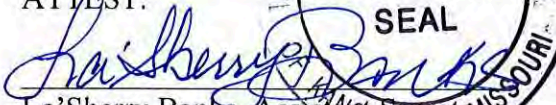
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Platte Purchase	Olsson	\$6,620.86	None	\$6,620.86	Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte-Clay County/Platte RIII and authorizes and directs the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 11th day of May 2021.

ATTEST:


La'Sherry Banks, Assistant Secretary





Heather A. Brown, Executive Director

RESOLUTION NO. 5-3-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, ACCEPTING THE SHOAL CREEK ADVISORY COMMITTEE'S RECOMMENDATIONS

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo. 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "Council"), adopted on November 24, 1982, and 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; by Committee Substitute for Ordinance No. 140823, as amended, adopted on June 18, 2015; and

WHEREAS, pursuant to the Act, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Commission created an Advisory Committee to provide advice to the Commission regarding the use and disbursement of tax increment financing revenue ("TIF Revenue") generated and collected within the Redevelopment Area and to serve as a liaison with taxing districts affected by the Plan, Departments of the City of Kansas City, Missouri (the "City") and other parties having an interest in and directly adjacent to the Redevelopment Area; and

WHEREAS, on April 29, 2021, the Advisory Committee convened and recommended, by Resolution, that the Commission approve a Twentieth Amendment to the Shoal Creek TIF Plan for the purpose of incorporating the following:

- Improvement X - Design and construction of Maplewoods Parkway, beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive which is estimated to costs approximately \$7,500,000, of which, all such costs are eligible to be reimbursed with economic activity taxes and upon approval of the Twentieth Amendment, that the Commission enter into any new or modify all existing agreements to implement the improvements contemplated by the Twentieth Amendment to the Shoal Creek TIF Plan; and

WHEREAS, the Commission now desires to accept the Advisory Committee's recommendation.

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

Section 1. Acceptance of Advisory Committee's Recommendation. The Commission hereby accepts the Shoal Creek Advisory's recommendation to the Commission to consider a Twentieth Amendment to the Shoal Creek TIF Plan for the purpose of incorporating the following:


- Improvement X - Design and construction of Maplewoods Parkway, beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive which is estimated to cost approximately \$7,500,000, of which, all such costs are eligible to be reimbursed with economic activity taxes and upon approval of the Twentieth Amendment, that the Commission enter into any new or modify all existing agreements to implement the improvements contemplated by the Twentieth Amendment to the Shoal Creek TIF Plan.

Section 2. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of May, 2021.



ATTEST:



Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By:



Alissia R. Canady, Chair

RESOLUTION NO. 5-4-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 9:45 A.M. ON JULY 13, 2021 FOR THE SIXTH AMENDMENT TO THE ARLINGTON ROAD TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on March 4, 1994, the Council accepted the recommendations of the Commission and, by Ordinance No. 930859, approved the Arlington Road Tax Increment Financing Plan (the "TIF Plan"); and

WHEREAS, the TIF Plan has been subsequently amended from time to time; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for July 13, 2021 at 9:45 a.m.; and

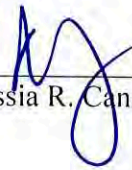
WHEREAS, the TIF Commission held a public hearing at 9:45 a.m., May 11, 2021, to consider approval of the proposed Sixth Amendment to the Arlington Road TIF Plan ("Plan"); and

WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the proposed Sixth Amendment to the Arlington Road TIF Plan until 9:45 a.m., Tuesday, July 13, 2021.


DATED this 7th day of May, 2021.





Alissia R. Canady, Chair

ATTEST:



La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 5-5-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road	Hunt Midwest Real Estate	\$58,388.00	None	\$53,388.00	
Arlington Road	Hunt Midwest Real Estate	\$70,520.00	None	\$70,520.00	
Arlington Road	Hunt Midwest Real Estate	\$29,043.00	None	\$29,043.00	
Arlington Road	Hunt Midwest Real Estate	\$142,023.00	None	\$142,023.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC and authorize and directs the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 11th day of May, 2021.



Heather A. Brown, Executive Director

ATTEST:

La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 5-6-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIRST AMENDMENT TO THE FINANCIAL ACCOUNTING AND LIMITED PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI

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

WHEREAS, the City Council, pursuant to the City Ordinances, delegated certain duties and responsibilities to the Commission, including administering the implementation of various Tax Increment Financing Plans and Projects pursuant to the requirements and procedures set forth in the Act; and

WHEREAS, the EDC and the City entered into that certain agreement, effective May 1, 2015, which provides, inter alia, that the EDC shall provide economic development services, including administrative support for the activities of the Commission; and

WHEREAS, historically, the EDC has provided certain accounting and financial reporting services to the Commission; and

WHEREAS, the Mayor of the City appointed a Working Committee to evaluate certain options regarding the outsourcing of certain Commission accounting and financial reporting services; and

WHEREAS, the City retained BKD to assist the Working Committee in (A) evaluating the duties, responsibilities and output for Commission accounting and financial reporting services, (B) reviewing and evaluating the price of available transition options for Commission accounting and financial reporting services, including appropriate staffing and operating resources and (C) providing a report to the City and the Commission; and

WHEREAS, the Working Committee evaluated six options presented in BKD's report, which included: (A) retaining all Commission accounting and financial reporting services within the EDC, (B) retaining all Commission accounting and financial reporting services within the EDC, but with the benefit of a third party administrator providing oversight, (C) retaining all Commission accounting and financial reporting services within the EDC, provided the EDC would outsource all such services to a third party administrator; (D) transitioning all Commission accounting and financial reporting services to the City; (E) transitioning all Commission accounting and financial services to the City, but with the benefit of a third party administrator

providing oversight and (F) transitioning all Commission accounting and financial reporting services to the City, provided the City would outsource all such services to a third party administrator; and

WHEREAS, the Working Committee, after reviewing and evaluating all options presented by BKD, recommended that the Commission proceed with taking all actions necessary to transition all Commission accounting and financial reporting services to the City, provided the City will outsource all such services to a third party administrator; and

WHEREAS, the Commission, accepted the recommendation of the Working Committee and on May 1, 2016, the Commission and the City entered into that certain Financial Accounting and Limited Partial Assignment and Assumption Agreement with the City (the “Financial Services Agreement”), which provides, in part, for the City to provide the Commission with accounting and financial reporting services, with the understanding that the City would contract with a professional third-party to perform the services; and

WHEREAS, the five year term of the Financial Services Agreement expired on May 1, 2021; and

WHEREAS, the City Council, by Ordinance No. 210357 passed on April 29, 2021, authorized the City Manager or his designee to execute a First Amendment to the Financial Accounting and Limited Partial Assignment and Assumption Agreement for the purpose of extending the term for an additional five years and the City is now requesting that the Commission approve the same.

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

Section 1. Approval of the First Amendment to the Financial Accounting and Limited Partial Assignment and Assumption Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the First Amendment to the Financial Accounting and Limited Partial Assignment and Assumption Agreement with the City of Kansas City Missouri, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of the Commission’s approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of May, 2021.




ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 5-8-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE MUTUAL TERMINATION AND RELEASE AGREEMENT WITH 450X, LLC IN CONNECTION WITH THE IMPLEMENTATION OF REDEVELOPMENT PROJECT 16 OF THE RIVER MARKET TAX INCREMENT FINANCING PLAN

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

WHEREAS, on November 10, 1999, the Commission, by Resolution No. 11-1-99, recommended to the Council that it approve the River Market Tax Increment Financing Plan (the “Plan”) and the Council did so on December 16, 1999, by Ordinance No. 991556; and

WHEREAS, the Plan has been amended several times by the Council’s passage of a series of ordinances; and

WHEREAS, Redevelopment Project 16 of the Plan (the “Redevelopment Project”) provides for the renovation of a vacant warehouse building located at 450 E. 4th Street (17,800 square feet) into approximately 14,000 square feet of professional office space along with improvements to the parking facility next to the building, as well as the southern parking area to include landscaped islands and sidewalks (the “Project Improvements”); and

WHEREAS, on April 13, 2005, 4th & Locust, LLC and the Commission entered into a redevelopment agreement for the implementation of the Project Improvements (the “Original Redevelopment Agreement”) and 4th & Locust, LLC has successfully completed the Project Improvements, as contemplated by the Plan; and

WHEREAS, upon 4th & Locust, LLC’s sale and 450X, LLC’s (the “Redeveloper”) purchase of certain property located within the boundaries of the area described by the Redevelopment Project (the “Redevelopment Project Area”), 4th & Locust, LLC and the Redeveloper entered into an Assignment & Assumption Agreement (“Assignment Agreement”), dated June 13, 2017, which provides for 4th & Locust LLC’s assignment and the Redeveloper’s assumption of all of 4th & Locust, LLC’s rights, interests, duties and obligations under the Original Redevelopment Agreement, subject to the satisfaction of certain conditions, including the Commission’s and the Redeveloper’s execution of a new Redevelopment Agreement, which is intended to amend, restate and replace the Original Redevelopment Agreement; and

WHEREAS, pursuant to the Assignment Agreement, on June 13, 2017, the Commission and the Redeveloper entered into an Amended and Restated Redevelopment Agreement (the “Amended Redevelopment Agreement”); and

WHEREAS, the Commission, pursuant to Resolution 7-11-17, issued a Certificate of Completion for the improvements contemplated by the Redevelopment Project and such Certificate represents the Commission’s conclusive determination of the satisfaction and termination of the covenants of the Original Redevelopment Agreement and the Amended Redevelopment Agreement, except for the Redeveloper’s continuing obligations set forth in Schedule I to the Amended Redevelopment Agreement, which includes the obligation of the Commission to reimburse all certified Redevelopment Project Costs the Redeveloper is entitled to receive thereunder; and

WHEREAS, the Redeveloper has acknowledged that it has submitted to the Commission for certification and reimbursement all Redevelopment Project Costs the Redeveloper intends to submit and that the Commission has reimbursed all certified Redevelopment Project Costs it is entitled to receive under the Amended Redevelopment Agreement; and

WHEREAS, based upon the foregoing, the Redeveloper desires to terminate the Redevelopment Agreement; provided, however, the Redeveloper shall continue to pay Payments in Lieu of Taxes and report all Economic Activity Taxes within the Redevelopment Project Area, in accordance with Sections 14 and 15 of Schedule 1 to the Amended Redevelopment Agreement, until such time as the Redevelopment Project has expired or terminated and tax increment allocation financing is no longer authorized within the Redevelopment Project Area; and

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

Section 1. Authorization and Approval of the Mutual Termination and Release Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Mutual Termination and Release Agreement with 450X, LLC, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of the Commission’s approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of May, 2021.



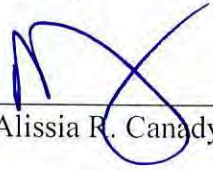
ATTEST:



Heather A. Brown, Secretary

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

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 6-1-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
KCI	MD Management, Inc.	\$111,694.03	None	\$111,694.03	\$2,678.79	\$109,015.24

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte County/Platte RIII-Park Hill and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 8th day of June, 2021.



Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 6-3-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE BOND DRAW PLATTE-CLAY COUNTY/PLATTE RIII MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Platte Purchase	Olsson	\$797.92	None	\$797.92	Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost bond draw for Platte-Clay County/Platte RIII and authorize and directs the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 8th day of June 2021.



Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO 6-4-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATION OF COST FOR CLAY COUNTY/LIBERTY-NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Shoal Creek	The City of Kansas City, Missouri	\$956,984.66	None	\$956,984.66	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the certification of cost for street improvement costs for Clay County/Liberty-NKC and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 8th day of June 2021.

ATTEST:


La Sherry Banks, Assistant Secretary





Heather A. Brown, Executive Director

RESOLUTION NO. 6-5-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT WITH MID-CONTINENT PUBLIC LIBRARY FOR THE IMPLEMENTATION OF THE PUBLIC INFRASTRUCTURE IMPROVEMENTS RELATED TO THE REHABILITATION OF THE WOODNEATH LIBRARY PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, pursuant to the Act, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the City, by the passage of a series of Ordinances, amended the Shoal Creek Parkway Tax Increment Financing Plan, which together with all amendments thereto, shall hereafter be referred to as the "Plan"; and

WHEREAS on April 18 2019, the Council, by Ordinance No. 190216, approved the 15th Amendment to the Plan, which provides, inter alia, for the construction of certain public improvements that are in support of the renovation of the Woodneath Library, including paving, asphalt trails and walkways, lighting, bridges, access roads and utility work (collectively, the "Woodneath Library Public Improvements"); and

WHEREAS, on July 12, 2019, Mid-Continent Public Library ("Mid-Continent") and the Commission entered into a Redevelopment Agreement (the "Original Agreement"), which provides, in part, for Mid-Continent to construct the Woodneath Library Public Improvements by March 2021, subject to the reimbursement of certain of Mid-Continent's costs and expenses related thereto that are identified by the Plan and that are not in excess of \$576,847 (the "Redevelopment Costs"); and

WHEREAS, the Original Agreement was amended on December 8, 2020 to extend the date of completion to April 2022; and

WHEREAS, a public hearing has been noticed for the Council to consider the Twentieth Amendment to the Shoal Creek TIF Plan (the "Twentieth Amendment"), which Amendment shall modify the budget of reimbursable Redevelopment Project Costs related to the Woodneath Library Public Improvements to reflect a slightly different scope of work that includes more work related to trails and walkways, eliminates work related to a bridge and access roads and reflects an approximate 2% increase in the reimbursable Redevelopment Project Costs related to

the Woodneath Library Public Improvements, such that reimbursable Redevelopment Project Costs shall increase from \$576,847 to \$584,217 (collectively, the “Twentieth Amendment Modifications”); and

WHEREAS, Mid-Continent desires to enter into a Second Amendment to the Original Agreement to incorporate the Twentieth Amendment Modifications.

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

Section 1. Authorization and Approval of the Second Amendment to Redevelopment Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Second Amendment to Redevelopment Agreement, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair and such officer’s signatures thereon being conclusive evidence of the Commission’s approval thereof; provided, however, the Commission shall not execute and deliver the Second Amendment to Redevelopment Agreement until the Council approves the Twentieth Amendment to the Shoal Creek Parkway Tax Increment Financing Plan.

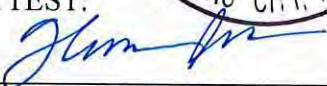
Section 2. Further Authority. The Commission shall, and the officers, agents, and employees of the Commission are hereby authorized and directed to take such further action and execute such other documents, certificates, and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of June, 2021

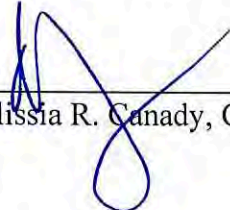


ATTEST:



Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 6-6-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FOURTH AMENDMENT TO THE REIMBURSEMENT PRIORITIZATION AGREEMENT BY AND AMONG THE TIF COMMISSION, MID-CONTINENT PUBLIC LIBRARY, THE CITY OF KANSAS CITY, MISSOURI, STAR ACQUISITIONS, INC. AND HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council (the “Council”) of Kansas City, Missouri (the “City”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991 Ordinance No. 100089 on January 28, 2010 Ordinance No. 130986 on December 19, 2013 and Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015; and

WHEREAS, the Council, on November 10, 1994, adopted Ordinance No. 941443, approving the Shoal Creek Parkway Tax Increment Financing Plan (the “Plan”) and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides for, among other things, the improvement of certain roadways within and adjacent to the Redevelopment Area, including (1) the design of improvements to Shoal Creek Parkway, between NE 96th Street and N. Brighton (the “Shoal Creek Design”), (2) the design of N. Brighton Avenue, between a point 1,941 linear feet south of NE 79th Street and Pleasant Valley Road, (the “N. Brighton Design”), (3) the construction of improvements to NE 104th Street, between MO-291 and A Highway (the “NE 104th Street Improvements”), (4) the construction of improvements within and adjacent to Hodge Park (the “Hodge Park Improvements”), (5) public infrastructure improvements adjacent to and in support of a fire station to be built at 291 Highway between N. Belmont Avenue and NE Sherman Road (the “Fire Station Infrastructure Improvements”), (6) the design of a trail segment along Shoal Creek Parkway, between N Brighton Road and Pleasant Valley Road (the “Trail Segment Design”) and (7) the construction of certain street improvements and the installation of traffic signalization, sanitary sewer and storm water lines, detention basins and related improvements to support commercial development in an approximately 28 acre area that is generally bound by a point approximately 1,700 linear feet north of MO Highway 152 on the north, MO Highway 152 on the south, The Preserve Subdivision on the west and The Green Hills Subdivision on the east (the “Star Acquisition Public Improvements”, and together with the Shoal Creek Design, the N. Brighton Design, the NE 104th Street Improvements, the Hodge Park Improvements, the Fire Station Infrastructure Improvements and the Trail Segment Design shall hereinafter, collectively be referred as the “Original Prioritized Improvements”); and

WHEREAS, on April 12, 2017, upon the recommendation of the Shoal Creek Parkway Advisory Committee, the Commission, by Resolution No. 4-2-17, approved the reimbursement of certain redevelopment project costs related to the Prioritized Improvements (“Prioritized Redevelopment Project Costs”) subject to the following: (1) the execution and performance of separate development agreements (the “Prioritized Development Agreements”) by and between the Commission, Star Acquisitions, Inc. and the City and (2) the availability of Economic Activity Taxes generated within the Redevelopment Area and on deposit in the Special Allocation Fund established in connection with the Redevelopment Projects described by the Plan and maintained by or on behalf of the Commission (“Available TIF Revenue”); and

WHEREAS, the Commission, Star and the City entered into a Reimbursement Prioritization Agreement, which sets forth the priority and the allocation of Available TIF Revenue to reimburse eligible redevelopment project costs incurred in connection with the implementation of the Original Prioritized Improvements; and

WHEREAS, the Commission, Star, Mid-Continent and the City, on August 14, 2019, entered into the First Amendment to the Original Prioritization Agreement, which incorporated the modifications included in the Fifteenth Amendment to the Shoal Creek TIF Plan, including certain infrastructure improvements related to the renovation of Woodneath Library (the “Woodneath Library Public Improvements”); and

WHEREAS, the Commission, Star, Mid-Continent and the City, on April 22, 2020, entered in the Second Amendment to the Original Prioritization Agreement, which reprioritized the reimbursement of costs incurred by the City, Star and Mid-Continent in connection with the implementation of certain improvements contemplated by the Plan; and

WHEREAS, on March 10, 2021, the Commission, Star, Mid-Continent, the City and Hunt Midwest Real Estate Development, Inc. entered into the Third Amendment to the Original Prioritization Agreement, which incorporated the modifications included in the Eighteenth Amendment to the Plan, including the installation of traffic signals at the intersection of NE 108th Street and NE Cookingham Drive, the installation of street lights along N Sherman between NE Cookingham Drive and 116th Terrace, and the construction of Maplewoods Parkway between Shoal Creek Parkway and NE 112th Street; and

WHEREAS, a public hearing has been noticed for the Council to consider the Twentieth Amendment to the Shoal Creek TIF Plan (the “Twentieth Amendment”), which Amendment shall modify the budget of reimbursable Redevelopment Project Costs related to the Woodneath Library Public Improvements to reflect a slightly different scope of work that includes more work related to trails and walkways, eliminates work related to a bridge and access roads and reflects an approximate 2% increase in the reimbursable Redevelopment Project Costs related to the Woodneath Library Public Improvements, such that reimbursable Redevelopment Project Costs related to the Woodneath Library Public Improvements shall increase from \$576,847 to \$584,217 (collectively, the “Twentieth Amendment Modifications”); and

WHEREAS, Mid-Continent desires to enter to a Fourth Amendment to the Original Prioritization Agreement to increase the amount of reimbursement related to the Woodneath Library Public Improvements, so as to be consistent with the Twentieth Amendment Modifications.

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

Section 1. Authorization and Approval of the Fourth Amendment to the Reimbursement Prioritization Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Fourth Amendment to the Reimbursement Prioritization Agreement in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signature thereon being conclusive evidence of the Commission's approval thereof; provided, however, the Commission shall not execute and deliver the Fourth Amendment to Reimbursement Prioritization Agreement until the Council approves the Twentieth Amendment to the Shoal Creek Parkway Tax Increment Financing Plan.

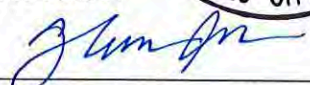
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of June, 2021.

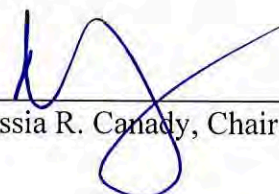


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 6-7-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Antioch Crossing	Northland Neighborhoods	\$837.50	None	\$837.50	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 8th day of June 2020.

ATTEST:


La Sherry Banks, Assistant Secretary




Heather A. Brown Executive Director

RESOLUTION NO. 6-8-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE APPOINTMENT OF CHRIS TODD TO THE ANTIOCH CROSSING TIF ADVISORY COMMITTEE.

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

WHEREAS, it was appropriate to consider electing a representative of the Northland Regional Chamber of Commerce to the Antioch Crossing TIF Advisory Committee to serve as liaison with taxing districts, City departments and other parties having an interest in and directly adjacent to the Redevelopment Area;


WHEREAS, Chris Todd was nominated as Representative of the Northland Regional Chamber of Commerce to the Antioch Crossing TIF Advisory Committee.

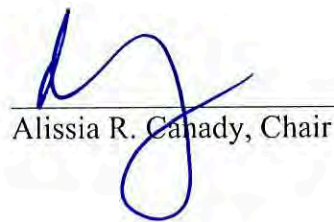
NOW, THEREFORE, BE IT RESOLVED, that the Tax Increment Financing Commission hereby approves the appointment of Chris Todd as Representative to Antioch Crossing TIF Advisory Committee.

DATED this 8th day of June, 2021.



ATTEST:


Heather A. Brown, Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 6-9-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE APPOINTMENT OF CHRIS TODD TO THE ANTIOCH MALL TIF ADVISORY COMMITTEE.

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


WHEREAS, it was appropriate to consider electing a representative of the Northland Regional Chamber of Commerce to the Antioch Mall TIF Advisory Committee to serve as liaison with taxing districts, City departments and other parties having an interest in and directly adjacent to the Redevelopment Area;

WHEREAS, Chris Todd was nominated as Representative of the Northland Regional Chamber of Commerce to the Antioch Mall TIF Advisory Committee.

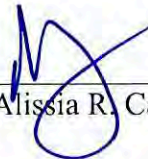
NOW, THEREFORE, BE IT RESOLVED, that the Tax Increment Financing Commission hereby approves the appointment of Chris Todd as Representative to Antioch Mall TIF Advisory Committee.

DATED this 8th day of June, 2021.

ATTEST:


Heather A. Brown, Secretary




Alistia R. Canady, Chair

RESOLUTION NO. 6-10-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and


WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Linwood Shopping Center	Linwood Shopping Center Redevelopment Co	\$71,363.00	None	\$71,363.00	
Summit NID	Diocese of Kansas City – St. Joseph	\$157,429.00	None	\$157,429.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 8th day of June 2021.





Heather A. Brown, Executive Director

ATTEST:



La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 6-12-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BETWEEN THE COMMISSION AND THE DIOCESE OF KANSAS CITY-ST. JOSEPH IN CONNECTION WITH CERTAIN IMPROVEMENTS TO REDEVELOPMENT PROJECT AREA 25 OF THE SUMMIT TAX INCREMENT FINANCING PLAN

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

WHEREAS, on August 31, 1995, the Council adopted Ordinance No. 951016, approving the Summit Tax Increment Financing Plan, pursuant to the authority granted the Council by the Act; and

WHEREAS, the City, by the passage of a series of Ordinances, amended the Summit Tax Increment Financing Plan, which together with all amendments thereto, shall hereafter be referred to as the “Plan”; and

WHEREAS, the Plan, as amended, provides for, inter alia, the implementation of Redevelopment Project 25, which provides for the certain improvements to 2544 Madison (Sacred Heart Guadalupe Church), 814 West 26th Street (Sacred Heart Guadalupe Paris Activities Center) and 914 West 26th Street (Sacred Heart Guadalupe Education Center) (collectively, the “Project Improvements”); and

WHEREAS, on June 30, 2010, the Diocese of Kansas City-St. Joseph (the “Diocese”) and the Commission entered into an Agreement (the “Original Redevelopment Agreement”) for the implementation of Project Improvements pursuant to the Plan; and

WHEREAS, on November 7, 2019, the Council adopted Ordinance No. 190914, which approved the Tenth Amendment to the Plan (the “Tenth Amendment”), which, among other things, amended the budget of Redevelopment Project Costs related to the Project Improvements (the “Tenth Amendment Changes”); and

WHEREAS, on January 16, 2020, the Commission and the Diocese amended, restated and replaced the Original Agreement with an Amended and Restated Agreement for the purpose of modifying the description of the Project Improvements to be undertaken, as well as the Redevelopment Project Costs related thereto, so as to be consistent with the Tenth Amendment Changes; and

WHEREAS, on May 20, 2021, the Council passed Ordinance No. 210435, which approved the Twelfth Amendment to the Plan (the “Twelfth Amendment”), which provides, inter alia, for certain modifications to the Budget of Redevelopment Project Costs to reflect a modified scope of work related to the Sacred Heart Guadalupe Church (2514 Madison) and Parish Activities Center (814 W. 26th Street) that includes, in part, replacement of certain doors and windows and tuck-point and façade improvements for which a total of \$157,429 in costs related thereto are eligible for reimbursement (the “Twelfth Amendment Modifications”); and

WHEREAS, the Diocese desires to enter into a First Amendment to the Amended and Restated Redevelopment Agreement to incorporate the Twelfth Amendment Modifications.

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

Section 1. Authorization and Approval of the First Amendment to the Amended and Restated Redevelopment Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a First Amendment to the Amended and Restated Redevelopment Agreement with the Diocese of Kansas City-St. Joseph, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of the Commission’s approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of June, 2021.

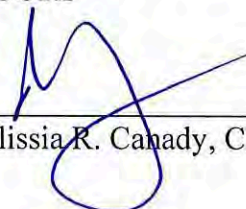


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 07-01-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

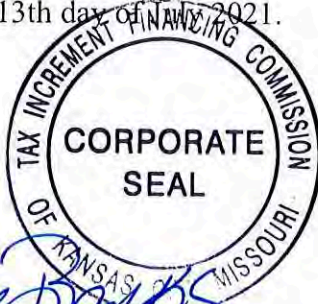
WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
KCI Corridor	MD Management Inc.	97,435.71	None	97,435.71	468.05	\$96,967.66

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte County/Platte RIII-Park Hill and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 13th day of ~~July~~ ^{November} 2021.



Heather A. Brown, Executive Director

ATTEST:

La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 07-03-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

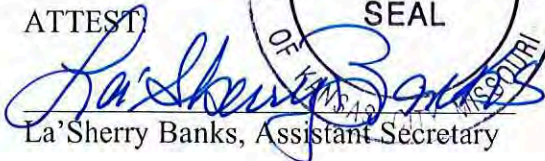
WHEREAS, the following costs were certified:


TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
Platte Purchase Development	MD Management, Inc.	\$506,351.11	None	\$506,351.11	\$15,769.62	\$490,581.49
Platte Purchase Development	MD Management, Inc.	\$470,206.69	None	\$470,206.69	\$2,409.76	\$467,796.93
Platte Purchase Development	Olsson	\$2,384.63	None	\$2,384.63		Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte-Clay County/Platte RIII and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 13th day of July, 2021.



ATTEST

La' Sherry Banks, Assistant Secretary


Heather A. Brown, Executive Director

RESOLUTION NO. 7-4-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH METRO NORTH CROSSING, LLC IN CONNECTION WITH THE METRO NORTH CROSSING TAX INCREMENT FINANCING PLAN

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

WHEREAS, a plan for redevelopment known as the Metro North Crossing Tax Increment Financing Plan (the “Plan”) for an area designated therein as a redevelopment area (the “Redevelopment Area”) was approved by the City Council on December 10, 2015, by Ordinance No. 151011 and subsequently amended on February 1, 2018 by Ordinance No. 180020 and on October 7, 2019 by Ordinance No. 190895; and

WHEREAS, on May 19, 2016, the Commission and the Redeveloper entered into an agreement, which provides for the implementation of the Plan (the “Initial Agreement”); and

WHEREAS, the Commission and the Redeveloper, on November 14, 2018, entered into the First Amendment to the Initial Agreement (the “First Amended Agreement”), which modified (1) certain definitions contained within the Initial Agreement, (2) the Redevelopment Schedule, (3) the description of the Project Improvements and Public Improvements, and (4) the terms and conditions related to the certification and reimbursement of Reimbursable Project Costs; and

WHEREAS, the Commission and the Redeveloper, on April 16, 2020, entered into the Second Amendment to the Initial Agreement (the “Second Amendment”, together with the First Amendment and the Initial Agreement are hereafter referred to as the “Original Agreement”), which incorporated modifications contained within the Second Amendment to the TIF Plan; and

WHEREAS, the City Council, intends to consider a Third Amendment to the TIF Plan, which shall extend the date of completion for the improvements contemplated by Project 4 (the “Third Amendment Modifications”); and

WHEREAS, the Redeveloper now desires to amend the Original Agreement to incorporate the Third Amendment Modifications.

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

Section 1. Authorization and Approval of the Third Amendment to the Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Third Amendment to the Redevelopment Agreement with Metro North Crossing, LLC, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof; and, provided, further, the Third Amendment to the Redevelopment Agreement shall not be executed and delivered until the Third Amendment to the Metro North Crossing Tax Increment Financing Plan is approved by the City Council of the City of Kansas City, Missouri.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of July, 2021.



ATTEST:

Heather A. Brown, Secretary

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

By: _____

Alissia R. Canady, Chair

RESOLUTION NO. 7-5-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE TWENTY-FIRST AMENDMENT TO THE SHOAL CREEK PARKWAY TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991; by Ordinance No. 100089 on January 28, 2010; by Ordinance No. 130986 on December 19, 2013; and by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and

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

WHEREAS, the Plan has been amended by the City Council from time to time by the passage of several ordinances; and

WHEREAS, the Twenty-First Amendment to the Plan has been presented to the Commission for consideration; and

WHEREAS, on July 13, 2021, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 10:00 a.m. to consider the Twenty-First Amendment to the Plan; and

WHEREAS, the Twenty-First Amendment to the Plan: (1) modifies the description of public improvements described by the Plan; (2) modifies the Budget of Redevelopment Project Costs; (3) modifies the Sources of Funds; (4) modifies the Development Schedule; and (5) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing; and

WHEREAS, Chairwoman Canady opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

WHEREAS, the Commission, upon hearing all public comments and staff’s recommendation, deems it to be in the best interest of the City that the Twenty-First Amendment to the Plan be approved by the City Council.

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

1. The Twenty-First Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area is an Economic Development Area, as defined in Section 99.805 of the Act.

2. The Twenty-First Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area 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 tax increment financing.

3. The Plan, as modified by the Twenty-First Amendment to the Plan, conforms with City's FOCUS Plan or comprehensive plan for redevelopment of the City.

4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Twenty-First Amendment, and located within the Redevelopment Area, and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.

5. The Plan, as amended by the Twenty-First Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.

6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the Twenty-First Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.

7. The Plan, as amended by the Twenty-First Amendment, does not contemplate the relocation assistance for businesses and residences.

8. The Plan, as amended by the Twenty-First Amendment, does not include the initial development or redevelopment of any gambling establishment.

9. The Plan, as amended by the Twenty-First Amendment, does not alter the previous cost-benefit analysis presented to and accepted by the Commission, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan are not built and if they are built pursuant to the Plan and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.

10. The Commission does hereby approve the Twenty-First Amendment to the Shoal Creek Parkway Tax Increment Financing Plan.

11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the Twenty-First Amendment to the Plan and designate the redevelopment area described therein as a "Redevelopment Area" pursuant to the Act.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of July, 2021.



TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 
Alissia R. Canady, Chair

ATTEST:


Heather A. Brown, Secretary

RESOLUTION NO. 07-06-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/LIBERTY-NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

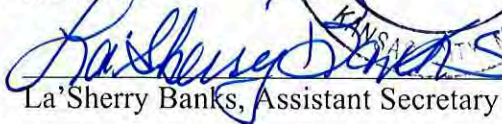
TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Shoal Creek	The City of Kansas City, Missouri	\$91,842.75	None	\$91,842.75	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/Liberty-NKC and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 13th day of July, 2021.



ATTEST:


La' Sherry Banks, Assistant Secretary



Heather A. Brown, Executive Director

RESOLUTION NO. 7-7-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE AMENDED AND RESTATED FUNDING AGREEMENT WITH CITY OF KANSAS CITY, MISSOURI AND STAR DEVELOPMENT CORP. FOR THE FUNDING OF THE INSTALLATION OF TRAFFIC SIGNALS AT THE INTERSECTION OF NE 108TH STREET AND NE COOKINGHAM DRIVE, PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, pursuant to the Act, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides, among other things, for the design and construction of roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the installation of traffic signals at the intersection of NE 108th Street and NE Cookingham Drive (the “Traffic Signal Installation Project”); and

WHEREAS, the City intends to enter into a Cost Share Agreement (the “Cost Share Agreement”) with the Missouri Highways and Transportation (“MODOT”), which shall provide that the City shall contribute approximately One Hundred One Thousand Dollars (\$101,000) (the “Local Portion”) and MODOT shall contribute approximately One Hundred One Thousand Dollars (the “MODOT Portion”) toward the cost of the Traffic Signal Installation Project; and

WHEREAS, the City, Star Development Corp. (“Star”) and the Commission, pursuant to Resolution No. 4-8-21, entered into a Funding Agreement, which provides, inter alia, that (1) the Commission shall contribute to the City Seventy Two Thousand Five Hundred Dollars (\$72,500) (the “Commission Contribution”) for the purpose of paying a portion of the Local Portion that the City is obligated to pay, in connection with the Cost Share Agreement, that (2) Star shall contribute to the City Twenty-Eight Thousand Five Hundred Dollars (\$28,500) (the “Star Contribution”) for the purpose of paying a portion of the Local Portion that the City is obligated to pay, in connection with the Cost Share Agreement, and that (3) the City shall deposit each of the Commission Contribution and the Star Contribution into an account (the “Traffic Signal

Installation Account”) dedicated for the purpose of paying costs related to the Traffic Signal Installation Project (the “Redevelopment Project Costs”); and

WHEREAS, the City intends to consider a Twenty-First Amendment to the Shoal Creek TIF Plan, which, inter alia, will increase the reimbursable redevelopment project costs related to the Traffic Signal Installation Project; and

WHEREAS, the City desires to amend, restate and replace the Funding Agreement to provide that the Commission and Star shall not only contribute the Commission Contribution and the Star Contribution, respectively, but each of the Commission and Star shall (1) pay to the City fifty percent (50%) of all cost overruns related to the Traffic Signal Installation Project (the “Cost Overrun”) up to an aggregate amount of \$100,000, such that each of the Commission and Star shall not be obligated to pay more than \$50,000 related to the Cost Overruns and (2) pay to the City, in advance, fifty percent (50%) of the MODOT Portion, such that each of the Commission and Star shall contribute \$50,500 of the MODOT Portion (the “MODOT Advance Funding”); provided, however, the City shall reimburse the Commission and Star for their payment of such MODOT Advance Funding at such time MODOT reimburses the City for the MODOT Advance Funding.

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

Section 1. Authorization and Approval of the Amended and Restated Funding Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Amended and Restated Funding Agreement with the City of Kansas City, Missouri (the “City”) and Star Development Corp., in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair or Vice Chair, and such officers’ signatures thereon being conclusive evidence of the Commission’s approval thereof; and, provided, further, the Commission shall not execute and deliver the Amended and Restated Funding Agreement until the City Council of the City approves the Twenty-First Amendment to the Shoal Creek Parkway Tax Increment Financing Plan.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of July, 2021.



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

By: _____

Alissia R. Canady, Chair

ATTEST:

Heather A. Brown, Secretary

RESOLUTION NO. 7-8-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 9:45 AM, TUESDAY, AUGUST 10, 2021 FOR THE SIXTH AMENDMENT TO THE ARLINGTON ROAD TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991 and Ordinance No. 100089 on January 28, 2010 and Ordinance No. 130986 on December 19, 2013; and

WHEREAS, the City Council, on September 30, 1993 by Ordinance No. 930859, approved the Santa Fe TIF Plan (the “Plan”); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for July 13, 2021 at 9:45 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 9:45 a.m., July 13, 2021, to consider approval of the Plan; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Plan and all were heard; and

WHEREAS, staff and the applicant for the Sixth Amendment requested continuing the public hearing to 9:45 a.m., August 10, 2021.

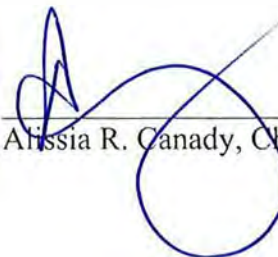
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the proposed Sixth Amendment to the Arlington Road TIF Plan until 9:45 a.m., Tuesday, August 10, 2021.

DATED this 13th day of July, 2021.



ATTEST:


Heather A. Brown, Secretary


Alysia R. Canady, Chair

RESOLUTION NO. 7-9-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:10 AM, TUESDAY, AUGUST 10, 2021 FOR THE TWELFTH AMENDMENT TO THE NORTH OAK TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991 and Ordinance No. 100089 on January 28, 2010 and Ordinance No. 130986 on December 19, 2013; and

WHEREAS, the City Council, on September 30, 1993 by Ordinance No. 930859, approved the North Oak TIF Plan (the “Plan”); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for July 13, 2021 at 10:10 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:10 a.m., July 13, 2021, to consider approval of the Plan; and

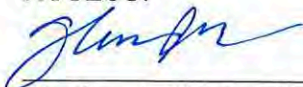
WHEREAS, the public was afforded an opportunity to testify either for or against the Plan and all were heard; and

WHEREAS, staff and the applicant for the Twelfth Amendment requested continuing the public hearing to 10:10 a.m., August 10, 2021.

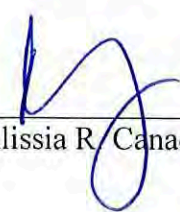
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the proposed Twelfth Amendment to the North Oak TIF Plan until 10:10 a.m., Tuesday, August 10, 2021.

DATED this 13th day of July, 2021.

ATTEST:


Heather A. Brown, Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 07-10-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road	Hunt Midwest Real Estate	\$244,102.00	None	\$244,102.00	
Parvin Road	Hunt Midwest Real Estate	\$33,246.00	None	\$33,246.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 13th day of July, 2021.



Heather A. Brown, Executive Director

ATTEST:

La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 7-12-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING THAT THE CITY COUNCIL OF KANSAS CITY, MISSOURI APPROVE THE PROPOSED TWELFTH AMENDMENT TO THE SOUTHTOWN CORRIDOR/31ST & BALTIMORE TAX INCREMENT FINANCING PLAN

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

WHEREAS, the City Council, on May 19, 1994 adopted Ordinance No. 940564 approving the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan (“Plan”); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, the Commission, after due notice in accordance with the Act and Chapter 610, RSMo, conducted a public hearing at 10:20 a.m. on July 13, 2021, to consider the Twelfth Amendment to the TIF Plan; and

WHEREAS, Twelfth Amendment to the TIF Plan (i) modifies the boundaries of Redevelopment Area, (ii) removes all references to Redevelopment Projects G and G-1 (iii) modifies the description of the project and public improvements described by the Plan (iv) modifies the Budget of Redevelopment Project Costs, (v) modifies the Sources of Funds, (vi) modifies the Estimated Payments in Lieu of Taxes and Economic Activity Taxes estimated to be generated within the Redevelopment Area and (vi) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing and

WHEREAS, although there was discussion on the termination of Redevelopment Projects E, L & N, the Commission recommended that these redevelopment projects areas not be terminated at this time;

WHEREAS, Chairwoman Canady opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

WHEREAS, upon hearing all comments from interested persons and taxing districts regarding the Twelfth Amendment to the TIF Plan, the Commission closed the public meeting; and

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

1. The Twelfth Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area is a Blighted Area, as defined in Section 99.805 of the Act.
2. The Twelfth Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area 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 tax increment financing.
3. The Plan, as modified by the Twelfth Amendment to the Plan, conforms with City's FOCUS Plan or comprehensive plan for redevelopment of the City.
4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Twelfth Amendment, and located within the Redevelopment Area, and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.
5. The Plan, as amended by the Twelfth Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.
6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the Twelfth Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.
7. The Plan, as amended by the Twelfth Amendment, does not contemplate the relocation assistance for businesses and residences.
8. The Plan, as amended by the Twelfth Amendment, does not include the initial development or redevelopment of any gambling establishment.
9. The Twelfth Amendment does not alter the previous cost-benefit analysis presented to and accepted by the Commission, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan are not built and if they are built pursuant to the Plan and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.
10. The Commission does hereby approve the Twelfth Amendment to the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan.

11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the Twelfth Amendment to the Plan and designate the redevelopment area described therein as a "Redevelopment Area" pursuant to the Act.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of July, 2021.

TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI



By: _____

Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 7-13-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI AND UA KC SOUTHPOINTE, LLC

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

WHEREAS, in December 2012, the Commission approved the terms of a Settlement Agreement, which provided, in part, that in connection with City's settlement of various lawsuits with Citadel Plaza, LLC ("Citadel"), its parent company, the Community Development Corporation of Kansas City, Missouri (CDCKC), and several creditors of Citadel and CDCKC, the Commission agreed to (1) terminate certain development and financing agreements related to the implementation of Redevelopment Project G of the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan (the "Plan"), (2) execute a release as to all claims against the City, Citadel and the CDCKC and (3) accept title to certain parcels of property (the "Project Properties") located within Redevelopment Project Area G, as described by the Plan (the "Commission's Covenants"); and

WHEREAS, in consideration of the Commission's Covenants listed above, the City agreed to (1) terminate certain development and financing agreements related to the implementation of Redevelopment Project G of the Plan, (2) execute a release as to all claims against the Commission, Citadel and the CDCKC, (3) transfer to the Commission title to the Project Properties and (4) execute and deliver to the Commission a Ground Lease, which shall provide that the Commission shall lease the Project Properties to the City for One Dollar (\$1.00), plus, in connection with such lease, the City shall pay such amounts that are necessary to remove any environmentally hazardous material from the Project Properties, and shall provide, at its own expense: insurance, necessary fencing and security, staffing, and maintenance of the Project Properties until such Project Properties are disposed of for development purposes (the "City's Covenants"); and

WHEREAS, pursuant to the Commission's Covenants and the City's Covenants, the City and the Commission, on February 29, 2012, entered into a Ground Lease; and

WHEREAS, the City has indicated that is has selected UA KC Southpointe, LLC (the "Developer") as the developer of the Project Properties; and

WHEREAS, the City has also determined that the Project Properties to be developed by the Developer will serve a predominantly public municipal purpose because, without limitation, vertical development will (i) enhance the tax base of Project Properties and surrounding area; (ii) retain and generate jobs; (iii) promote economic development in the area of the City in which the Project Properties are located; (iv) result in generation of tax revenues to the City from the conducting of business and other activities in the City that would not otherwise occur; (v) serve as a catalyst for additional investment in and further redevelopment and rehabilitation of the area of the City in which the Project Properties are located; (vi) further the City's policy of encouraging economic stability and growth; and (vii) preserve and enhance public parking in a strategic area of the City; and

WHEREAS, the City desires to enter into a Development Agreement with the Developer and the Commission, which shall provide, in part, that the Commission, over the next eight years, shall transfer the Project Properties in six separate phases to the Developer, upon the Developer's exercise of six separate options, with each option to be subject to the satisfaction of certain conditions, including the completion of certain predevelopment due diligence such as producing a general development plan, a proposed land use plan, proposed zoning changes, a development schedule, a market study and a financing plan.

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

Section 1. Authorization and Approval of the Development Agreement. The Chair, Vice Chair or Secretary of the Commission is hereby authorized, on behalf of the Commission, to execute and deliver to the City and UA KC Southpointe, LLC the Development Agreement, which contains the terms described in the recitals above and in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the TIF Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

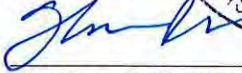
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of July, 2021.




ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 7-14-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING THAT THE CITY COUNCIL OF KANSAS CITY, MISSOURI NOT APPROVE THE PROPOSED THIRD AMENDMENT TO THE SANTA FE TAX INCREMENT FINANCING PLAN

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

WHEREAS, on March 4, 1994, the Council accepted the recommendations of the Commission and, by Ordinance No. 930859, approved the Santa Fe Tax Increment Financing Plan (the “TIF Plan”); and

WHEREAS, the TIF Plan has been subsequently amended by Ordinance No. 001216 on November 30, 2000 and Ordinance No. 051225 on October 13, 2005; and

WHEREAS, the Commission, after due notice in accordance with the Act and Chapter 610, RSMo , conducted a public hearing at 10:30 a.m. on July 13, 2021, to consider the Third Amendment to the TIF Plan; and

WHEREAS, Third Amendment to the TIF Plan (i) eliminates the construction of approximately 500,000 square feet of retail uses, 3,900,000 square feet of office uses and 3,600,000 square feet of light industrial/warehouse uses, (ii) modifies the Site Map, (iii) reduces the Budget of Estimated Redevelopment Project Costs (iv) modifies the Sources of Funds, (v) updates the estimated date of completion for the improvements contemplated by the Redevelopment Projects to 2026, (vi) modifies the estimated Payments in Lieu of Taxes and Economic Activity Taxes while tax increment financing is authorized and declares as surplus all PILOTs generated during and after 2021, which shall be distributed to the Taxing Districts in accordance with the Act, (vii) modifies the But-For Analysis attached to the Plan and (viii) modifies the Cost Benefit Analysis attached to the Plan; and

WHEREAS, Chairwoman Canady opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

WHEREAS, upon hearing all comments from interested persons and taxing districts regarding the Third Amendment to the TIF Plan, the Commission closed the public meeting; and

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

1. The Third Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area is a Blighted Area, as defined in Section 99.805 of the Act.
2. Except as specifically provided in the Third Amendment to the Plan, the Third Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area 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 tax increment financing.
3. The Plan, as modified by the Third Amendment to the Plan, conforms with City's FOCUS Plan or comprehensive plan for redevelopment of the City.
4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Third Amendment, and located within the Redevelopment Area, and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.
5. The Plan, as amended by the Third Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.
6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the Third Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.
7. The Plan, as amended by the Third Amendment, does not contemplate the relocation assistance for businesses and residences.
8. The Plan, as amended by the Third Amendment, does not include the initial development or redevelopment of any gambling establishment.
9. Except as specifically provided in the Third Amendment, the Third Amendment does not alter the previous cost-benefit analysis presented to and accepted by the Commission, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan are not built and if they are built pursuant to the Plan and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.
10. The Commission does hereby approve the Third Amendment to the Santa Fe Tax Increment Financing Plan.

11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the Third Amendment to the Plan and designate the redevelopment area described therein as a "Redevelopment Area" pursuant to the Act.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of July, 2021.

TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI

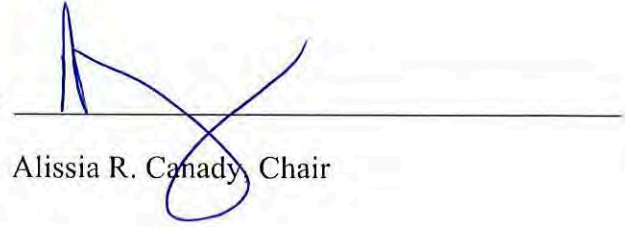


ATTEST:



Heather A. Brown, Secretary

By: _____



Alissia R. Canady, Chair

RESOLUTION NO. 7-15-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CERTIFICATION FOR JACKSON COUNTY/HICKMAN MILLS, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Question ed Costs	Costs Certified	Notes
87 th & Hillcrest	Foley Industries, Inc.	\$161,173.00	None	\$161,173.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/Hickman Mills and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 13th day of July, 2021.



Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 7-16-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATION OF COSTS TOTALING \$34,022,818 AND REQUEST FOR REIMBURSEMENT OF \$709,686, PER THE REDEVELOPMENT AGREEMENT, THE CITY MANAGER HAS APPROVED COST IN EXCESS OF BUDGET BY \$1,000,000.00 FOR A SINGLE LINE ITEM, AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

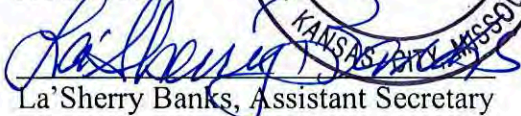
TIF Plan	Developer	Costs Requested	Question ed Costs	Costs Certified	Notes
Bannister & I-435	Cerner Property Development, Inc.	\$709,686.00	None	\$34,022,818	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the certification of costs totaling \$34,022,818 and request for reimbursement of \$709,686, per the redevelopment agreement, the City Manager has approved costs in excess of the budget by \$1,000,000 for a single line item, and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 13th day of July, 2021.



ATTEST:


La'Sherry Banks, Assistant Secretary


Heather A. Brown, Executive Director

RESOLUTION NO. 7-17-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CLOSING THE PUBLIC HEARING FOR THE TWENTY-FIRST AMENDMENT TO THE SHOAL CREEK PARKWAY TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on November 10, 1994 by Ordinance No. 941443, approved the Shoal Creek Parkway TIF Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 10:00 a.m., July 13, 2021, to consider approval of the Twenty-First Amendment to the Plan; and

WHEREAS, the Twenty-First Amendment to the Plan A) incorporates as an improvement the design and construction of Maplewoods Parkway, beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive (B) modifies the Budget of Redevelopment Project Costs, (4) modifies the Sources of Funds (5) modifies the Development Schedule and (6) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing. The Twenty-First Amendment does not alter or modify the intent of the Plan, except for those changes specifically mentioned in the Twenty-First Amendment.


WHEREAS, the public was afforded an opportunity to testify either for or against the Amendment and all were heard.

NOW, THEREFORE, BE IT RESOLVED that the Tax Increment Financing Commission of Kansas City, Missouri hereby closes the public hearing for the Twenty-First Amendment to the Shoal Creek Parkway TIF Plan.

DATED this 13th day of July, 2021.



ATTEST:


La Sherry Banks, Assistant Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 7-18-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CLOSING THE PUBLIC HEARING FOR THE TWELFTH AMENDMENT TO THE SOUTHTOWN CORRIDOR/31ST & BALTIMORE TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on May 19, 1994 by Ordinance No. 940564, approved the Southtown Corridor TIF Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 10:20 a.m., July 13, 2021, to consider approval of the Twelfth Amendment to the Plan; and

WHEREAS, the purpose of this hearing is to consider recommending to the City Council of Kansas City, Missouri) that it approve (A) the proposed Twelfth Amendment to the Plan, which (1) modifies the boundaries of Redevelopment Area, (2) removes all references to Redevelopment Projects G and G-1, (3) modifies the description of public improvements described by the Plan, (4) modifies the Budget of Redevelopment Project Costs, (5) modifies the Sources of Funds (6) modifies the Development Schedule and (7) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing and (B) the termination of the designation of the Redevelopment Project Areas, (C) the declaration as surplus of all amounts remaining in the Special Allocation Funds established in connection with the Redevelopment Project Areas (the "Special Allocation Fund"), the distribution of such amounts to the affected taxing districts in accordance with the Real Property Tax Increment Allocation Act and (D) the dissolution of such Special Allocation Fund.

WHEREAS, the public was afforded an opportunity to testify either for or against the Amendment and all were heard.

NOW, THEREFORE, BE IT RESOLVED that the Tax Increment Financing Commission of Kansas City, Missouri hereby closes the public hearing for the Twelfth Amendment to the Southtown Corridor/31st & Baltimore TIF Plan.

DATED this 13th day of July, 2021




Alissia R. Canady, Chair

ATTEST:


La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 7-20-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CLOSING THE PUBLIC HEARING FOR THE THIRD AMENDMENT TO THE SANTA FE TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on September 30, 1993 by Ordinance No. 930859, approved the Santa Fe TIF Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 10:30 a.m., July 13, 2021, to consider approval of the Third Amendment to the Plan; and

WHEREAS The purpose of this hearing is for the TIF Commission to consider recommending to the City Council of Kansas City, Missouri approval of the Third Amendment of the Santa Fe TIF Plan (the "TIF Plan").

WHEREAS, the public was afforded an opportunity to testify either for or against the Amendment and all were heard.

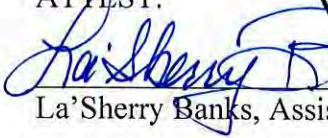
NOW, THEREFORE, BE IT RESOLVED that the Tax Increment Financing Commission of Kansas City, Missouri hereby closes the public hearing for the Third Amendment to the Santa Fe TIF Plan.

DATED this 13th day of July, 2021




Alissia R. Canady, Chair

ATTEST:


La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 8-1-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
Platte Purchase	Hunt Midwest	\$90,266.48	None	\$90,266.48	\$90,266.48	
Platte Purchase	MD Management, Inc.	\$183,350.24	None	\$183,350.24	\$9,180.51	\$174,169.73

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte-Clay County/Platte RIII and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 10th day of August, 2021.



ATTEST:

La' Sherry Banks
La' Sherry Banks, Assistant Secretary

Heather A. Brown
Heather A. Brown, Executive Director

RESOLUTION NO. 8-2-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO ACCEPT THE RECOMMENDATION OF THE PLATTE PURCHASE DEVELOPMENT PLAN ADVISORY COMMITTEE

WHEREAS, a plan for redevelopment known as the “Platte Purchase Development Plan” (the “Redevelopment Plan”) for an area designated therein as the Redevelopment Area (the “Redevelopment Area”), was prepared and reviewed by the Commission, and the Commission on May 11, 2016, by Resolution No. 5-9-16, recommended that the City Council approve the Redevelopment Plan; and

WHEREAS, the City Council, on July 28, 2010, by Ordinance No. 160415, approved the Redevelopment Plan, which has been amended several times by a series of ordinances passed by the City Council; and

WHEREAS, the Commission, by Resolution, created the Platte Purchase Advisory Committee (“Advisory Committee”) to provide advice to the Commission regarding the use and disbursement of tax increment financing revenue (“TIF Revenue”) generated and collected within the Redevelopment Area and to serve as a liaison with taxing districts affected by the Plan, Departments of the City of Kansas City, Missouri and other parties having an interest in and directly adjacent to the Redevelopment Area; and

WHEREAS, on July 21, 2021, the Advisory Committee convened and approved the following resolutions:

RESOLVED, that the Platte Purchase Advisory Committee hereby recommends that the Tax Increment Financing Commission of Kansas City, Missouri take all necessary steps to approve and recommend that the City Council approve a Sixth Amendment to the Redevelopment Plan that would incorporate certain public infrastructure improvements described by the Twin Creeks Village West Community Improvement District (the “CID”), including improvements to NW Fountain Hills Drive and N. Platte Purchase Drive, as well as the installation of certain public utilities, including store, sewer and water lines; and

FURTHER RESOLVED, that the Platte Purchase Advisory Committee hereby recommends that the Tax Increment Financing Commission of Kansas City, Missouri enter a Redevelopment Agreement, which shall provide (A) for the implementation of the improvements contemplated by the Sixth Amendment to the Platte Purchase TIF Plan, (B) for the reimbursement of certain costs related thereto from economic activity tax portion of the 1.00% sales tax imposed by the CID and (C) that such reimbursement shall not be subject to that certain Reimbursement Prioritization Agreement related to the Platte Purchase TIF Plan

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


Section 1. Acceptance of the Advisory Committee’s Recommendation. The Commission hereby accepts the Advisory Committee’s recommendations presented during this meeting and as set forth in the recitals above.

Section 2. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of August, 2021.



ATTEST:



Heather A. Brown, Secretary

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

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 8-3-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE IN CONNECTION WITH THE SHOAL CREEK PUBLIC IMPROVEMENT G2 WITHIN THE SHOAL CREEK PARKWAY TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on November 10, 1994, passed Ordinance No. 941443, as amended, approving the Shoal Creek Parkway Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides for the design of N. Brighton and Right of Way Acquisition described by the Redevelopment Agreement; and

WHEREAS, on December 22, 2017, the Commission and the City of Kansas City, Missouri (the "Redeveloper") entered into a Redevelopment Agreement (the "Redevelopment Agreement") for the Public Infrastructure Improvements; and

WHEREAS, the acquisition of right of way and design work described on Exhibit A of the Certificate has been completed partially in accordance with the Redevelopment Agreement; and

WHEREAS, a Certificate of Partial Completion and Compliance has been issued to the Redeveloper in accordance with the Redevelopment Agreement and as contemplated by the Plan in connection with Project G2; and

WHEREAS, this Certificate of Partial Completion and Compliance does not waive or modify any existing rights or obligations the Redeveloper has or may have under the Redevelopment Agreement, including (1) any obligation of the Redeveloper may have to complete the construction of Public Infrastructure Improvements (as defined by the Redevelopment Agreement) and to provide reports required by the Redevelopment Agreement and (2) any obligation the Commission may have to reimburse the Redeveloper for unpaid Certified Costs (as defined by the Redevelopment Agreement); and

WHEREAS, Project G2, as contemplated by the Plan, has been partially completed in accordance with the Redevelopment Agreement; and

WHEREAS, as of the Effective Date of the Certificate of Partial Completion and Compliance, the Redeveloper is in compliance with all provisions of the Redevelopment Agreement, including, but not limited to, the policies and procedures incorporated therein; and

WHEREAS, the Commission's Contract Compliance Committee met on July 19, 2021 and reviewed the Certificate and supporting documentation and recommends approval of the Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of this Certificate of Partial Completion and Compliance. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute, record and deliver to the City of Kansas City, Missouri, the Certificate of Partial Completion and Compliance in substantially the form presented to and reviewed by the Commission at this meeting, which shall certify that the City of Kansas City, Missouri, has partially completed the improvements contemplated by the Shoal Creek Parkway Tax Increment Financing Plan and the Redevelopment Agreement (as defined in the Recitals), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

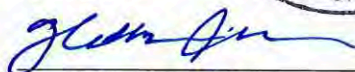
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of August, 2021.



ATTEST:



Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 8-4-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:15 AM, TUESDAY, SEPTEMBER 14, 2021 FOR THE SIXTH AMENDMENT TO THE ARLINGTON ROAD TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the "City Council") on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991 and Ordinance No. 100089 on January 28, 2010 and Ordinance No. 130986 on December 19, 2013; and

WHEREAS, the City Council, on September 30, 1993 by Ordinance No. 930859, approved the Santa Fe TIF Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for August 10, 2021 at 9:45 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 9:45 a.m., August 10, 2021, to consider approval of the Plan; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Plan and all were heard; and

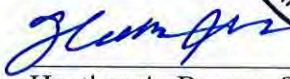
WHEREAS, staff and the applicant for the Sixth Amendment requested continuing the public hearing to 10:15 a.m., September 14, 2021.

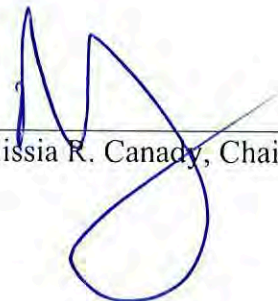
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the proposed Sixth Amendment to the Arlington Road TIF Plan until 10:15 a.m., Tuesday, September 14, 2021.

DATED this 10th day of August, 2021.



ATTEST:


Heather A. Brown, Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 8-5-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:30 AM, TUESDAY, SEPTEMBER 14, 2021 FOR THE TWELFTH AMENDMENT TO THE NORTH OAK TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the "City Council") on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991 and Ordinance No. 100089 on January 28, 2010 and Ordinance No. 130986 on December 19, 2013; and

WHEREAS, the City Council, on September 30, 1993 by Ordinance No. 930859, approved the North Oak TIF Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for August 10, 2021 at 10:10 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:10 a.m., August 10, 2021, to consider approval of the Plan; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Plan and all were heard; and

WHEREAS, staff and the applicant for the Twelfth Amendment requested continuing the public hearing to 10:30 a.m., September 14, 2021.

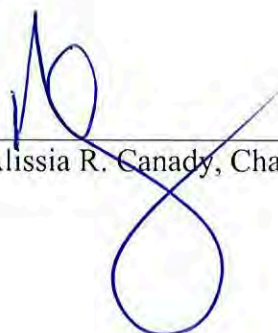
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the proposed Twelfth Amendment to the North Oak TIF Plan until 10:30 a.m., Tuesday, September 14, 2021.

DATED this 10th day of August, 2021.



ATTEST:


Heather A. Brown, Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 8-6-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

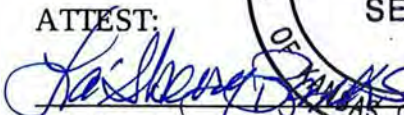
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Arlington Road	Hunt Midwest Real Estate	\$77,687.00	None	\$77,687.00	
Parvin Road	Hunt Midwest Real Estate	\$20,275.00	None	\$20,275.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 10th day of August, 2021.



ATTEST:

La'Sherry Banks, Assistant Secretary


Heather A Brown, Executive Director

RESOLUTION NO. 8-7-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE SECOND AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR THE IMPLEMENTATION OF THE PARVIN ROAD CORRIDOR TIF PLAN

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

WHEREAS, the Council, on December 14, 2000, adopted Ordinance No. 001638 approving the Parvin Road Corridor Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, on June 8, 2013, the Commission and Hunt Midwest Real Estate Development, Inc. (“Hunt Midwest”) entered into an Amended and Restated Redevelopment Agreement (the “Redevelopment Agreement”), which provides that Hunt Midwest shall implement the Public Improvements, in accordance with the terms and conditions set forth in the Redevelopment Agreement and the Commission, subject to the terms and conditions of the Redevelopment Agreement, shall reimburse Hunt Midwest from Payments in Lieu of Taxes and Economic Activity Taxes on deposit in its Special Allocation Fund(s) in an amount up to \$67,805.; and

WHEREAS, on March 16, 2018, the Commission and the Hunt Midwest entered into a First Amendment to the Redevelopment Agreement to incorporate certain modification contemplated by the Tenth Amendment to the Plan, as amended; and

WHEREAS, on July 22, 2021, the City Council passed Ordinance No. 210587, which approved the Twelfth Amendment to the Plan (the “Twelfth Amendment”), which provides for certain modifications to the Budget of Redevelopment Project Costs (“Twelfth Amendment Modifications”); and

WHEREAS, Hunt Midwest now desires to further amend the Redevelopment Agreement to incorporate the Twelfth Amendment Modifications described above and to provide certain updates

to the Redevelopment Agreement regarding the City's MBE/WBE Ordinance and the City's Work Force reporting procedures

WHEREAS, the Second Amendment to the Amended and Restated Redevelopment Agreement by and between the Commission and Hunt Midwest, as presented to the Commission on the date hereof and attached hereto as **Exhibit A**, contains the Commission's most recent policies.

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

Section 1. Authorization and Approval of the Amended and Restated Redevelopment Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Second Amendment to the Amended and Restated Redevelopment Agreement, which shall amend and restate the Redevelopment Agreement, dated June 28, 2001 and amended on March 16, 2018, by and between the Commission and Hunt Midwest. The Second Amendment to the Amended and Restated Redevelopment Agreement with Hunt Midwest shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as **Exhibit A**, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chairman, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of August, 2021.



ATTEST:


Heather A. Brown, Secretary

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

By: 
Alissia R. Canandy, Chair

RESOLUTION NO. 8-8-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A FUNDING AGREEMENT BETWEEN UA KC SOUTHPOINTE, LLC AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI IN CONNECTION WITH PREPARATION AND NEGOTIATION OF A DEVELOPMENT AGREEMENT AND THE CONSIDERATION OF NEW TAX INCREMENT FINANCING PLAN

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

WHEREAS, in December 2012, Commission approved the terms of a Settlement Agreement, which provides, in part, that in connection with the settlement by the City of Kansas City, Missouri (the "City") of various lawsuits with Citadel Plaza, LLC ("Citadel"), its parent company, the Community Development Corporation of Kansas City, Missouri (CDCKC), and several creditors of Citadel and CDCKC, the Commission agreed to (1) terminate certain development and financing agreements related to the implementation of Redevelopment Project G of the Southtown Corridor/31st & Baltimore TIF Plan (the "Southtown TIF Plan"), (2) execute a release as to all claims against the City, Citadel and the CDCKC and (3) accept title to certain parcels of property (the "Project Properties") located within Redevelopment Project Area G, as described by Southtown TIF Plan (the "Commission's Covenants"); and

WHEREAS, in consideration of the Commission's Covenants listed above, the City agreed to (1) terminate certain development and financing agreements related to the implementation of Redevelopment Project G of the Southtown TIF Plan, (2) execute a release as to all claims against the Commission, Citadel and the CDCKC, (3) transfer title to the Project Properties to the Commission and (4) execute and deliver to the Commission a Ground Lease, which shall provide that the Commission shall lease the Project Properties to the City for one Dollar (\$1), plus, in connection with such lease, the City shall pay such amounts that are necessary to remove any environmentally hazardous material from the Project Properties, and shall provide, at its own expense: insurance, necessary fencing and security, staffing, and maintenance of the Project Properties until such Project Properties are disposed of for development purposes (the "City's Covenants"); and

WHEREAS, the City has indicated that it has selected UA KC Southpointe, LLC (the "Developer") as the developer of the Project Properties; and

WHEREAS, the Developer requested that the Commission prepare and review a Development Agreement (the "Initial Development Agreement") by and among the City of Kansas

City, Missouri, the Commission, and the Developer, which shall provide, in part, for the Commission, subject to the satisfaction of certain conditions, to transfer to the Developer certain Project Properties located within an area that is generally bounded by 59th Street on the north, 63rd Street on the south, Bruce R. Watkins Highway on the east and Brooklyn Avenue on the west in Kansas City, Jackson County, Missouri (the "Proposed Development Area"); and

WHEREAS, the Development Agreement contemplates that the Developer intends to utilize tax incentives to assist in funding the design and construction of improvements located within the Proposed Development Area, which may include tax increment financing; and

WHEREAS, staff to the Commission anticipate that the Developer will request that the Commission (1) prepare and review all necessary documents, provide all statutory public notices and participate in a public meeting to consider a tax increment financing plan for the development of the Proposed Development Area (the "TIF Plan") and thereafter take all action the Commission deems necessary to administer and assist in implementing and thereafter terminating the TIF Plan, (2) if the the TIF Plan is approved, prepare and negotiate a redevelopment agreement (the "TIF Redevelopment Agreement") and any and all agreements, instruments and certificates that may be necessary to implement the TIF Plan, and (3) reimburse the Developer for all eligible certified redevelopment project costs incurred by the Developer and identified by the TIF Plan, as it may be amended from time to time (the Commission Services") ; and

WHEREAS, in order for the Commission to prepare and negotiate the Development Agreement and perform the Commission services, the Commission has had and will have to retain administrative and professional staff, outside counsel and consultants and incur expenses, but the Commission is without a source of funds to pay such staff, counsel, consultants and expenses; and

WHEREAS, staff recommends that the Commission enter into a Funding Agreement with the Developer, which shall provide that the Developer shall pay for all Commission costs and expenses related to the preparation and negotiation of the Development Agreement and the performance of the Commission Services; and

WHEREAS, attached to this is a Resolution is a Funding Agreement by and between the Commission and the Developer, which contains the Commission's most recent policies and procedures; and

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

Section 1. Authorization and Approval of a Funding Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Funding Agreement between the Commission and UA KC Southpointe, LLC, which shall contain the provisions described in the Recitals to this Resolution. The Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as **Exhibit A**, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

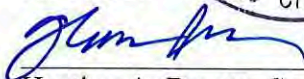
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of August, 2021.



ATTEST:



Heather A. Brown, Secretary

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

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 8-9-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:00 A.M. ON AUGUST 10, 2021 FOR THE FIRST AMENDMENT TO THE PIONEER PLAZA TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for August 10, 2021 at 10:00 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:00 a.m., August 10, 2021, to consider approval of the proposed First Amendment to the Pioneer Plaza Plan ("Plan"); and

WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the proposed First Amendment to the Pioneer Plaza TIF Plan until 10:30 a.m., Tuesday, December 14, 2021.

DATED this 10th day of August, 2021.



ATTEST:


La'Sherry Banks, Assistant Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 8-10-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CERTIFICATION FOR JACKSON COUNTY/HICKMAN MILLS, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Santa Fe	Pursell Mid-City Development, LLC	\$3,559,053.00	None	\$3,559,053.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/Hickman Mills and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 10th day of August, 2021.




Heather A. Brown, Executive Director

ATTEST:


La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 8-11-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND IN CONNECTION WITH THE IMPLEMENTATION OF IMPROVEMENTS CONTEMPLATED BY THE SANTA FE TAX INCREMENT FINANCING PLAN

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

WHEREAS, on September 30, 1993, the Council, by way of Ordinance No. 930859, approved the Santa Fe Tax Increment Financing Plan and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Santa Fe Tax Increment Financing Plan has been subsequently amended Ordinance 001216 and Ordinance 051225 (collectively, the “Plan”); and

WHEREAS, the Plan provides for reclamation of the Redevelopment Area and the construction of public infrastructure improvements that will support the existing retail and enable the eventual construction of industrial/warehouse uses (the “Public Improvements”); and

WHEREAS, on November 12, 2014, the Commission and Pursell Mid-City Development, L.L.C. (the “Redeveloper”) entered into an Amended and Restated Redevelopment Agreement (the “Original Agreement”), which provides for the Redeveloper to implement the Public Improvements contemplated by the Plan; and

WHEREAS, Section 19 of the Redevelopment Agreement provides that upon the completion of the Public Improvements or portions thereof, the Redeveloper shall submit documentation certifying that the Public Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Original Agreement; and

WHEREAS, on July 13, 2021, the Commission adopted Resolution 7-14-21, which approved the Third Amendment to the TIF Plan and recommended that the City Council approve the same; and

WHEREAS, the Third Amendment to the TIF Plan, if approved by the City Council, would allow for the continued reclamation of the Redevelopment Area, as contemplated by the TIF Plan, that will support the existing retail and enable the eventual construction of industrial/warehouse uses; provided however, the Third Amendment to the Santa Fe TIF Plan would also provide for (i) the elimination of the construction of approximately 500,000 square

feet of retail uses, 3,900,000 square feet of office uses and 3,600,000 square feet of light industrial/warehouse uses described by the Santa Fe TIF Plan, (ii) the modification of the Site Map, as attached to the Santa Fe TIF Plan and (iii) the reduction of the Budget of Estimated Redevelopment Project Costs and modifies the Sources of Funds to pay Redevelopment Project Costs, as set forth in in the Santa Fe TIF Plan (the “Third Amendment Modifications”);and

WHEREAS, on August 10, 2021, the Commission, pursuant to Resolution No. 8-12-21, approved the First Amendment to the Original Agreement (the “First Amended Agreement”); provide, however, the Commission conditioned execution of the First Amended Agreement and its delivery to Redeveloper upon the City Council’s approval of the Third Amendment to the TIF Plan; and

WHEREAS, the Redeveloper has submitted documentation, pursuant to Section 19 of the Redevelopment Agreement, and requested that the Commission issue a Certificate of Partial Completion with respect to portions of the Public Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including the Cochran Head Vick & Co., P.C.’s Independent Accountant’s Report, dated July 1, 2020, has investigated whether the Redeveloper has completed such portions of the Public Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule attached to the First Amended Agreement and confirming compliance with all policies and procedures referenced by and incorporated within the First Amended Agreement; and

WHEREAS, at the completion of staff’s investigation, they concluded that the portions of the Public Improvements completed to date were completed in accordance with the Third Amendment to the Plan and First Amended Agreement and recommended that the Commission issue to the City a Certificate of Partial Completion and Compliance, upon the City Council’s approval of the Third Amendment and the Commission’s execution of the First Amended Agreement.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, but only after the City Council’s approval of the Third Amendment to the Santa Fe Tax Increment Financing Plan (the “Plan”) and the execution of the First Amendment to the Amended and Restated Agreement (the “First Amended Agreement”) between the TIF Commission and the Pursell Mid-City Development Company (the “Redeveloper”), to approve, execute, record and deliver to the Redeveloper a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit A, attached hereto, which shall certify that the Redeveloper has completed a portion of the Public Improvements contemplated by the Plan, as amended by the Third Amendment to the Plan, and the First Amended Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of the Commission’s approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of August, 2021.



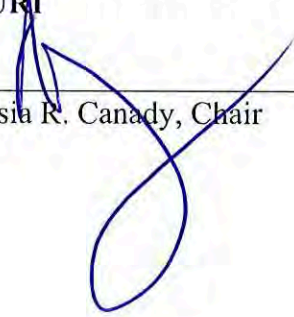
ATTEST:



Heather A. Brown, Secretary

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

By: _____
Alissia R. Canady, Chair



RESOLUTION NO. 8-12-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIRST AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BETWEEN THE COMMISSION AND PURSELL MID-CITY DEVELOPMENT COMPANY IN CONNECTION WITH THE SANTA FE TIF PLAN

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

WHEREAS, on March 4, 1994, the Council accepted the recommendations of the Commission and, by Ordinance No. 930859, approved the Santa Fe Tax Increment Financing Plan (the "TIF Plan"); and

WHEREAS, the TIF Plan was subsequently amended by Ordinance No. 001216 on November 30, 2000 and Ordinance No. 051225 on October 13, 2005; and

WHEREAS, on November 12, 2014, the Commission and Pursell Mid-City Development, L.L.C. (the "Redeveloper") entered into an Amended and Restated Redevelopment Agreement (the "Original Agreement"), which provides for the Redeveloper to implement the improvements contemplated by the TIF Plan, as amended; and

WHEREAS, on July 13, 2021, the Commission adopted Resolution 7-14-21, which approved the Third Amendment to the TIF Plan and recommended that the City Council approve the same; and

WHEREAS, the Third Amendment to the TIF Plan, if approved by the City Council, would allow for the continued reclamation of the Redevelopment Area, as contemplated by the TIF Plan, that will support the existing retail and enable the eventual construction of industrial/warehouse uses; provided however, the Third Amendment to the Santa Fe TIF Plan would also provide for (i) the elimination of the construction of approximately 500,000 square feet of retail uses, 3,900,000 square feet of office uses and 3,600,000 square feet of light industrial/warehouse uses described by the Santa Fe TIF Plan, (ii) the modification of the Site Map, as attached to the Santa Fe TIF Plan and (iii) the reduction of the Budget of Estimated Redevelopment Project Costs and modifies the Sources of Funds to pay Redevelopment Project Costs, as set forth in in the Santa Fe TIF Plan (the "Third Amendment Modifications");and

WHEREAS, Pursell Mid-City Development Company desires to amend the Original Agreement to incorporate the Third Amendment Modifications; and

WHEREAS, staff to the Commission desires to amend the Original Agreement to incorporate the Third Amendment Modifications upon the City Council's approval of the Third Amendment to the TIF Plan; and

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

Section 1. Authorization and Approval of the First Amendment Amended and Restated Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the First Amendment to the Amended and Restated Redevelopment Agreement by and between the TIF Commission and Pursell Mid-City Development Company, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof; provided, however, the Commission shall not execute and deliver the First Amendment to the Amended and Restated Redevelopment Agreement to Pursell Mid-City Development Company until the City Council approves the Third Amendment to the Santa Fe Tax Increment Financing Plan, as recommended by the Commission.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of August 2021.



ATTEST:

Heather A. Brown, Secretary

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

By: _____

Alissa R. Canandy, Chair

RESOLUTION NO. 9-1-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KCI Corridor	MD Management, Inc.	\$155,382.40	None	\$155,382.40	Bond Draw
KCI Corridor	MD Management, Inc.	\$19,355.45	None	\$19,355.45	Bond Draw

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
KCI Corridor	MD Management, Inc.	\$155,382.40	None	\$155,382.40	\$1,934.38	\$153,448.02
KCI Corridor	Md Management, Inc.	\$19,355.45	None	\$19,355.45	\$4,014.11	\$15,321.34

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte County/Platte RIII-Park Hill and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 14th day of September 2021.



Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 9-2-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE #12 IN CONNECTION WITH THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN/ PUBLIC IMPROVEMENT 17

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

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

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

WHEREAS, the Plan provides for the design and construction of roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including Line Creek Parkway from current terminus of Line Creek Parkway at Old Tiffany Springs Road to the proposed entrance of the Platte County R-III School District Complex (“Public Improvement 17”); and

WHEREAS, on March 30, 2006, the Commission and MD Management, Inc. (“MD Management”) entered into an agreement for the implementation of the Public Improvements (the “Redevelopment Agreement”); and

WHEREAS, Section 14 of the Redevelopment Agreement provides that upon the completion of the Public Improvements or portions thereof, MD Management shall submit documentation certifying that the Public Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, MD Management has submitted documentation pursuant to Section 14 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial Completion with respect to portions of the Public Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant’s Report prepared by Ralph C. Johnson & Company, P.C. on August 11, 2021 (the “Cost Certifier Report”), has investigated whether the Redeveloper has completed

such portions of the Public Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff's investigation, they concluded that the portions of the Public Improvements completed to date were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to MD Management a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to MD Management a Certificate of Partial Completion and Compliance, in Exhibit A, attached hereto, which shall certify that MD Management has completed a portion of the Public Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of September, 2021.

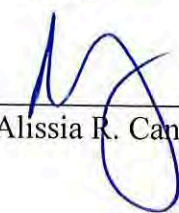


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alistia R. Canady, Chair

RESOLUTION NO. 9-3-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO APPROVE THE FIRST AMENDMENT TO THE ABSOLUTE ASSIGNMENT OF TIF PAYMENTS BETWEEN MD MANAGEMENT, INC. AND SECURITY BANK OF KANSAS CITY AND AUTHORIZE AND DIRECT THE CHAIR OR EXECUTIVE DIRECTOR TO EXECUTE THE ACKNOWLEDGMENT OF THE FIRST AMENDMENT TO THE ABSOLUTE ASSIGNMENT OF TIF PAYMENTS, UPON THE TIF COMMISSION'S RECEIPT OF THE FULLY EXECUTED FIRST AMENDMENT TO THE ABSOLUTE ASSIGNMENT OF TIF PAYMENTS

WHEREAS, on February 10, 1999, the Commission, by Resolution No. 2-1-99, approved the KCI Corridor Tax Increment Financing Plan (the "Plan") and recommended the Plan to the City Council of Kansas City, Missouri (the "Council"); and

WHEREAS, on March 11, 1999, the Council adopted Ordinance No. 990256, approving the Plan pursuant to the authority granted the Council by the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the "Act"); and

WHEREAS, the Plan has been subsequently amended by the Council, pursuant to a series of Ordinances passed by the Council; and

WHEREAS, on January 27, 2012, MD Management, Inc. ("MD Management") and the Commission entered into that certain redevelopment agreement (the "Redevelopment Agreement"), which provides that MD Management shall implement certain roadways and other public infrastructure improvements (the "Public Infrastructure Improvements") has been amended on December 3, 2007, March 11, 2009, March 10, 2010, July 12, 2011, June 13, 2012, October 9, 2013, May 14, 2014, September 16, 2014, February 27, 2018, April 26, 2020, September 28, 2020 and March 9, 2021 (the "TIF Agreement"); and

WHEREAS, the Redeveloper, in connection with financing costs related to the implementation of the Public Infrastructure Improvements, entered into a Loan Agreement, dated December 15, 2014, with Valley View State Bank (the "Lender") and a certain Promissory Note, dated December 15, 2014, in the current principal amount of approximately \$4,000,000, plus interest, charges and allowances (as hereafter modified, amended or restated, the "Original Loan" and the "Original Note"); and

WHEREAS, in connection with the Original Loan and Original Note, the Lender and the Redeveloper entered into an Absolute Assignment Agreement, which provides that the Redeveloper shall assign to Lender (and grant to Lender a security interest in) all of the Redeveloper's right, title and interest in and to certain payments from (i) proceeds of the Improvement and Refunding Revenue Bonds (KCI Corridor Project) Series 2014 that were issued by The Industrial Development Authority of the County of Platte County, Missouri (the "IDA") in the original principal amount of \$34,500,000, pursuant to that certain Trust Indenture, dated September 1, 2014 by and between the IDA and First Bank of Missouri, and (ii) amounts on deposit in a Project Account maintained by the Commission, pursuant to that certain Amended and Restated Funding Agreement, dated June 6, 2014, between the Menard, Inc. ("Menards") and the Commission (collectively, the "TIF Payments") to which Redeveloper is entitled pursuant to the terms and conditions of the TIF Agreement; and

WHEREAS, the Redeveloper intends to execute a new Promissory Note to refinance prior obligations in connection with the Original Note and Original Loan, which will result in increasing the principal amount of the Original Promissory Note to \$10,000,000 and extending the maturity date of the Original Note to December 15, 2021 (the "Amended Loan and Note"); and

WHEREAS, the Redeveloper and Lender desire to confirm and acknowledge that all references to the Original Loan or the Original Note in the Original Absolute Assignment will include the amended principal amount with respect to the Amended Loan and Note dated and to any future renewals, extensions, amendments or restatements thereof; and

WHEREAS, the Lender and Redeveloper are now requesting that the Commission, upon receipt of a fully executed First Amendment to Absolute Assignment of TIF Payments acknowledge the First Amendment to Absolute Assignment and pay those funds that Redeveloper is entitled to receive under the TIF Agreement to an account established by the Lender.

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

Section 1. Authorization and Approval of the Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, upon receipt of the fully-executed First Amendment to the Absolute Assignment of TIF Payments by and between MD Management and Security Bank of Kansas City, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, to execute and deliver to MD Management and Security Bank of Kansas City the Acknowledgement attached to such First Amendment to the Absolute Assignment of TIF Payments, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chairman, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of September, 2021.



ATTEST:

Heather A. Brown, Secretary

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

By: _____

Alissia R. Canady, Chair

RESOLUTION NO. 9-4-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE SIXTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) has been created pursuant to the provisions of 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 is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the “City Council”) on November 24, 1982, and was subsequently amended by Committee Substitute for Ordinance No. 911076 on August 29, 1991, Ordinance No. 100089 on January 28, 2010, Ordinance No. 130986 on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015; and

WHEREAS, as plan for redevelopment known as the Platte Purchase Development Plan (the “Plan”) for an area designated therein as a redevelopment area (the “Redevelopment Area”) was approved by the City Council on July 28, 2016, by Ordinance No. 160415; and

WHEREAS, the Sixth Amendment to the Plan has been presented to the Commission for consideration; and

WHEREAS, on September 14, 2021, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 9:45 a.m. to consider the Sixth Amendment to the Plan; and

WHEREAS, the Sixth Amendment to the Plan modifies the (a) description of the public improvements contemplated by the Plan, (b) Site Map, (c) Estimated Budget of Redevelopment Projects, (d) Sources Funds described by the Plan, (e) Development Schedule, (f) Estimated Annual Increases in Assessed Value and the resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes and (g) exhibits to the Plan, with such other conforming changes that are in furtherance of the forgoing modifications; and

WHEREAS, Chairwoman Canady opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

WHEREAS, the Commission, upon hearing all public comments and staff’s recommendation, deems it to be in the best interest of the City that Sixth Amendment to the Plan be approved by the City Council.

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

1. The Sixth Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area is an Economic Development Area, as defined in Section 99.805(5) of the Act.
2. The Sixth Amendment to the Plan does not alter the Commission's previous finding that the Redevelopment Area 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 tax increment financing.
3. The Plan, as modified by the Sixth Amendment to the Plan, conforms with City's FOCUS Plan or comprehensive plan for redevelopment of the City.
4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Sixth Amendment, and located within the Redevelopment Area and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.
5. The Plan, as amended by the Sixth Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.
6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the Sixth Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.
7. The Plan, as amended by the Sixth Amendment, does not contemplate the relocation assistance for businesses and residences.
8. The Plan, as amended by the Sixth Amendment, does not include the initial development or redevelopment of any gambling establishment.
9. The Plan, as amended by the Sixth Amendment, does not alter the previous cost-benefit analysis presented to and accepted by the Commission, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan are not built and if they are built pursuant to the Plan and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.
10. The Commission does hereby approve the Sixth Amendment to the Platte Purchase Development Plan.
11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the Sixth Amendment to the Plan and designate the redevelopment area described therein as a "Redevelopment Area" pursuant to the Act.


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of September, 2021.



TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: _____
Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 9-5-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE SIXTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on July 28, 2016, by Ordinance 160415, approved the Platte Purchase Development Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 9:45 a.m., September 14, 2021, to consider the Sixth Amendment to the Plan; and

WHEREAS, the Redevelopment Area described by the Plan is generally bound by the intersection of 152 Highway and N Platte Purchase Drive, extending north along the west side of N Platte Purchase Drive to a point approximately 1,200 feet south of NW 100th Street and extending 1,200 to 3,000 feet to the west of N Platte Purchase Drive; extending north along the eastside of N Platte Purchase Drive to N Fountain Hill Drive and 1,000 feet to the east of N Platte Purchase Drive; and extending south of M-152 along the east side of N Platte Purchase Drive to approximately NW 88th Street on the south and approximately 1,200 feet east of N Platte Purchase Drive; and extending south of M-152 along the west side of N Platte Purchase Drive approximately 1,800 feet, extending 600 to 1,000 feet west of N Platte Purchase Drive including approximately 294 acres of land (the "Redevelopment Area"), all in Kansas City, Clay County, Missouri; and


WHEREAS, the Sixth Amendment to the Plan provides for public infrastructure improvements within and adjacent to the Redevelopment Area, including street improvements, traffic signalization, trails, sanitary sewer lines; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Plan and all were heard.

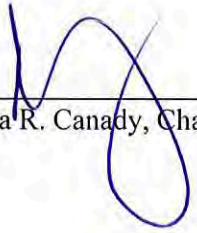
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby closes the public hearing for the Sixth Amendment to the Platte Purchase Development Plan.

DATED the 14th day of September, 2021.

ATTEST:


Heather A. Brown, Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 9-6-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Platte Purchase Development	MD Management, Inc.	\$184,393.98	None	\$184,393.98	Bond Draw

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
Platte Purchase Development	MD Management, Inc.	\$184,393.98	None	\$184,393.98	\$5,947.20	\$178,446.78

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte-Clay County/Platte RIII and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 14th day of September 2021.



Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 9-7-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A COOPERATIVE AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI AND TWIN CREEKS VILLAGE EAST COMMUNITY IMPROVEMENT DISTRICT IN CONNECTION WITH THE PLATTE PURCHASE DEVELOPMENT PLAN

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

WHEREAS, on July 28, 2016, the Council adopted Ordinance No. 160418, approving the Platte Purchase Development Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Platte Purchase Redevelopment Area”); and

WHEREAS, the Council has amended the Plan several times by passing a series of Ordinances; and

WHEREAS, the Plan provides for, among other things, the improvement of certain roadways within and adjacent to the Redevelopment Area, (the “Public Infrastructure Improvements”); and

WHEREAS, on June 25, 2020, the City Council passed Ordinance No. 200461, which approved the petition establishing the Twin Creeks Village East Community Improvement District (the “CID”), which is located within the boundaries of the Platte Purchase Redevelopment Area; and

WHEREAS, the Board of Directors of the CID authorized the imposition of a 1.00% sales and use tax of retail sales occurring within the boundaries of the CID (the “CID Sales Tax”); and

WHEREAS, the CID Sales Tax will be an “economic activity tax,” as such term is defined by the Act and 50% of such CID Sales Tax (the “TIF Portion of the CID Sales Tax”) is subject to redirection, as contemplated by the Act, for the purpose of paying certain eligible redevelopment project costs identified by the TIF Plan and permitted by the Act; and

WHEREAS, the CID desires to enter into a Cooperative Agreement with the Commission, which shall provide that the CID shall transfer the TIF Portion of the CID Sales Tax to the Commission and the Commission shall thereafter deposit such TIF Portion of the CID Sales Tax in the Special Allocation Fund established for each such Redevelopment Project Area located

within the boundaries of the CID and such TIF Portion of the CID Sales Tax shall be utilized by the Commission for any purpose permitted by the Act and contemplated by the Plan; and

WHEREAS, the Cooperative Agreement further provides that the Commission shall use commercially reasonable efforts to provide all statutory required notices to consider and shall consider an amendment to the Plan to incorporate the following public improvements and the costs related thereto:

- Sitework, new drive approaches, modifications to Platte Purchase Drive medians, public water, sewer, and other utilities,
- Sitework, new drive approaches, earthwork, public water, sewer, and other utilities, new public roads connecting Platte Purchase, Tiffany Springs, and the City owned soccer complex, and
- Sitework, new drive approaches, modifications to Platte Purchase Drive and Fountain Hills Road for access, signalization, public water, sewer, and other utilities (collectively, the “Additional Public Infrastructure Improvements”); and

WHEREAS, if and to the extent the Council approves an amendment to the Plan, which shall incorporate the Additional Public Infrastructure Improvements and the costs related thereto, the Commission shall consider an agreement with MD Management, Inc., which shall provide for the implementation of such Additional Public Infrastructure Improvements and the reimbursement of costs related thereto and such reimbursement shall not be subject to that certain Reimbursement Prioritization Agreement, dated April 26, 2020, by and among the Commission, the City, MD Management, Inc. and Hunt Midwest Real Estate Development, Inc.; and

WHEREAS, the City desires that the Commission approve a Cooperative Agreement among the City, the Commission and the CID, which shall provide, in part, that the TIF Portion of the CID Sales Tax shall be transferred by the CID to the Commission and thereafter the Commission shall deposit such TIF Portion of the CID Sales Tax in the Special Allocation Fund established for the applicable Redevelopment Project Areas described by the TIF Plan and located within the boundaries of the CID, which shall be utilized by the Commission for any purpose permitted by the TIF Act and contemplated by the TIF Plan, including the Additional Public Infrastructure Improvements contemplated by the Sixth Amendment to the Plan.

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

Section 1. Authorization and Approval of the Cooperative Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Cooperative Agreement with the City of Kansas City Missouri and the Twin Creeks Village East Community Improvement District, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of the Commission’s approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of September, 2021.



ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 9-8-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO APPROVE A REDEVELOPMENT AGREEMENT BETWEEN THE COMMISSION AND MD MANAGEMENT, INC. IN CONNECTION WITH THE IMPLEMENTATION OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT PLAN, SUBJECT TO MODIFICATIONS APPROVED BY THE CHAIR, EXECUTIVE DIRECTOR AND LEGAL COUNSEL

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

WHEREAS, on May 11, 2016, by Resolution No. 5-9-16, the Commission, after due notice in accordance with Sections 99.825 and 99.830 of the Act, considered and recommended that the City Council approve the Platte Purchase Development Plan (the “Original Plan”); and

WHEREAS, on July 28, 2016, the City Council, pursuant to Ordinance No. 160415, approved the Original Plan, which has been amended in certain respects by a series of ordinances passed by the City Council (the Original Plan, as so amended, the “Plan”), pursuant to the authority granted the City Council by the Act; and

WHEREAS, the Plan provides for public infrastructure improvements within and adjacent to the area described by the Plan (the “Redevelopment Area”), including street improvements, traffic signalization, trails, sanitary sewer lines and related improvements to support commercial development (the “Public Improvements”); and

WHEREAS, the Sixth Amendment to the Plan provides for the following additional public infrastructure improvements:

- Sitework, new drive approaches, modifications to Platte Purchase Drive medians, public water, sewer, and other utilities,
- Sitework, new drive approaches, earthwork, public water, sewer, and other utilities, new public roads connecting Platte Purchase, Tiffany Springs and a City owned soccer complex, and
- Sitework, new drive approaches, modifications to Platte Purchase Drive and Fountain Hills Road for access, signalization, public water, sewer, and other utilities (collectively, the “Additional Public Infrastructure Improvements”); and

WHEREAS, MD Management, Inc. (“MD Management”) desires to enter into a Redevelopment Agreement which shall provide, in part, that MD Management shall design and construct the Additional Public Infrastructure Improvements and the Commission, subject to the terms and conditions of the Redevelopment Agreement, shall reimburse MD Management up to Fifteen Million Six Hundred Sixty-Eight Thousand Five Hundred Fifty-Seven Dollars (\$15,668,557) of the Redevelopment Project Costs related thereto from 50% of that certain 1.00% sales and use tax imposed by the Twin Creeks Village West Community Improvement District and the Twin Creeks Village East Community Improvement District (collectively, the “CIDs”) and deposited in the Special Allocation Fund(s) established in connection with the Redevelopment Project Areas that are located within the boundaries of the CIDs; and

WHEREAS, staff and legal counsel have participated in preparing the Redevelopment Agreement, which is attached to this Resolution.

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

Section 1. Authorization and Approval of the Redevelopment Agreement. The Chair, Vice Chair or Executive Director of the Commission, upon the City Council’s approval of the Sixth Amendment to the Platte Purchase Development Plan, is hereby authorized, on behalf of the Commission, to execute and deliver a Redevelopment Agreement with MD Management, Inc. for the implementation of the Additional Public Infrastructure Improvements as described by the Recitals and as contemplated by the Plan, as amended by the Sixth Amendment to the Plan, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of the Commission’s approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of September, 2021.

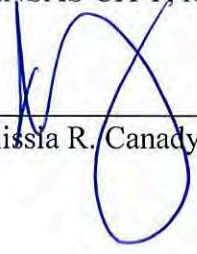


ATTEST:



Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 9-9-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Antioch Crossing	Northland Neighborhoods	\$5,241.00	None	\$5,241.00	
Arlington Road	Hunt Midwest Real Estate	\$7,972.00	None	\$7,972.00	
Arlington Road	Hunt Midwest Real Estate	\$145,276.00	None	\$145,276.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 14th day of September 2021.



ATTEST:

La' Sherry Banks
La' Sherry Banks, Assistant Secretary

Heather A. Brown, Executive Director

RESOLUTION NO. 9-11-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:15 A.M. ON OCTOBER 12, 2021 FOR THE SIXTH AMENDMENT TO THE ARLINGTON ROAD TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on March 4, 1994, the Council accepted the recommendations of the Commission and, by Ordinance No. 930859, approved the Arlington Road Tax Increment Financing Plan (the "TIF Plan"); and

WHEREAS, the TIF Plan has been subsequently amended from time to time; and

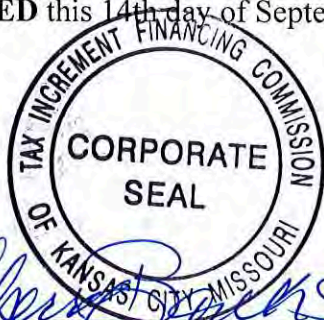
WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for July 13, 2021 at 9:45 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:15 a.m., September 14, 2021, to consider approval of the proposed Sixth Amendment to the Arlington Road TIF Plan ("Plan"); and

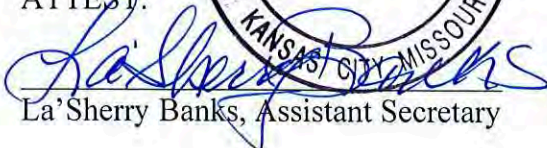
WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.

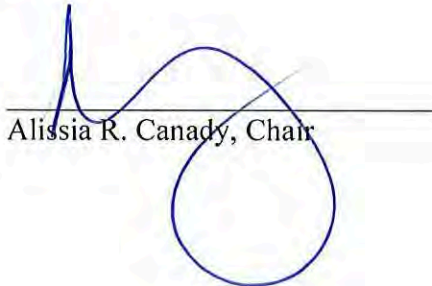
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the proposed Sixth Amendment to the Arlington Road TIF Plan until 10:15 a.m., Tuesday, October 12, 2021.

DATED this 14th day of September, 2021.



ATTEST:


La' Sherry Banks, Assistant Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 9-12-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Universal Pavement Improvement	City of KCMO	\$734,692.39	None	\$734,692.39	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 14th day of September 2021.



Heather A. Brown, Executive Director

ATTEST:

LaSherry Banks, Assistant Secretary

RESOLUTION NO. 9-12-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Universal Pavement Improvement	City of KCMO	\$734,692.39	None	\$734,692.39	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 14th day of September 2021.



Heather A. Brown, Executive Director

ATTEST:

LaSherry Banks, Assistant Secretary

RESOLUTION NO. 9-16-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:00 A.M. ON OCTOBER 12, 2021 FOR THE TWELFTH AMENDMENT TO THE NORTH OAK TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on February 24, 2005, the Council accepted the recommendations of the Commission and, by Ordinance No. 050104, approved the North Oak Tax Increment Financing Plan (the "TIF Plan"); and

WHEREAS, the TIF Plan has been subsequently amended from time to time; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for September 14, 2021 at 10:30 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:30 a.m., September 14, 2021, to consider approval of the proposed Twelfth Amendment to the North Oak TIF Plan ("Plan"); and

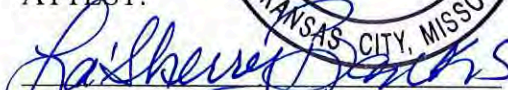
WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.

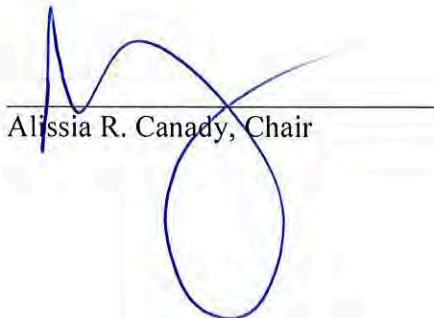
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the proposed Twelfth Amendment to the North Oak TIF Plan until 10:00 a.m., Tuesday, October 12, 2021.

DATED this 14th day of September, 2021.



ATTEST:


La Sherry Banks, Assistant Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 9-17-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A COOPERATIVE AGREEMENT WITH THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL COMMUNITY IMPROVEMENT DISTRICT IN CONNECTION WITH THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TAX INCREMENT FINANCING PLAN

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

WHEREAS, on July 23, 2015, the Council adopted Committee Substitute for Ordinance No. 150597, approving the Kansas City Convention Center Headquarters Hotel Tax Increment Financing Plan (the “Plan”) and designating the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Plan provides for the design and construction of (1) a convention center headquarters hotel, which shall contain approximately 800 guest rooms, approximately 75,000 square feet of meeting space, an approximately 4,500 square foot winter garden/terrace, approximately 15,450 square feet of retail, restaurant, bar and lounge areas and approximately 9,913 square feet of recreational facilities and related on-site improvements (the “Hotel”), and (2) a parking structure accommodating approximately 450 spaces will be constructed (the “Parking Facility”), and (3) a connection constructed between the Hotel and Bartle Hall Convention Center (the “Connector” and collectively, the “Project Improvements”) and sidewalks, streetscape, and any other public improvements required to support the Project Improvements (the “Project and Public Improvements”); and

WHEREAS, on July 23, 2015, the City Council passed Committee Substitute for Ordinance No. 150597, as amended by Ordinance No. 170394, which approved the petition establishing the Kansas City Convention Center Headquarters Hotel Community Improvement District (the “CID”), which is located within the boundaries of the Redevelopment Area; and

WHEREAS, the Board of Directors of the CID authorized the imposition of a 1.00% sales and use tax of retail sales occurring within the boundaries of the CID (the “CID Sales Tax”); and

WHEREAS, the CID Sales Tax will be an “economic activity tax,” as such term is defined by the Act and 50% of such CID Sales Tax (the “TIF Portion of the CID Sales Tax”) is subject to redirection, as contemplated by the Act, for the purpose of paying certain eligible redevelopment project costs identified by the Plan and permitted by the Act; and

WHEREAS, staff and legal counsel recommend that the Commission approve a Cooperative Agreement between the Commission and the CID, which shall provide, in part, that (A) the TIF Portion of the CID Sales Tax shall be transferred by the CID to the Commission and thereafter the Commission shall deposit such TIF Portion of the CID Sales Tax in the Special Allocation Fund established for the applicable Redevelopment Project Areas described by the Plan and (B) to the extent KC Hotel Property Owner, LLC. (the “Redeveloper”) is in compliance with that certain Redevelopment Agreement, dated January 18, 2018, among the Commission, the Land Clearance for Redevelopment Authority of Kansas City, Missouri and the Redeveloper, and that certain Funding Agreement, dated December 1, 2017, between the Redeveloper and the Commission, the Commission shall utilize the TIF Portion of the CID Sales Tax, except for five percent (5%) of such amount, which shall be used to fund the Commission’s administrative expenses, to reimburse the Redeveloper for unpaid certified reimbursable redevelopment project costs, pursuant to the terms and conditions of the Redevelopment Agreement.

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

Section 1. Authorization and Approval of the Cooperative Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Cooperative Agreement with the Kansas City Convention Center Headquarters Hotel Community Improvement District, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of the Commission’s approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of September, 2021.



ATTEST:

Heather A. Brown, Secretary

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

By: _____

Alissia R. Canady, Chair

RESOLUTION NO. 9-18-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 1:00 P.M. ON SEPTEMBER 24, 2021 FOR THE THIRD AMENDMENT TO THE METRO NORTH TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on December 10, 2015, the Council accepted the recommendations of the Commission and, by Ordinance No. 0151011, approved the Metro North Tax Increment Financing Plan (the "TIF Plan"); and

WHEREAS, the TIF Plan has been subsequently amended from time to time; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for September 14, 2021 at 10:00 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:00 a.m., September 14, 2021, to consider approval of the proposed Third Amendment to the Metro North TIF Plan ("Plan"); and

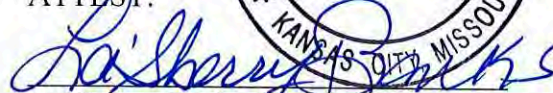
WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.


NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the proposed Third Amendment to the Metro North TIF Plan until 1:00 p.m., Friday, September 24, 2021.

DATED this 14th day of September, 2021.



ATTEST:


La'Sherry Banks, Assistant Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 9-19-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE THIRD AMENDMENT TO THE METRO NORTH CROSSING TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on December 10, 2015, by Ordinance 151011, approved the Metro North Crossing Tax Increment Financing Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 1:00 p.m., September 24, 2021, to consider the Third Amendment to the Plan; and

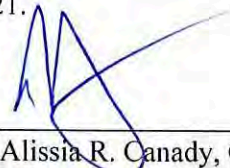
WHEREAS, the Redevelopment Area The redevelopment area described by the Plan is generally bound by 88th Street on the North, Wyandotte Street on the east, Barry Road on the south and US Highway 169/Summit Avenue on the west in Kansas City, Clay County, Missouri; and

WHEREAS, the Third Amendment to the Plan provides for the demolition of approximately 897,874 square feet of the existing Metro North Mall, with approximately 224,000 square feet of existing retail space to remain with some façade and parking improvements. Additionally, the Plan provides for approximately 898,651 square feet of new construction that will provide for retail, office, multi-family residential and hotel uses. The Public Improvements may consist of streetscape, signage, signaling, sidewalks, curbs and other related public infrastructure improvements that support and enhance the Project Improvements; and

WHEREAS, the public was afforded an opportunity to testify either for or against the Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby closes the public hearing for the Third Amendment to the Metro North Crossing Tax Increment Financing Plan.

DATED this 24th day of September, 2021.



Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 9-20-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING APPROVAL OF THE THIRD AMENDMENT TO THE METRO NORTH CROSSING TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, a plan for redevelopment known as the Metro North Crossing Tax Increment Financing Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on December 10, 2015, by Ordinance No. 151011 and amended on February 1, 2018 by Ordinance No. 180020; and

WHEREAS, the Third Amendment to the Plan has been presented to the Commission for consideration; and

WHEREAS, on September 24, 2021, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing at 1 p.m. to consider the Third Amendment to the Plan; and

WHEREAS, the public hearing conducted by the Commission to consider the Third Amendment to Plan was open to the public, a quorum of the Commissioners was present and acted throughout, and proper notice of such hearing was given in accordance with all applicable laws; and

WHEREAS, the Third Amendment to the Plan, as considered during the public hearing, provides for the demolition of approximately 897,874 square feet of the existing Metro North Mall, with approximately 224,000 square feet of existing retail space to remain with some façade and parking improvements. Additionally, the Plan provides for approximately 898,651 square feet of new construction that will provide for retail, office, multi-family residential and hotel uses. The Public Improvements may consist of streetscape, signage, signaling, sidewalks, curbs and other related public infrastructure improvements that support and enhance the Project Improvements; and

WHEREAS, Commissioner Canady opened the floor for public comments and all interested persons were heard, after which the Commission duly closed the public hearing; and

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

1. The Third Amendment to the Plan does not alter the Commission's and City's previous finding that the Redevelopment Area is Blighted Area, as defined in Section 99.805 of the Act.

2. The Third Amendment to the Plan amends and supplements Commission's and City's previous finding that the Redevelopment Area 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 tax increment financing.

3. The Plan, as modified by the Third Amendment to the Plan, conforms with the City's FOCUS Plan for redevelopment of the City.

4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Third Amendment, and located within the Redevelopment Area and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.

5. The Plan, as amended by the Third Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.

6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the Third Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.

7. The Third Amendment does not contemplate relocation assistance for businesses and residences.

8. The Plan, as amended by the Third Amendment, does not include the initial development or redevelopment of any gambling establishment.

9. The Plan, as amended by the Third Amendment, does not alter the previous cost-benefit analysis which has been presented to and accepted by the Commission, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan, as amended by the Third Amendment, are not built and if they are built pursuant to the Plan, as amended by the Third Amendment, and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.

10. The Commission does hereby recommend approval of (a) the Third Amendment to the Metro North Crossing Tax Increment Financing Plan, (b) the modification to Redevelopment Project Area 5 and the inclusion of Redevelopment Project Areas 6 and 7.

11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by separate ordinances, approve (a) the Third Amendment to the Metro North Crossing Tax Increment Financing Plan, (b) the modification to Redevelopment Project Area 5 and (c) designation, by separate ordinance, Redevelopment Project Areas 6 and 7.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 24th day of September 2021.



ATTEST:

Heather A. Brown, Secretary

Alissia R. Canady, Chair

RESOLUTION NO. 9-21-21

RESOLUTION APPROVING REDEVELOPMENT PROJECT 5 OF THE METRO NORTH CROSSING TAX INCREMENT FINANCING PLAN AND FORWARDING THIS RECOMMENDATION TO THE CITY COUNCIL.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, a plan for redevelopment known as the Metro North Crossing Tax Increment Financing Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on December 10, 2015, by Ordinance No. 151011, and has been amended twice; and

WHEREAS, the Third Amendment to the Plan, which, among other things, would modify Redevelopment Project 5, has been presented to the Commission for consideration and the Commission recommended approval of the Third Amendment; and

WHEREAS, upon substantial completion of Redevelopment Project 5, the Commission recommends approval of an ordinance approving Redevelopment Project 5, as modified.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE TAX INCREMENT FINANCING COMMISSION, AS FOLLOWS:

The Commission recommends approval of Redevelopment Project 5 upon its substantial completion, subject to the approval of the Third Amendment by the Council.

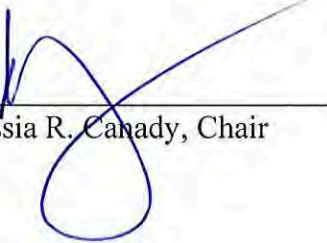
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 24th day of September 2021.



ATTEST:



Heather A. Brown, Secretary



Alissia R. Canady, Chair

RESOLUTION NO. 9-22-21

RESOLUTION APPROVING REDEVELOPMENT PROJECT 6 OF THE METRO NORTH CROSSING TAX INCREMENT FINANCING PLAN AND FORWARDING THIS RECOMMENDATION TO THE CITY COUNCIL.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, a plan for redevelopment known as the Metro North Crossing Tax Increment Financing Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on December 10, 2015, by Ordinance No. 151011, and has been amended twice; and

WHEREAS, the Third Amendment to the Plan, which, among other things, would add Redevelopment Project 6, has been presented to the Commission for consideration and the Commission recommended approval of the Third Amendment; and

WHEREAS, upon substantial completion of Redevelopment Project 6, the Commission recommends approval of an ordinance approving Redevelopment Project 6.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE TAX INCREMENT FINANCING COMMISSION, AS FOLLOWS:

The Commission recommends approval of Redevelopment Project 6 upon its substantial completion, subject to the approval of the Third Amendment by the Council.

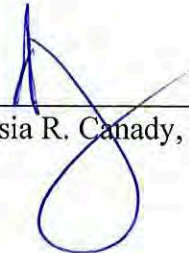
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 24th day of September 2021.



ATTEST:



Heather A. Brown, Secretary



Alissia R. Canady, Chair

RESOLUTION NO. 9-23-21

RESOLUTION APPROVING REDEVELOPMENT PROJECT 7 OF THE METRO NORTH CROSSING TAX INCREMENT FINANCING PLAN AND FORWARDING THIS RECOMMENDATION TO THE CITY COUNCIL.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, a plan for redevelopment known as the Metro North Crossing Tax Increment Financing Plan (the "Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on December 10, 2015, by Ordinance No. 151011, and has been amended twice; and

WHEREAS, the Third Amendment to the Plan, which, among other things, would add Redevelopment Project 7, has been presented to the Commission for consideration and the Commission recommended approval of the Third Amendment; and

WHEREAS, upon substantial completion of Redevelopment Project 7, the Commission recommends approval of an ordinance approving Redevelopment Project 7.

NOW, THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE TAX INCREMENT FINANCING COMMISSION, AS FOLLOWS:

The Commission recommends approval of Redevelopment Project 7 upon its substantial completion, subject to the approval of the Third Amendment by the Council.

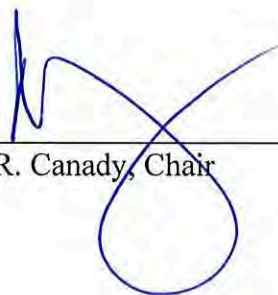
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 24th day of September, 2021.



ATTEST:



Heather A. Brown, Secretary



Alissia R. Canady, Chair

RESOLUTION NO. 9-25-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE #8 IN CONNECTION WITH THE PLATTE PURCHASE REDEVELOPMENT PLAN

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

WHEREAS, on July 28, 2016, the Council, by way of Ordinance No. 160415, approved the Platte Purchase Development Plan and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Platte Purchase Development Plan has been subsequently amended from time to time by the Council (collectively, the “Plan”); and

WHEREAS, the Plan provides for the design and construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the street improvements, traffic signalization, trails, sanity sewer lines and related improvements to support commercial development within the Redevelopment Area, (the “Public Improvements”); and

WHEREAS, on July 21, 2016, the Commission and MD Management, Inc. (“MD Management”) entered into an agreement for the implementation of the Public Improvements (the “Redevelopment Agreement”); and

WHEREAS, Section 19 of the Redevelopment Agreement provides that upon the completion of the Public Improvements or portions thereof, MD Management shall submit documentation certifying that the Public Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, MD Management has submitted documentation pursuant to Section 19 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial Completion with respect to portions of the Public Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant’s Report prepared by Ralph C. Johnson & Company, P.C. on August 11, 2021 (the “Cost Certifier Report”), has investigated whether the Redeveloper has completed

such portions of the Public Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff's investigation, they concluded that the portions of the Public Improvements completed to date were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to MD Management a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to MD Management a Certificate of Partial Completion and Compliance, in Exhibit A, attached hereto, which shall certify that MD Management has completed a portion of the Public Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

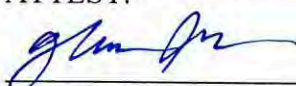
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 24th day of September, 2021.



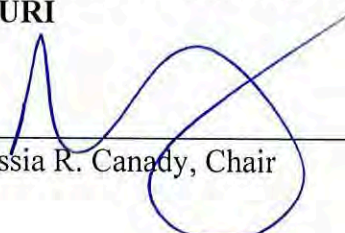
ATTEST:



Heather A. Brown, Secretary

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

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 9-26-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF COMPLETION AND COMPLIANCE IN CONNECTION WITH THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TAX INCREMENT FINANCING PLAN

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

WHEREAS, on July 23, 2015, the Council, by way of Ordinance No. 150997, approved the Kansas City Convention Center Headquarters Hotel and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Kansas City Convention Center Headquarters Hotel has been subsequently amended from time to time by the Council (collectively, the “Plan”); and

WHEREAS, the Plan provides for the implementation of certain Project Improvements and Public Improvements; and

WHEREAS, on January 18, 2018, the Commission, Land Clearance Redevelopment Authority, and KC Hotel Property Owners, LLC (the “Redeveloper”) entered into an agreement for the implementation of the Project Improvements and Public Improvements (the “Redevelopment Agreement”); and

WHEREAS, KC Hotel Property Owner, LLC has submitted documentation pursuant to Section 21 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Completion with respect to the Public Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, identified by Cochran Head Vick & Co., P.C., PA on January 1, 2021 has completed the Project and Public Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff’s investigation, they concluded that the portions of the Public Improvements completed to date were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to KC Hotel Property Owner, LLC a Certificate of Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to KC Hotel Property Owner, LLC a Certificate of Completion and Compliance in Exhibit A, attached hereto, which shall certify that KC Hotel Property Owner, LLC has completed a portion of the Public Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 24th day of September, 2021.



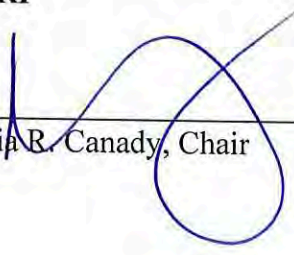
ATTEST:



Heather A. Brown, Secretary

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

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 10-1-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/LIBERTY-NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Shoal Creek	The City of Kansas City, Missouri	\$2,115,574.92	None	\$2,115,574.92	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/Liberty-NKC and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 12th day of October 2021.



Heather A. Brown, Executive Director

ATTEST:

La Sherry Banks, Assistant Secretary

RESOLUTION NO. 10-3-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE APPOINTMENT OF CAROL MACKEN AS THE REPRESENTATIVE FOR THE SHOAL CREEK PARKWAY TAX INCREMENT FINANCING ADVISORY COMMITTEE FOR THE SHOAL CREEK PARKWAY TIF PLAN.

WHEREAS, on November 24, 1982, the City Council of Kansas City, Missouri (the "City Council") adopted Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"), which was subsequently amended by Committee Substitute for Ordinance No. 911076, adopted August 29, 1991, by Ordinance No. 100089, adopted on January 28, 2010 and by Ordinance No. 130968, adopted on December 19, 2003; and

WHEREAS, the City Council, on November 10, 1994 adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan; ("Plan"); and

WHEREAS, the Plan has been amended from time to time; and

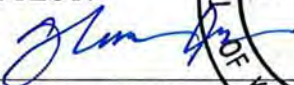
WHEREAS, the Northland Chamber of Commerce appointed Carol Macken as their representative the Shoal Creek Parkway Tax Increment Financing Plan Advisory Committee; and

WHEREAS, staff recommends approval of the appointment.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves Carol Macken as representative for the Shoal Creek Parkway Tax Increment Financing Plan Advisory Committee.

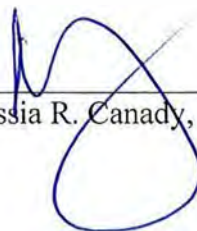
DATED this 12th day of October 2021.

ATTEST:



La' Sherry Banks, Assistant Secretary
KANSAS CITY, MISSOURI





Alissia R. Canady, Chair

RESOLUTION NO. 10-4-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A COOPERATIVE AGREEMENT WITH THE VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT IN CONNECTION WITH THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TAX INCREMENT FINANCING PLAN

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

WHEREAS, on November 4, 1994, the City Council (the "Council") of Kansas City, Missouri (the "City"), by way of Committee Substitute for Ordinance No. 941443, approved the Shoal Creek Parkway TIF Plan, (the "Plan") for an area designated therein as the redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time by its passage of a series of ordinances; and

WHEREAS, the Plan provides, among other things, for the design and construction of roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area; and

WHEREAS, on October 12, 2017, the City Council passed Ordinance No. 170797, which approved the petition establishing the Valley View Community Improvement District (the "CID"), which is located within the boundaries of the Redevelopment Area; and

WHEREAS, the Board of Directors of the CID authorized the imposition of a 1.00% sales and use tax of retail sales occurring within the boundaries of the CID (the "CID Sales Tax"); and

WHEREAS, the CID Sales Tax will be an "economic activity tax," as such term is defined by the Act and 50% of such CID Sales Tax (the "TIF Portion of the CID Sales Tax") is subject to redirection, as contemplated by the Act, for the purpose of paying certain eligible redevelopment project costs identified by the Plan and permitted by the Act; and

WHEREAS, staff and legal counsel recommend that the Commission approve a Cooperative Agreement between the Commission and the CID, which shall provide, in part, that (A) the TIF Portion of the CID Sales Tax shall be transferred by the CID to the Commission within thirty (30) days of each calendar quarter ending on March 31, June 30, September 30, December 31 and the Commission, within five (5) days receipt of the same shall deposit the TIF Portion of

the CID Sales Tax in the Special Allocation Fund established for each Redevelopment Project Area (the "SAF") and (B) the Commission shall utilize the TIF Portion of the CID Sales Tax, except for five percent (5%) of such amount, which shall be used to fund the Commission's administrative expenses, to reimburse or pay eligible reimbursable Redevelopment Project Costs identified by the Plan.

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

Section 1. Authorization and Approval of the Cooperative Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Cooperative Agreement with the Valley View Community Improvement District, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

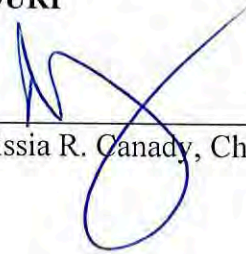
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 12th day of October, 2021.



TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI

By: 
Alissia R. Canady, Chair

ATTEST:

By: 
Heather A. Brown, Secretary

RESOLUTION NO. 10-5-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE APPOINTMENT OF JENNY JOHNSTON AS THE REPRESENTATIVE FOR THE NORTH OAK TAX INCREMENT FINANCING ADVISORY COMMITTEE FOR THE NORTH OAK TIF PLAN.

WHEREAS, on November 24, 1982, the City Council of Kansas City, Missouri (the "City Council") adopted Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission), which was subsequently amended by Committee Substitute for Ordinance No. 911076, adopted August 29, 1991, by Ordinance No. 100089, adopted on January 28, 2010 and by Ordinance No. 130968, adopted on December 19, 2003; and

WHEREAS, the City Council, on February 24, 2005 adopted Ordinance No. 050104 approving the North Oak Tax Increment Financing Plan; ("Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, the Northland Chamber of Commerce appointed Jenny Johnston as their representative for the North Oak Tax Increment Financing Advisory Committee; and

WHEREAS, staff recommends approval of the appointment.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves Jenny Johnston as representative for the North Oak Tax Increment Financing Plan Advisory Committee.

DATED this 12th day of November 2021.



ATTEST:

La' Sherry Banks
La' Sherry Banks, Assistant Secretary

Alissia R. Canady
Alissia R. Canady, Chair

RESOLUTION NO. 10-6-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:00 A.M. ON NOVEMBER 9, 2021 FOR THE TWELFTH AMENDMENT TO THE NORTH OAK TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on February 24, 2005, the Council accepted the recommendations of the Commission and, by Ordinance No. 050104, approved the North Oak Tax Increment Financing Plan (the "TIF Plan"); and

WHEREAS, the TIF Plan has been subsequently amended from time to time; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for October 12, 2021 at 10:00 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:00 a.m., October 12, 2021, to consider approval of the proposed Twelfth Amendment to the North Oak TIF Plan ("Plan"); and

WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the proposed Twelfth Amendment to the North Oak TIF Plan until 10:00 a.m., Tuesday, October 12, 2021.

DATED this 12th day of October, 2021.



ATTEST:

La'Sherry Banks
La'Sherry Banks, Assistant Secretary

Alissia R. Canady
Alissia R. Canady, Chair

RESOLUTION NO. 10-8-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE SIXTH AMENDMENT TO THE ARLINGTON ROAD TAX INCREMENT FINANCING PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the City Council, on November 6, 2014, by Ordinance 140916, approved the Arlington Road Tax Increment Financing Plan (the "Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 10:15 a.m., October 12, 2021, to consider the Sixth Amendment to the Plan; and

WHEREAS, the Redevelopment Area described by the Plan is generally bound by Claycomo city limits on the north and on the east, Parvin Road on the south, and Worlds of Fun Avenue on the west (the "Redevelopment Area"), in Kansas City, Clay County, Missouri; and

WHEREAS, the Sixth Amendment to the Plan provides (1) the addition of legal descriptions for Redevelopment Project Area G2; (2) certain modifications to the Site Maps, (3) certain modifications to the description of the public improvements to be implemented pursuant to the Plan, (4) certain modifications to the Budget Redevelopment Project Costs identified by the Plan, (5) certain modifications to the Redevelopment Schedule and (6) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.


WHEREAS, the public was afforded an opportunity to testify either for or against the Plan, and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby closes the public hearing for the Sixth Amendment to the Arlington Road TIF Plan.

DATED this 12th day of October 2021.



ATTEST:


Heather A. Brown, Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 10-9-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE SIXTH AMENDMENT TO THE ARLINGTON ROAD TAX INCREMENT FINANCING PLAN, ALONG WITH CERTAIN MODIFICATIONS THERETO, AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the City Council of Kansas City, Missouri (the “City Council”) is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the “Act”); and

WHEREAS, on November 24, 1982, the City Council adopted Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), which was subsequently amended by Committee Substitute for Ordinance No. 911076, adopted on August 29, 1991, and Ordinance No. 100089, adopted on January 28, 2010, Ordinance No. 130986 on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015; and

WHEREAS, the Arlington Road Tax Increment Financing Plan (the “Redevelopment Plan”), which provides, inter alia, for the construction of certain road and infrastructure improvements within and adjacent to the redevelopment area described by the Redevelopment Plan (the “Public Improvements”), was proposed to and approved by the Commission on July 15, 2012; and

WHEREAS, the Council, on November 6 2014, passed Committee Substitute for Ordinance No. 140916 approving the Redevelopment Plan and designating the area described therein as a redevelopment area (the “Redevelopment Area”) and the Council subsequently amended the Redevelopment Plan by the passage of a series of ordinances; and

WHEREAS, a Sixth Amendment to the Plan has been presented to the Commission, Which provides for (1) the addition of a legal description for Redevelopment Project Area G2; (2) certain modifications to the Site Maps, (3) certain modifications to the description of the public improvements to be implemented pursuant to the Plan, (4) certain modifications to the Budget Redevelopment Project Costs identified by the Plan, (5) certain modifications to the Redevelopment Schedule and (6) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; and

WHEREAS, on October 12, 2021, after due notice in accordance with Section 99.830 of the Act, the Commission, at 10:15 a.m., held a public hearing to consider the Sixth Amendment to the Plan; and

WHEREAS, the public hearing conducted by the Commission to consider the Sixth Amendment to the Plan was open to the public, a quorum of the Commissioners was present and acted throughout, and proper notice of such hearing was given in accordance with all applicable laws, including Chapter 610, RSMo; and

WHEREAS, the Commission, upon hearing all public comments and staff's recommendation during the public hearing, closed the public hearing, pursuant to Resolution 10-8-21, and deems it to be in the best interest of the City Council that it approve the Sixth Amendment to the Plan.

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

1. The Sixth Amendment to the Plan does not alter the Commission's and City's previous finding that the Redevelopment Area is an Economic Development Area, as defined in Section 99.805 of the Act.
2. The Sixth Amendment to the Plan does not alter the Commission's and City's previous finding that the Redevelopment Area 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 tax increment financing.
3. The Plan, as modified by the Sixth Amendment to the Plan conforms to the City's FOCUS Plan for redevelopment of the City.
4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Sixth Amendment, and located within the Redevelopment Area and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.
5. The Plan, as amended by the Sixth Amendment, does not contemplate that any property located within a Redevelopment Project Area will be acquired by eminent domain later than five (5) years from the adoption of an ordinance approving such Redevelopment Project.
6. The areas selected for the Redevelopment Projects described by the Plan, as amended by the Sixth Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.
7. The Sixth Amendment does not contemplate relocation assistance for businesses and residences.
8. The Plan, as amended by the Sixth Amendment, does not include the initial development or redevelopment of any gambling establishment.
9. The Plan, as amended by the Sixth Amendment, incorporates a cost-benefit analysis which has been presented to and accepted by the Commission, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan, as amended by the Sixth Amendment are not built and if they are built pursuant to the Plan, as amended by the Sixth Amendment and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.


10. The Commission does hereby approve the Sixth Amendment to the Arlington Road Tax Increment Financing Plan.

11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the Sixth Amendment to the Arlington Road Tax Increment Financing Plan.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 12th day of October, 2021.

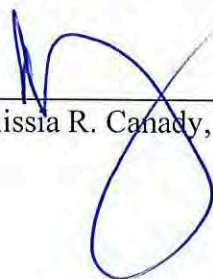


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 10-10-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE DESIGNATION OF REDEVELOPMENT PROJECT G2 OF THE ARLINGTON ROAD TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI

WHEREAS, the City Council of Kansas City, Missouri (the “City Council”) is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the “Act”); and

WHEREAS, on November 24, 1982, the City Council adopted Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), which was subsequently amended by Committee Substitute for Ordinance No. 911076, adopted on August 29, 1991, and Ordinance No. 100089, adopted on January 28, 2010, Ordinance No. 130986 on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015; and

WHEREAS, the Arlington Road Tax Increment Financing Plan (the “Redevelopment Plan”), which provides, inter alia, for the construction of certain road and infrastructure improvements within and adjacent to the redevelopment area described by the Redevelopment Plan (the “Public Improvements”), was proposed to and approved by the Commission on July 15, 2012; and

WHEREAS, the Council, on November 6 2014, passed Committee Substitute for Ordinance No. 140916 approving the Redevelopment Plan and designating the area described therein as a redevelopment area (the “Redevelopment Area”) and the Council subsequently amended the Redevelopment Plan by the passage of a series of ordinances; and

WHEREAS, a Sixth Amendment to the Plan has been presented to the Commission, Which provides for (1) the addition of a legal description for Redevelopment Project Area G2; (2) certain modifications to the Site Maps, (3) certain modifications to the description of the public improvements to be implemented pursuant to the Plan, (4) certain modifications to the Budget Redevelopment Project Costs identified by the Plan, (5) certain modifications to the Redevelopment Schedule and (6) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; and

WHEREAS, on October 12, 2021, after due notice in accordance with Section 99.830 of the Act, the Commission, at 10:15 a.m., held a public hearing to consider the approval of the designation of Redevelopment Project Area G2 of the Plan; and

WHEREAS, the public hearing conducted by the Commission to consider the approval of the designation of Redevelopment Project Area G2 of the Plan was open to the public, a quorum of the Commissioners was present and acted throughout, and proper notice of such hearing was given in accordance with all applicable laws, including Chapter 610, RSMo; and

WHEREAS, the Commission, upon hearing all public comments and staff's recommendation during the public hearing, closed the public hearing, pursuant to Resolution 10-8-21, and deems it to be in the best interest of the City Council that it approve, by ordinance, the designation of Redevelopment Project Area G2.

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

1. The Commission does hereby approve the designation of Redevelopment Project Areas G2, as described by the Sixth Amendment to the Arlington Road Tax Increment Financing Plan.

2. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by separate Ordinance, approve the designation of Redevelopment Project Area G2, as described by the Sixth Amendment to the Arlington Road Tax Increment Financing Plan.

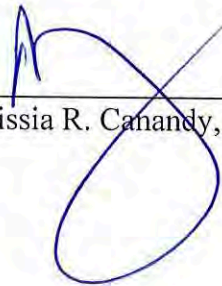
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 12th day of October, 2021.



ATTEST:

Heather A. Brown, Executive Director

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

By: 
Alissia R. Canandy, Chair

RESOLUTION NO. 10-11-21

RESOLUTION APPROVING THE FIRST AMENDMENT TO THE SECOND AMENDED AND RESTATED REDEVELOPMENT AGREEMENT BETWEEN HUNT MIDWEST REAL ESTATE, INC. AND THE TAX INCREMENT FINANCING COMMISSION REGARDING THE IMPLEMENTATION OF THE ARLINGTON ROAD TAX INCREMENT FINANCING PLAN

WHEREAS, the City Council of Kansas City, Missouri (the “City Council”) is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the “Act”); and

WHEREAS, on November 24, 1982, the City Council adopted Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”), which was subsequently amended by Committee Substitute for Ordinance No. 911076, adopted on August 29, 1991, and Ordinance No. 100089, adopted on January 28, 2010, Ordinance No. 130986 on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015; and

WHEREAS, the Arlington Road Tax Increment Financing Plan (the “Redevelopment Plan”), which provides, inter alia, for the construction of certain road and infrastructure improvements within and adjacent to the redevelopment area described by the Redevelopment Plan (the “Public Improvements”), was proposed to and approved by the Commission on July 15, 2012; and

WHEREAS, the Council, on November 6 2014, passed Committee Substitute for Ordinance No. 140916 approving the Redevelopment Plan and designating the area described therein as a redevelopment area (the “Redevelopment Area”) and the Council subsequently amended the Redevelopment Plan by the passage of a series of ordinances; and

WHEREAS, on June 22, 2018, the Commission and Hunt Midwest Real Estate Development, Inc. (“Hunt Midwest”) entered into a Second Amended and Restated Redevelopment Agreement (the “Original Agreement”) to implement the Public Improvements, and such Original Agreement provides, in part, that (i) Hunt Midwest will cause the Public Improvements to be constructed and (ii) the Commission, subject to the terms and conditions of the Redevelopment Agreement, will reimburse Hunt Midwest for certified costs Hunt Midwest incurs in connection with constructing the Public Improvements, up to an amount not in excess of \$93,947,864, from available payments in lieu of taxes and economic activity taxes on deposit within the special allocation fund established in connection with each redevelopment project of the Redevelopment Plan and, to the extent available, contributions from the City of Kansas City, Missouri for the widening of NE 48th Street and the construction of Arlington Road.; and

WHEREAS, the Sixth Amendment to the Redevelopment Plan, as proposed by Hunt Midwest and presented to the Commission on October 12, 2021, provides, in part, for (1) certain modifications to the description of the public improvements to be implemented pursuant to the Redevelopment Plan, (2) certain modifications to the Budget Redevelopment Project Costs identified by the Redevelopment Plan and (3) certain modifications to the Redevelopment Schedule incorporated within the Redevelopment Plan (the “**Sixth Amendment Modifications**”); and

WHEREAS, Hunt Midwest now desires to enter into a First Amendment to the Second Amended and Restated Redevelopment Agreement to incorporate the Sixth Amendment Modifications.

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

Section 1. Authorization and Approval of the Second Amended and Restated Redevelopment Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a First Amendment to Second Amended and Restated Redevelopment Agreement with Hunt Midwest Real Estate Development, Inc., in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof; provided however, the Commission shall not execute and release the First Amendment to the Second Amended and Restated Redevelopment Agreement to Hunt Midwest until the City Council approves the Sixth Amendment to the Arlington Road Tax Increment Financing Plan.

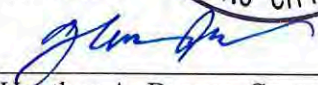
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the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

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

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

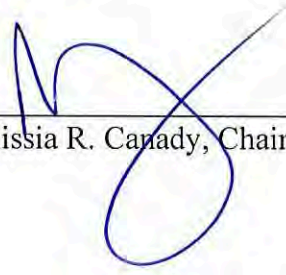


ATTEST:



Heather A. Brown, Secretary

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



Alissia R. Canady, Chair

RESOLUTION NO. 10-12-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Platte Purchase	Olsson	\$4,855.68	None	\$4,855.68	Bond Draw

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/Platte RIII and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 12th day of October 2021.



Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 10-13-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE APPOINTMENT OF MARTIN RUCKER AS THE REPRESENTATIVE FOR THE NORTHLAND REGIONAL CHAMBER OF COMMERCE PLATTE PURCHASE DEVELOPMENT PLAN ADVISORY COMMITTEE FOR THE PLATTE PURCHASE DEVELOPMENT PLAN.

WHEREAS, on November 24, 1982, the City Council of Kansas City, Missouri (the “City Council”) adopted Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission), which was subsequently amended by Committee Substitute for Ordinance No. 911076, adopted August 29, 1991, by Ordinance No. 100089, adopted on January 28, 2010 and by Ordinance No. 130968, adopted on December 19, 2003; and

WHEREAS, the City Council, on July 28, 2016 adopted Ordinance No. 160415 approving the Platte Purchase Development Plan; (“Plan”); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, the Northland Chamber of Commerce appointed Martin Rucker as their representative on the Platte Purchase Development Plan Advisory Committee; and

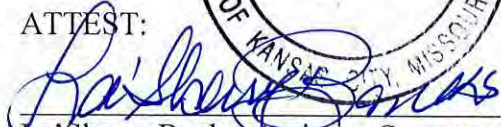
WHEREAS, staff recommends approval of the appointment.

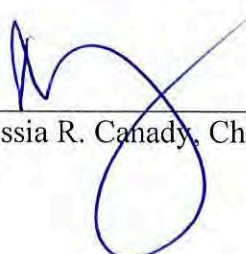
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves Martin Rucker as the Northland Regional Chamber of Commerce’s representative for the Platte Purchase Development Plan Advisory Committee, replacing Chris Todd for the Platte Purchase Development Plan.

DATED 10th 12th day of October 2021.



ATTEST:


La' Sherry Banks, Assistant Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 10-14-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE APPOINTMENT OF WES MINDER AS THE REPRESENTATIVE TO THE CITY MANAGER FOR THE PLATTE PURCHASE DEVELOPMENT PLAN ADVISORY COMMITTEE FOR THE PLATTE PURCHASE DEVELOPMENT PLAN.

WHEREAS, on November 24, 1982, the City Council of Kansas City, Missouri (the “City Council”) adopted Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission), which was subsequently amended by Committee Substitute for Ordinance No. 911076, adopted August 29, 1991, by Ordinance No. 100089, adopted on January 28, 2010 and by Ordinance No. 130968, adopted on December 19, 2003; and

WHEREAS, the City Council, on July 28, 2016 adopted Ordinance No. 160415 approving the Platte Purchase Development Plan; (“Plan”); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, the Northland Chamber of Commerce appointed Wes Minder as their representative representing the City Manager to the Platte Purchase Development Plan Advisory Committee; and

WHEREAS, staff recommends approval of the appointment.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves Wes Minder as the City Manager’s representative for the Platte Purchase Development Plan Advisory Committee.

DATED this 12th day of October 2021.

ATTEST:


La'Sherry Banks, Assistant Secretary




Alissia R. Canady, Chair

RESOLUTION NO. 10-15-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO ACCEPT THE RECOMMENDATIONS OF THE PLATTE PURCHASE ADVISORY COMMITTEE

WHEREAS, a plan for redevelopment known as the “Platte Purchase Development Plan” (the “Redevelopment Plan”) for an area designated therein as the Redevelopment Area (the “Redevelopment Area”), was prepared and reviewed by the Commission, and the Commission on May 11, 2016, by Resolution No. 5-9-16, recommended that the City Council of Kansas City, Missouri (the “City Council”) approve the Redevelopment Plan; and

WHEREAS, the City Council, on July 28, 2010, by Ordinance No. 160415, approved the Redevelopment Plan, which has been amended several times by a series of ordinances passed by the City Council; and

WHEREAS, the Commission, by Resolution, created the Platte Purchase Advisory Committee (“Advisory Committee”) to provide advice to the Commission regarding the use and disbursement of tax increment financing revenue (“TIF Revenue”) generated and collected within the Redevelopment Area and to serve as a liaison with taxing districts affected by the Plan, Departments of the City of Kansas City, Missouri and other parties having an interest in and directly adjacent to the Redevelopment Area; and

WHEREAS, on September 15, 2021, the Advisory Committee convened and approved the following resolutions:

RESOLVED, that the Platte Purchase Advisory Committee hereby recommends that the Tax Increment Financing Commission of Kansas City, Missouri take all necessary steps to approve and recommend that the City Council approve an Amendment to the Redevelopment Plan that would modify the Budget of Redevelopment Project Costs and the Sources and Uses to provide that the City shall fund \$1,400,000 (the “City Contribution”) of the costs related to the design and construction of Platte Purchase Drive from NE 108th Street/Shoal Creek Parkway to Platte Purchase Park entrance (Public Improvement 7c); and

FURTHER RESOLVED, that the Platte Purchase Advisory Committee hereby recommends that the Tax Increment Financing Commission of Kansas City, Missouri take all necessary steps to approve and recommend that the City Council of Kansas City, Missouri approve a Funding Agreement, which shall provide that (1) the City shall remit the City Contribution to the Commission for the purpose of paying costs related to the design and construction of Public Improvement 7c and (2) the Commission shall modify its Redevelopment Agreement with Hunt Midwest Real Estate Development Company to provide that a portion of the costs related to Public Improvement 7c shall be funded with the City Contribution.

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


Section 1. Acceptance of the Advisory Committee's Recommendation. The Commission hereby accepts the Advisory Committee's recommendations presented during this meeting and as set forth in the recitals above.

Section 2. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 12th day of October, 2021.

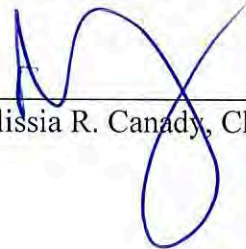


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 11-1-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	From Other Funding Sources	Bond Draw Portion
KCI Corridor	City of KCMO	\$889,879.77	None	\$889,879.77	\$199,034.20	\$690,845.57

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
KCI Corridor	MD Management	\$1,301,176.90	None	\$1,301,176.90	\$44,426.04	\$1,256,750.86

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte County/Platte RIII-Park Hill and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 9th day of November 2021.

ATTEST:

La Sherry Banks
 La Sherry Banks, Assistant Secretary



Heather A. Brown
 Heather A. Brown, Executive Director

RESOLUTION NO. 11-3-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE APPOINTMENT OF SABIN YANEZ AS THE REPRESENTATIVE FOR THE NORTHLAND REGIONAL CHAMBER OF COMMERCE AND JENNY JOHNSTON AS ALTERNATE, TO THE KCI CORRIDOR TIF ADVISORY COMMITTEE.

WHEREAS, on November 24, 1982, the City Council of Kansas City, Missouri (the "City Council") adopted Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"), which was subsequently amended by Committee Substitute for Ordinance No. 911076, adopted August 29, 1991, by Ordinance No. 100089, adopted on January 28, 2010 and by Ordinance No. 130968, adopted on December 19, 2003; and

WHEREAS, the City Council, on March 11, 1999 adopted Ordinance No. 990256 approving the KCI Corridor Tax Increment Financing Plan; ("Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, the Northland Regional Chamber of Commerce appointed Sabin Yanez as their representative to the KCI Corridor Tax Increment Financing Advisory Committee as the representative of the Chamber, replacing Chris Todd, and the appointment of Jenny Johnston as the alternate, replacing Ed Ford; and

WHEREAS, staff recommends approval of the appointment.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves Sabin Yanez as representative for the KCI Corridor Tax Increment Financing Plan Advisory Committee.

DATED this 9th day of November 2021.



ATTEST:

La'Sherry Banks
La'Sherry Banks, Assistant Secretary

Alissia R. Canady
Alissia R. Canady, Chair

RESOLUTION NO. 11-4-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE APPOINTMENT OF WES MINDER TO THE KCI CORRIDOR TIF ADVISORY COMMITTEE.

WHEREAS, on November 24, 1982, the City Council of Kansas City, Missouri (the "City Council") adopted Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission), which was subsequently amended by Committee Substitute for Ordinance No. 911076, adopted August 29, 1991, by Ordinance No. 100089, adopted on January 28, 2010 and by Ordinance No. 130968, adopted on December 19, 2003; and

WHEREAS, the City Council, on March 11, 1999 adopted Ordinance No. 990256 approving the KCI Corridor Tax Increment Financing Plan; ("Plan"); and

WHEREAS, the Plan has been amended from time to time; and

WHEREAS, the Northland Regional Chamber of Commerce appointed Wes Minder as their representative to the KCI Corridor Tax Increment Financing Advisory Committee; and

WHEREAS, staff recommends approval of the appointment.

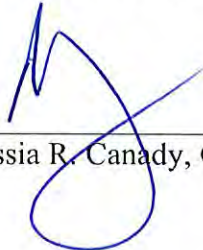
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves Wes Minder as representative for the KCI Corridor Tax Increment Financing Plan Advisory Committee.

DATED this 9th day of November 2021.



ATTEST:

La'Sherry Banks
La'Sherry Banks, Assistant Secretary



Alissia R. Canady, Chair

RESOLUTION NO. 11-5-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
Platte Purchase	MD Management, Inc.	\$1,237,334.23	None	\$1,237,334.23	\$47,024.72	\$1,190,309.51

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte-Clay County/Platte RIII and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 9th day of November 2021.




Heather A. Brown, Executive Director

ATTEST:


La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 11-6-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/LIBERTY-NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Shoal Creek	The City of Kansas City, Missouri	\$1,983,976.88	None	\$1,983,976.88	
Shoal Creek	Hunt Midwest	\$295,776.83	None	\$295,776.83	

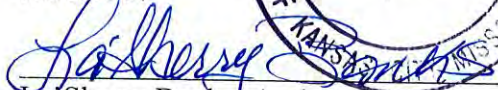
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/Liberty-NKC and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 9th day of November 2021.




Heather A Brown, Executive Director

ATTEST:


La Sherry Banks, Assistant Secretary

RESOLUTION NO. 11-7-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A REDEVELOPMENT AGREEMENT WITH HUNT MIDWESTREAL ESTATE DEVELOPMENT, INC. FOR THE DESIGN OF MAPLEWOODS PARKWAY, BETWEEN NE 112TH STREET AND NE COOKINGHAM DRIVE, PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, pursuant to the Act, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time by the Council's passage of a series of Ordinances; and

WHEREAS, the Plan provides, among other things, for the design and construction of public infrastructure improvements within and adjacent to the Redevelopment Area, including the design and construction of certain improvements to Maplewoods Parkway between NE 112th Street and NE Cookingham Drive (the "Maplewoods Parkway Improvements"); and

WHEREAS, Hunt Midwest Real Estate Development, Inc. ("Hunt Midwest") desires to enter into a Redevelopment Agreement with the Commission, which shall provide, in part, that Hunt Midwest shall design or cause to be designed the Maplewoods Parkway Improvements by the end of 2022, provided the Commission reimburses Hunt Midwest for certain costs related thereto in an amount not to exceed \$600,000; and

WHEREAS, the Commission finds the terms and conditions of the Redevelopment Agreement attached to this Resolution to be acceptable and in furtherance of the Plan.

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

Section 1. Authorization and Approval of the Redevelopment Agreement. The Commission hereby approves the form of the Redevelopment Agreement with Hunt Midwest for the design of the Maplewoods Parkway Improvements, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such

modifications accepted by the Commission's legal counsel, Executive Director and Chair and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of November, 2021.



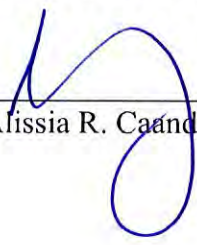
ATTEST:



Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: _____


Alistia R. Candy, Chair

RESOLUTION NO. 11-8-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 10:00 A.M. ON JANUARY 11, 2022 FOR THE TWELFTH AMENDMENT TO THE NORTH OAK TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, on February 24, 2005, the Council accepted the recommendations of the Commission and, by Ordinance No. 050104, approved the North Oak Tax Increment Financing Plan (the "TIF Plan"); and

WHEREAS, the TIF Plan has been subsequently amended from time to time; and

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for November 9, 2021 at 10:00 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 10:00 a.m., November 9, 2021, to consider approval of the proposed Twelfth Amendment to the North Oak TIF Plan ("Plan"); and

WHEREAS, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the public hearing for the proposed Twelfth Amendment to the North Oak TIF Plan until 10:00 a.m., Tuesday, January 11, 2021.

DATED this 9th day of November 2021.



ATTEST:

LaSherry Banks
LaSherry Banks, Assistant Secretary

Alissia R. Canady
Alissia R. Canady, Chair

RESOLUTION NO. 11-9-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Briarcliff West	Briarcliff Development Company	\$342,172.00	None	\$342,172.00	
North Oak	Hunt Midwest Real Estate	\$11,500.00	None	\$11,500.00	Bond Draw Request #56
North Oak	Hunt Midwest Real Estate	\$11,500.00	None	\$11,500.00	Bond Draw Request #57

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 9th day of November 2021.



Heather A. Brown, Executive Director

ATTEST:

La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 11-13-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:


TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
11 th Street Corridor	Folly Theater	\$9,675.00	None	\$9,675.00	
Linwood Shopping Center	Linwood Shopping Center Redevelopment Co.	\$258,879.00	None	\$258,879.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 9th day of November 2021.




Heather A. Brown, Executive Director

ATTEST:

La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 11-14-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE THIRD AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC, IN CONNECTION WITH THE LINWOOD SHOPPING CENTER TAX INCREMENT FINANCING PLAN

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

WHEREAS, on May 16, 2016, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 5-27-16 recommending to the City Council the approval of the Linwood Shopping Center Tax Increment Financing Plan (the “Original Plan”) and the City Council accepted the Commission’s recommendations and approved the Original Plan on June 16, 2016, by Ordinance No. 160448, and did also designate the area described by the Original Plan as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Original Plan was subsequently amended on July 11, 2019 by Ordinance No. 190524, and on February 13, 2020 by Ordinance No. 200063 (the Original Plan, as amended, shall be referred to the “Plan”); and

WHEREAS, the Commission and Linwood Shopping Center Redevelopment Company, LLC (the “Redeveloper”), on March 16, 2020, entered into an amended and restated agreement, which provides, among other things, for the construction of approximately 55,000 square feet of retail space within Redevelopment Project Area 4, along with certain public infrastructure improvements and blight remediation activities to support such retail development, as contemplated by the Plan, as amended (the “Original Agreement”); and

WHEREAS, the Third Amendment to the Plan, which was approved by the City Council pursuant to Committee Substitute for Ordinance No. 200353, amends the Plan (1) to reduce the boundaries of Redevelopment Project Area 4, (2) to establish a new Redevelopment Project Area 5, which provides, inter alia, for the demolition of certain improvements and the construction of an additional 10,450 square feet of retail space and (3) to modify the Estimated Redevelopment Project Costs related to Redevelopment Projects 4 and 5, by increasing the Redevelopment Project Costs by \$150,000 (the “Project Area 5 Modifications”); and

WHEREAS, Committee Substitute for Ordinance No. 200353 further provides for withholding of reimbursement of certain Certified Costs related to the Project Improvements and Public Improvements related to Redevelopment Project Area 5, until certain conditions have been

satisfied (the “Reimbursement Restrictions” and together with the Project Area 5 Modifications shall be referred to as the “Third Amendment Modifications”); and

WHEREAS, on August 20 2020, the City Council passed Ordinance No. 200628, which approves the Fourth Amendment to the Original Plan, which (1) modifies the Estimated Redevelopment Project Costs and (2) modifies the Sources and Uses of Funds (collectively, the “Fourth Amendment Modifications”); and

WHEREAS, on September 4, 2020, the Redeveloper entered into a First Amendment to the Original Agreement to incorporate the Fourth Amendment Modifications; and

WHEREAS, on January 28, 2021, the City Council passed Ordinance No. 210065, which amends the Original Plan, as amended (the “Fifth Amendment”) (1) to modify the Estimated Redevelopment Project and (2) to modify the Sources and Uses of Funds (collectively, the “Fifth Amendment Modifications”); and

WHEREAS, on February 24, 2021, the Redeveloper and the Commission entered into the Second Amendment to the Original Amended Agreement to incorporate the Fifth Amendment Modifications

WHEREAS, on November 4, 2021, the City Council passed Ordinance No. 210980, which amends the Original Plan, as amended (the “Sixth Amendment”) to modify the Estimated Redevelopment Project and (collectively, the “Sixth Amendment Modifications”)

WHEREAS, the Redeveloper desires to enter into a Third Amendment to the Original Agreement, which shall incorporate the Sixth Amendment Modifications.

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

Section 1. Authorization and Approval of the Third Amendment to the Amended and Restated Redevelopment Agreement. The Chair or Vice Chair of the Commission is hereby authorized, on behalf of the Commission, to execute the Third Amendment to the Amended and Restated Redevelopment Agreement with Linwood Shopping Center Redevelopment Company, LLC, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as Exhibit A, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signatures thereon being conclusive evidence of the Commission’s approval thereof.

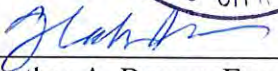
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of November, 2021.



ATTEST:



Heather A. Brown, Executive Director

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

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 11-15-21

RESOLUTION APPROVING A THIRD AMENDMENT TO THE AMENDED AND RESTATED TAX CONTRIBUTION AND DISBURSEMENT AGREEMENT AMONG THE CITY OF KANSAS CITY, MISSOURI, THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC, UMB BANK, N.A., COCHRAN HEAD VICK & CO., P.C. AND FIRST AMERICAN TITLE INSURANCE COMPANY REGARDING THE FINANCING OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE LINWOOD SHOPPING CENTER TAX INCREMENT FINANCING PLAN

WHEREAS, the City Council (the "Council") of Kansas City, Missouri (the "City") is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the "Act"); and

WHEREAS, on November 24, 1982, the Council adopted Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"), which was subsequently amended by Committee Substitute for Ordinance No. 911076, as amended, adopted on August 29, 1991, Ordinance No. 100089, adopted on January 28, 2010 and Ordinance No. 130986 adopted on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, adopted on June 18, 2015; and

WHEREAS, on May 16, 2016, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 5-27-16 recommending to the City Council the approval of the Linwood Shopping Center Tax Increment Financing Plan (the "Original Plan") and the City Council approved the Original Plan on June 16, 2016, by Ordinance Number 160448, and did also designate the area described by the Original Plan as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, on April 10, 2019, the Commission, by Resolution No. 4-20-19 and Resolution 4-21-19, recommended to the City Council that it approve the First Amendment to Original Plan (the "First Amendment," together with the Original Plan, the "Plan"), the designation of a modified Redevelopment Area and a new Redevelopment Project Area 4, as described by the First Amendment (the "Redevelopment Project"); and

WHEREAS, on July 11, 2019, the City Council passed Committee Substitute for Ordinance No. 190524, which accepted the recommendation of the Commission, together with certain modifications proposed by Linwood Shopping Center Redevelopment Company, LLC (the "Redeveloper"), and approved the First Amendment and the designation of the modified Redevelopment Area and Redevelopment Project Area 4 described by the First Amendment; and

WHEREAS, the Plan, including the modifications contemplated by the modified First Amendment, provide for the renovation of approximately 55,000 square feet of retail space and related infrastructure improvements, including parking and landscaping improvement within Redevelopment Project Area 4 (the "Project Area 4 Improvements"), the demolition of certain improvements and the construction of an additional 10,450 square feet of retail space (the "Project Area 5 Improvements"), along with certain blight remediation activities located within the portion of the Redevelopment Area

that is south of 31st Street, north of Linwood Boulevard, west of Prospect, and east of Olive Street (“Blight Remediation”); and

WHEREAS, the Plan further provides for the reimbursement of certain Redevelopment Project Costs in the amount of (1) \$6,841,827 from Payments in Lieu of Taxes and Economic Activity Taxes (“TIF Revenue”) generated and collected within Redevelopment Project Area 4, (2) \$2,389,146 for certain other Redevelopment Project Costs related to the Project 4 Improvements from funds previously appropriated to the Central City Economic Development Sales Tax Fund (the “Central City Sales Tax”); (3) \$502,000 from a “PIAC Grant” (“PIAC Funds”) for certain additional Redevelopment Project Costs and (4) additional earnings taxes, utility taxes and the capital improvements portion of sales taxes generated by Project Area 4, which are not subject to capture, in accordance with the Act, and that would otherwise be deposited into the City’s general fund (the “Additional City EATs”) in an amount not to exceed \$1,093,000 for certain Redevelopment Project Costs related to Blight Remediation. (The Additional City EATs, together with the TIF Revenue, Central City Sales Tax and the PIAC Funds, collectively, shall hereinafter be referred to as the “City’s Tax Contributions.”); and

WHEREAS, in order to fund certain of the Redevelopment Project Costs, prior to the generation and collection of TIF Revenue and Additional City EATs, the Redeveloper will obtain a loan (the “UMB Loan”) from UMB Bank, N.A. (the “Bank”) in the approximate aggregate principal amount of \$4,000,000; and

WHEREAS, on March 16, 2020, the Commission, the City, the Bank, Cochran, Head & Vick Co., PC, as the cost certifier, and First American Title Insurance Company, as escrow agent, entered into the Amended and Restated Tax Contribution and Disbursement Agreement, which sets forth their agreements regarding the utilization and disbursement procedures of the City’s Tax Contributions and the proceeds of the UMB Loan for the payment of the Certified Costs related to the implementation of Project Area 4 Improvements, the Project Area 5 Improvements and completion of the Blight Remediation; and

WHEREAS, on August 20 2020, the City Council passed Ordinance No. 200628, which approves the Fourth Amendment to the Original Plan, which (1) modifies the Estimated Redevelopment Project Costs and (2) modifies the Sources and Uses of Funds (collectively, the “Fourth Amendment Modifications”); and

WHEREAS, on November 17, 2020, the Commission, the City, the Bank, Cochran, Head & Vick Co., PC, as the cost certifier, and First American Title Insurance Company entered into a First Amendment to the Original Agreement to incorporate the Fourth Amendment Modifications; and

WHEREAS, on January 28, 2021, the City Council passed Ordinance No. 210065, which amends the Original Plan, as amended (the “Fifth Amendment”) (1) to modify the Estimated Redevelopment Project and (2) to modify the Sources and Uses of Funds (collectively, the “Fifth Amendment Modifications”); and

WHEREAS, on February 24, 2021, the Redeveloper and the Commission entered into the Second Amendment to the Original Amended Agreement to incorporate the Fifth Amendment Modifications

WHEREAS, on November 4, 2021, the City Council passed Ordinance No. 210980, which amends the Original Plan, as amended (the "Sixth Amendment") to modify the Estimated Redevelopment Project and (collectively, the "Sixth Amendment Modifications")

WHEREAS, Linwood Shopping Center Redevelopment Company, LLC desires to enter into a Third Amendment to the Amended and Restated Tax Contribution and Disbursement Agreement with the Commission, the City, the Bank, Cochran, Head & Vick Co., PC, and First American Title Insurance Company, which shall incorporate the Sixth Amendment Modifications.

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

Section 1. Authorization and Approval of the Third Amendment to the Amended and Restated Tax Contribution and Disbursement Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Third Amendment to the Amended and Restated Tax Contribution and Disbursement Agreement with the City of Kansas City, Missouri, UMB Bank, N.A., Linwood Shopping Center Redevelopment Company, Cochran Head Vick & Co., P.C. and First American Title Insurance Company, which shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as Exhibit A, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of November, 2021.




ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 11-16-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A FUNDING AGREEMENT BETWEEN SKYLINE INVESTMENTS, LLC AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI IN CONNECTION WITH REDEVELOPMENT PROEJCT 4 OF THE 12TH & WYANDOTTE TAX INCREMENT FINANCING PLAN

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

WHEREAS, the Council, on December 14, 2005, adopted Ordinance No. 921351 approving the 12TH & Wyandotte Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Redevelopment Project 4 of the Plan (the "Redevelopment Project") provides for the redevelopment of the hotel located at 1215 Wyandotte, Kansas City, Missouri, commonly referred to as the Aladdin Hotel; and

WHEREAS, Skyline Investments, Inc. (the "Skyline"), in connection with its wholly owned subsidiary's acquisition of certain property located within Redevelopment Project Area 4 (the "Proposed Developer") described by the 12th & Wyandotte Tax Increment Financing Plan, as amended, (the "TIF Plan"), has requested that the TIF Commission consider consenting to Kanas City MO Hotel Partners, LLC's (the "Original Developer") assignment of its rights, duties, interests and obligations under that certain Redevelopment Agreement (the "Redevelopment Agreement"), dated June 8, 2006, by and between the TIF Commission and the Original Developer, including the right to reimbursement of all unpaid certified reimbursable Redevelopment Project Costs related to the Redevelopment Project; and

WHEREAS, the Proposed Developer has requested that the TIF Commission (1) prepare all necessary documents, provide all statutory public notices and participate in public meetings to consider an Assignment and Assumption Agreement and a new Redevelopment Agreement with the Proposed Redeveloper in connection with the Redevelopment Project and (2) prepare, negotiate and present the Assignment and Assumption Agreement and a new Redevelopment Agreement to the Commission for its consideration and any and all agreements, instruments and certificates in connection with the Redevelopment Project (collectively, the "TIF Commission Services"); and

WHEREAS, in order to do so, the TIF Commission must retain administrative and professional staff, outside counsel and consultants and incur expenses, but the TIF Commission is without a source of funds to pay such staff, counsel, consultants and expenses; and

WHEREAS, the Proposed Developer has requested that the TIF Commission enter into a Funding Agreement, which describes the manner in which costs associated with the TIF Commission's Services shall be paid by the Proposed Developer; and

WHEREAS, attached to this is a Resolution is a Funding Agreement by and between the Commission and Skyline, which contains the Commission's most recent policies and procedures, including provisions that obligate Skyline to pay all of the Commission's costs and expenses in connection with (1) preparing and negotiating a redevelopment agreement and any and all agreements, instruments and certificates and take all action that may be necessary or reasonable to administer the implementation of the Redevelopment Project, including, but not limited to, the performance of its obligations under a funding agreement and a redevelopment agreement, and (2) reimbursing the Proposed Developer for all eligible certified redevelopment project costs incurred by the Proposed Developer and permitted by Real Property Tax Increment Allocation Act and identified by the Plan (collectively, the TIF Commission Services") for which the Commission does not have a source to pay; and

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

Section 1. Authorization and Approval of a Funding Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Funding Agreement between the Commission and Skyline Investments, Inc., which shall contain the provisions described in the Recitals to this Resolution. The Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as Exhibit A, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of November, 2021.

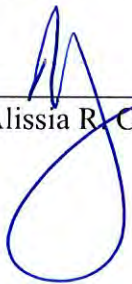


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 11-17-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH BLUE HERON INVESTMENTS, LLC, IN CONNECTION WITH THE IMPLEMENTATION OF THE 40 HWY AND NOLAND ROAD TAX INCREMENT FINANCING PLAN

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

WHEREAS, on August 11, 2020, the TIF Commission, by way of Resolution No. 8-19-20 (the “Resolution”), approved and recommended that the City Council approve the 40 Hwy & Noland Road Tax Increment Financing Plan, (the “TIF Plan”), designate the area described therein as a redevelopment area (the “Redevelopment Area”) and within ten years of the approval of the TIF Plan, designate the areas of each of the Redevelopment Project Areas described by the TIF Plan; and

WHEREAS, the TIF Plan provides for the acquisition and adaptive reuse of an existing blighted retail shopping center into the Bennett Packaging & Displays Corporate Campus and specifically for (1) the renovation of approximately 192,000 square feet space for manufacturing and office use and (2) the construction of approximately 332,300 square feet for manufacturing, office, warehouse and storage use and related improvements (the “Project Improvements”), along with the construction or reconstruction of such other public infrastructure improvements, which may consist of signage, signaling, sidewalks, utility relocation and curbs and such other related public infrastructure improvements that support and enhance the Project Improvements (the “Public Improvements”); and

WHEREAS, on October 13, 2020, the TIF Commission and Blue Heron, LLC entered into a Redevelopment Agreement (the “Redevelopment Agreement”), which provides, in part, for the Blue Heron, LLC to implement the Project Improvements and Public Improvements and for the Commission, subject to the terms and conditions of the Redevelopment Agreement, to reimburse certain costs incurred by Blue Heron, LLC in connection with the implementation of the Project Improvements and Public Improvements, from available Economic Activity Taxes, Payments in Lieu of Taxes and Additional City EATs generated by the Redevelopment Project Areas described by the TIF Plan (the “TIF Proceeds”); and

WHEREAS, Blue Heron Investments, LLC (the “Redeveloper”) referenced the wrong name in the Redevelopment Agreement and desires to amend and restate the Redevelopment Agreement to replace Blue Heron, LLC with the correct name of the Redeveloper, Blue Heron Investments, LLC; and

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

Section 1. Authorization and Approval of the Amended and Restated Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute an Amended Redevelopment Agreement with Blue Heron Investments, LLC, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of November 2021.



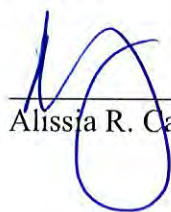
ATTEST:



Heather A. Brown, Executive Director

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

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 11-18-21

RESOLUTION OF THE TAX INCREMENT FINANCE COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE ACKNOWLEDGEMENT TO THE COLLATERAL ASSIGNMENT OF TIF PROCEEDS BETWEEN BLUE HERON INVESTMENTS, LLC AND SIMMONS BANK, IN CONNECTION WITH THE 40 HIGHWAY & NOLAND ROAD TAX INCREMENT FINANCING PLAN

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

WHEREAS, the Council, on September 17, 2020, passed Ordinance No. 200711 approving the 40 Highway & Noland Road Tax Increment Financing Plan (“Plan”); and

WHEREAS, the Plan provides for (1) the renovation of an approximately 140,000 to 170,000 square-foot of existing warehouse space to manufacturing and other necessary site improvements, including improvements to a portion of the existing parking lot, (2) of the construction of a new 132,000 to 161,000 square-foot manufacturing facility and other necessary site improvements, including grading and resurfacing a portion of the existing parking lot, (3) the renovation of 33,000 to 40,000 square-feet of existing in-line retail to manufacturing/office, the construction of new 22,000 to 28,000 square-feet of manufacturing/office, and other necessary site improvements, including improvements to a portion of the existing parking lot, (4) the construction of a new 115,000 to 140,000 square-foot warehouse storage and distribution building and related improvements, including construction of a new parking lot and (5) the construction of a new 36,000 to 44,000 square-foot manufacturing office building and related improvements (collectively, the “Project Improvements”); and

WHEREAS, on October 13, 2020, the TIF Commission and Blue Heron, LLC entered into a Redevelopment Agreement (the “Redevelopment Agreement”), which provides, in part, for the Blue Heron, LLC to implement the Project Improvements and for the Commission, subject to the terms and conditions of the Redevelopment Agreement, to reimburse certain costs incurred by Blue Heron, LLC in connection with the implementation of the Project Improvements, from available Economic Activity Taxes, Payments in Lieu of Taxes and Additional City EATs generated by the Redevelopment Project Areas described by the TIF Plan (the “TIF Proceeds”); and

WHEREAS, Blue Heron Investments, LLC (the “Redeveloper”) referenced the wrong name in the Redevelopment Agreement and the Commission, pursuant to Resolution No. 11-16-21, approved an Amended and Restated Redevelopment Agreement to replace Blue Heron, LLC with the correct name of the Redeveloper, Blue Heron Investments, LLC (the “Amended Agreement”); and

WHEREAS, the Redeveloper intends to obtain a loan from Simons Bank (the “Lender”)

in connection with its initial financing of the redevelopment project costs associated with the implementation of the Project Improvements to be undertaken pursuant to the Amended Agreement, as amended (the "Loan"); and

WHEREAS, in connection with the Loan, the Redeveloper, as borrower, intends to enter into a Loan Agreement with the Lender, and Promissory Notes in the approximate aggregate amount of \$14,380,000 (as modified, amended or restated, the "Loan" or the "Note") (the Note, the Loan Agreement and all other documents and instruments, including a deed of trust (the "Deed of Trust"), as described in the Loan Agreement, and any other security and collateral assignment documents now or at any time hereafter evidencing and/or securing all present and future indebtedness of the Redeveloper, as borrower, to the Lender with respect to all indebtedness, liabilities and obligations of the Redeveloper to the Lender, each as originally written and/or at any time amended, modified, renewed or substituted are hereinafter collectively referred to as the "Loan Documents"); and

WHEREAS, the Lender has required as a condition of the consummation of transactions contemplated by the Loan Documents that the Redeveloper collaterally assign to the Lender (and grant to the Lender a security interest in) all of the Redeveloper's right, title and interest under the Amended Agreement to receive TIF Proceeds as reimbursement for Certified Costs (as defined in the Amended Agreement) and that the Redeveloper: (i) grant the Lender with the right to receive and control such TIF Proceeds that the Redeveloper is entitled to receive under the Amended Agreement; (ii) execute and deliver a copy of a Collateral Assignment to the Commission; (iii) take such steps as may be reasonably necessary to evidence and perfect the assignment of (and security interest in) such TIF Proceeds to the Lender in applicable public records; and (iv) upon notice from the Lender of a default by the Redeveloper under any of the Loan Documents, direct the Commission to forward all TIF Proceeds to the Lender; and

WHEREAS, the Lender and the Redeveloper are now requesting that the Commission execute an Acknowledgement to a Collateral Assignment of TIF Proceeds, which provides, in part, following a notice of default by the Lender, the Commission and the Redeveloper acknowledge and agree that the Lender (i) shall have control of all payments that the Redeveloper is entitled to receive with respect to TIF Proceeds and (ii) shall have the right and power to instruct and direct the Commission, pursuant to a written notice from the Lender to the Commission and without any further consent of the Redeveloper, to make all payments that the Redeveloper is entitled to receive with respect to TIF Proceeds directly to the Lender, or as the Lender may otherwise instruct and direct in writing to the Commission, all in accordance with the provisions of the Amended Agreement.

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

Section 1. Authorization and Approval of the Collateral Assignment of TIF Proceeds. The Commission hereby approves the execution of an Acknowledgement to the Collateral Assignment of TIF Proceeds between Blue Heron Investments, LLC and Simmons Bank (the Collateral Assignment"), in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair or Vice Chair and hereby authorizes the Chair, Vice Chair or Executive Director of the Commission, on behalf of the Commission, to execute such Collateral Assignment of TIF Proceeds upon receipt of a fully-

executed Collateral Assignment of TIF Proceeds, and such officers' signatures thereon shall be conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of November, 2021.



ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canandy, Chair

RESOLUTION NO. 11-19-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CERTIFICATION FOR JACKSON COUNTY/HICKMAN MILLS, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Reduction in Reimbursable Cost	Costs Certified	Notes
Bannister & I-435	Cerner Property Development, Inc.	\$12,574,270.00	None	\$1,284,736.00	\$11,289,534.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/Hickman Mills and authorize and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 24th day of November 2021.




Heather A. Brown, Executive Director

ATTEST:

La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 11-20-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A COOPERATIVE AGREEMENT WITH THE PIONEER PLAZA IMPROVEMENT DISTRICT IN CONNECTION WITH THE PIONEER PLAZA TAX INCREMENT FINANCING PLAN

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

WHEREAS, on August 27, 2020, the City Council (the "Council") of Kansas City, Missouri (the "City"), by way of Ordinance No. 200419, approved the Pioneer Plaza Tax Increment Financing Plan, (the "Plan") for an area designated therein as the redevelopment area (the "Redevelopment Area"); and

WHEREAS, on June 11, 2020, the City Council passed Ordinance No. 200419, which approved the petition establishing the Pioneer Plaza Community Improvement District (the "CID"); and

WHEREAS, the Board of Directors of the CID authorized the imposition of a 1.00% sales and use tax of retail sales occurring within the boundaries of the CID (the "CID Sales Tax"); and

WHEREAS, the CID Sales Tax will be an "economic activity tax," as such term is defined by the Act and 50% of such CID Sales Tax (the "TIF Portion of the CID Sales Tax") is subject to redirection, as contemplated by the Act, for the purpose of paying certain eligible redevelopment project costs identified by the Plan and permitted by the Act; and

WHEREAS, staff and legal counsel recommend that the Commission approve a Cooperative Agreement between the Commission and the CID, which shall provide, in part, that (A) the TIF Portion of the CID Sales Tax shall be transferred by the CID to the Commission within thirty (30) days of each calendar quarter ending on March 31, June 30, September 30, December 31 and the Commission, within five (5) days receipt of the same shall deposit the TIF Portion of the CID Sales Tax in the Special Allocation Fund established for each Redevelopment Project Area (the "*SAF*") and (B) the Commission shall utilize the TIF Portion of the CID Sales Tax, except for five percent (5%) of such amount, which shall be used to fund the Commission's administrative expenses, to reimburse or pay eligible reimbursable Redevelopment Project Costs identified by the Plan; and

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

Section 1. Authorization and Approval of the Cooperative Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Cooperative Agreement with the Pioneer Plaza Community Improvement District, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of November, 2021.




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

By: _____


Alistia R. Canady, Chair

ATTEST:

By: _____


Heather A. Brown, Secretary

RESOLUTION NO. 12-1-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE COUNTY/PLATTE RIII-PARK HILL, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Pay As You Go	Bond Draw Portion
KCI Corridor	MD Management, Inc.	615,092.28	None	615,092.28	\$4,912.99	\$610,179.29

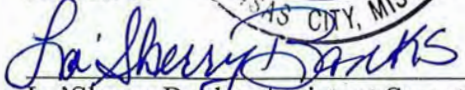
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte County/Platte RIII-Park Hill and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 14th day of December, 2021.




Heather A. Brown, Executive Director

ATTEST:


La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 12-2-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE IN CONNECTION WITH ADMINISTRATIVE AND SOFT COSTS RELATED TO THE IMPLEMENTATION OF PUBLIC IMPROVEMENTS WITHIN THE KCI CORRIDOR TIF PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 as amended (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1981; by Ordinance No. 100089, as amended, passed on January 28, 2010; by Ordinance No. 130986, passed on December 19, 2013; and by Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, on March 11, 1999, the City Council passed Ordinance No. 990256 approving the KCI corridor TIF Plan and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the KCI Corridor TIF Plan has been subsequently amended from time to time by the Council (collectively, the "Plan"); and

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

WHEREAS, on March 30, 2006, the Commission and MD Management, Inc., Inc. (the "Redeveloper") entered into an Agreement for the implementation of the Public Improvements (the "Redevelopment Agreement"); and

WHEREAS, Section 14 of the Redevelopment Agreement provides that upon the completion of the Public Improvements or portions thereof, the Redeveloper shall submit documentation certifying that the Public Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, the Redeveloper has submitted documentation pursuant to Section 14 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial Completion with respect to portions of the Public Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant's Report prepared by Ralph C. Johnson & Company, P.C. on October 27, 2021 (the "Cost Certifier Report"), has investigated whether the Redeveloper has completed such portions of the Public Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff's investigation, they concluded that the portions of the Public Improvements completed to date were completed in accordance with the Plan and Redevelopment

Agreement and recommended that the Commission issue to MD Management a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to MD Management a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit A, attached hereto, which shall certify that MD Management has completed a portion of the Public Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

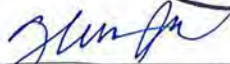
Section 2. Further Authority. The Commission shall, and the officers, agents, and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments, as may be necessary or desirable to carry out and comply with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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of December 2021.

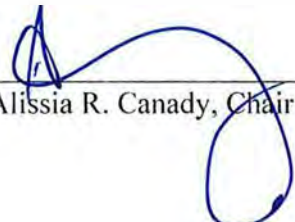


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 12 -3-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE #13 IN CONNECTION WITH IMPLEMENTATION OF PUBLIC IMPROVEMENTS 17 WITHIN THE KCI CORRIDOR DEVELOPMENT PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 as amended (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the “City Council”) adopted on November 24, 1982, and amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1981; by Ordinance No. 100089, as amended, passed on January 28, 2010; by Ordinance No. 130986, passed on December 19, 2013; and by Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

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

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

WHEREAS, the Plan provides for the design and construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the street improvements, traffic signalization, trails, sanity sewer lines and related improvements to support commercial development within the Redevelopment Area, (the “Public Improvements”); and

WHEREAS, on September 1, 2011, the City Council passed Ordinance 110604 approving Project 21 of the Plan; and

WHEREAS, on June 28, 2021, the Commission and MD Management, Inc. (the “Redeveloper”) entered into an Agreement for the implementation of the Public Improvements (the “Redevelopment Agreement”); and

WHEREAS, Section 14 of the Redevelopment Agreement provides that upon the completion of the Public Improvements or portions thereof, the Redeveloper shall submit documentation certifying that the Public Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, the Redeveloper has submitted documentation pursuant to Section 14 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial Completion with respect to portions of the Public Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant’s Report prepared by Ralph C. Johnson & Company, P.C. on October 27, 2021 (the “Cost Certifier Report”), has investigated whether the Redeveloper has completed such portions of the Public Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff's investigation, they concluded that the portions of the Public Improvements completed to date were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to MD Management, Inc. a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to the Redeveloper a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit A, attached hereto, which shall certify that the Redeveloper has completed a portion of the Public Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

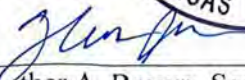
Section 2. Further Authority. The Commission shall, and the officers, agents, and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments, as may be necessary or desirable to carry out and comply with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

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

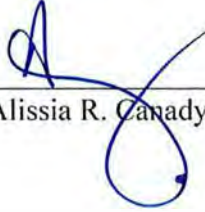
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of December 2021.



ATTEST:


Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 
Alissia R. Canady, Chair

RESOLUTION NO. 12 -4-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE #13 IN CONNECTION WITH IMPLEMENTATION OF PUBLIC IMPROVEMENTS 17 WITHIN THE KCI CORRIDOR DEVELOPMENT PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 as amended (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1981; by Ordinance No. 100089, as amended, passed on January 28, 2010; by Ordinance No. 130986, passed on December 19, 2013; and by Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, on March 11, 1999, the City Council passed Ordinance No. 990256 approving the KCI Corridor Tax Increment Financing Plan and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the KCI Corridor TIF Plan has been subsequently amended from time to time by the Council (collectively, the "Plan"); and

WHEREAS, the Plan provides for the design and construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the street improvements, traffic signalization, trails, sanity sewer lines and related improvements to support commercial development within the Redevelopment Area, (the "Public Improvements"); and

WHEREAS, on February 19, 2009, the City Council passed Ordinance 990273 approving Project 17 of the Plan; and

WHEREAS, on March 30, 2006, the Commission and MD Management, Inc. (the "Redeveloper") entered into an Agreement for the implementation of the Public Improvements (the "Redevelopment Agreement"); and

WHEREAS, Section 14 of the Redevelopment Agreement provides that upon the completion of the Public Improvements or portions thereof, the Redeveloper shall submit documentation certifying that the Public Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, the Redeveloper has submitted documentation pursuant to Section 19 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial Completion with respect to portions of the Public Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant's Report prepared by Ralph C. Johnson & Company, P.C. on October 27, 2021 (the "Cost Certifier Report"), has investigated whether the Redeveloper has completed such portions of the Public Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff's investigation, they concluded that the portions of the Public Improvements completed to date were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to MD Management, Inc. a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to the Redeveloper a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit A, attached hereto, which shall certify that the Redeveloper has completed a portion of the Public Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

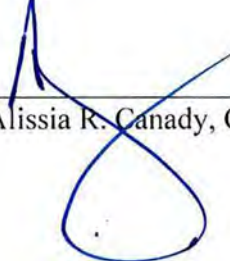
Section 2. Further Authority. The Commission shall, and the officers, agents, and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments, as may be necessary or desirable to carry out and comply with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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of December 2021.

ATTEST: 
Heather A. Brown, Secretary

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

By: 
Alissia R. Canady, Chair

RESOLUTION NO. 12-5-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR PLATTE-CLAY COUNTY/PLATTE RIII, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	City Contribution	Bond Draw Portion
Platte Purchase	Hunt Midwest	\$1,117,587.02	None	\$1,117,587.02	\$248,779.56	\$868,807.46

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Platte-Clay County/Platte RIII and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 14th day of December, 2021.



ATTEST:

La' Sherry Banks
 La' Sherry Banks, Assistant Secretary

Heather A. Brown
 Heather A. Brown, Executive Director

RESOLUTION NO. 12 -6-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE IN CONNECTION WITH IMPLEMENTATION OF PUBLIC IMPROVEMENTS NO. 11 WITHIN THE PLATTE PURCHASE DEVELOPMENT PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 as amended (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1981; by Ordinance No. 100089, as amended, passed on January 28, 2010; by Ordinance No. 130986, passed on December 19, 2013; and by Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, on July 28, 2016, the City Council passed Ordinance No. 160415 approving the Platte Purchase Development Plan and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Platte Purchase Development Plan has been subsequently amended from time to time by the Council (collectively, the "Plan"); and

WHEREAS, the Plan provides for the design and construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the street improvements, traffic signalization, trails, sanity sewer lines and related improvements to support commercial development within the Redevelopment Area, (the "Public Improvements"); and

WHEREAS, on February 11, 2020, the City Council passed Ordinance 200013 approving Public Improvement 11 of the Plan; and

WHEREAS, on August 16, 2021, the Commission and Hunt Midwest Real Estate Development, Inc. (the "Redeveloper") entered into an Agreement for the implementation of the Public Improvements (the "Redevelopment Agreement"); and

WHEREAS, Section 19 of the Redevelopment Agreement provides that upon the completion of the Public Improvements or portions thereof, the Redeveloper shall submit documentation certifying that the Public Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, the Redeveloper has submitted documentation pursuant to Section 19 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial Completion with respect to portions of the Public Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant's Report prepared by Ralph C. Johnson & Company, P.C.. on November 18, 2021 (the "Cost Certifier Report"), has investigated whether the Redeveloper has completed such portions of the Public Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff's investigation, they concluded that the portions of the Public Improvements completed to date were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to Hunt Midwest Real Estate Development, Inc. a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to the Redeveloper a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit A, attached hereto, which shall certify that the Redeveloper has completed a portion of the Public Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of December 2021.



ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 12-7-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/LIBERTY-NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Shoal Creek Parkway	Hunt Midwest	\$ 26,091.97	None	\$ 26,091.97	
Shoal Creek Parkway	Star Acquisitions	\$ 360,190.00	None	\$ 360,190.00	
Shoal Creek Parkway	Star Acquisitions	\$3,156,445.00	None	\$3,156,445.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/Liberty-NKC and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 14th day of December, 2021.





 Heather A. Brown, Executive Director

ATTEST:


 La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 12 -8-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE #3 IN CONNECTION WITH IMPLEMENTATION OF PUBLIC IMPROVEMENTS K2 – NE 104th STREET WITHIN THE SHOAL CREEK PARKWAY DEVELOPMENT PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 as amended (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the “City Council”) adopted on November 24, 1982, and amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1981; by Ordinance No. 100089, as amended, passed on January 28, 2010; by Ordinance No. 130986, passed on December 19, 2013; and by Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, on November 10, 1994, the City Council passed Ordinance No. 941443 approving the Shoal Creek Parkway TIF Plan and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Shoal Creek Parkway TIF Plan has been subsequently amended from time to time by the Council (collectively, the “Plan”); and

WHEREAS, the Plan provides for the design and construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the street improvements, traffic signalization, trails, sanity sewer lines and related improvements to support commercial development within the Redevelopment Area, (the “Public Improvements”); and

WHEREAS, on November 4, 2004, the City Council passed Ordinance 941454 approving Project Area K of the Plan; and

WHEREAS, on January 15, 2020 the Commission and the City of Kansas City, Missouri (the “Redeveloper”) entered into an Agreement for the implementation of the Public Improvements (the “Redevelopment Agreement”); and

WHEREAS, Section 11 of the Redevelopment Agreement provides that upon the completion of the Public Improvements or portions thereof, the Redeveloper shall submit documentation certifying that the Public Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, the City of Kansas City, MO has submitted documentation pursuant to Section 11 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial Completion with respect to portions of the Public Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant’s Report prepared by Cochran Head Vick & Co., P.C.. on September 20, 2021 (the “Cost Certifier Report”), has investigated whether the Redeveloper has completed such portions of the Public Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff's investigation, they concluded that the portions of the Public Improvements completed to date were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to the City of Kansas City, MO a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to the Redeveloper a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit A, attached hereto, which shall certify that the Redeveloper has completed a portion of the Public Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of December 2021.



ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 12-9-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A SECOND AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI FOR THE CONCEPTUAL DESIGN OF SHOAL CREEK PARKWAY, BEGINNING AT N. BRIGHTON ROAD AND CONTINUING TO N. WOODLAND AVENUE AND THE CONSTRUCTION OF CERTAIN IMPROVEMENTS WITHIN HODGE PARK IN CONNECTION WITH AND IN FURTHERANCE OF THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

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

WHEREAS, the Commission and the City, on May 29, 2017, entered into a Redevelopment Agreement, which was amended on May 28, 2019, and which provides for (A) the City to cause the design and construction of the General Park Improvements and Trail Completion, the Multi-Purpose Playing Field, the Destination Playground and the Parking Lot

Improvements to be completed by May 2019 and the Water Main Extension and Irrigation Improvements to be completed by April 2021 and for (B) the Commission, subject to terms of the Redevelopment Agreement, as amended, to reimburse the City for costs related to the General Park Improvements and Trail Completion in an amount not to exceed \$1,420,000, costs related to the Multi-Purpose Playing Field in amount not to exceed \$700,000, costs related to the Destination Playground in an amount not to exceed \$1,350,000, costs related to the Parking Lot Improvements not to exceed \$250,000 and costs related to the Water Main and Irrigation Improvements not to exceed \$900,000; and

WHEREAS, the City desires to further amend the Redevelopment Agreement to extend the date of completion for the design and construction of the Water Main Extension to July 2023.

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

Section 1. Authorization and Approval of the Second Amendment to Redevelopment Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Second Amendment to Redevelopment Agreement with the City of Kansas City, Missouri, which shall contain the provisions described in the Recitals to this Resolution. The Second Amendment to Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as **Exhibit A**, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of December, 2021.

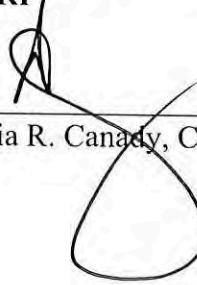


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 12-10-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A SETTLEMENT AGREEMENT WITH STAR ACQUISITIONS, INC. IN CONNECTION WITH THE SHOAL CREEK PARKWAY TIF PLAN

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

WHEREAS, the Council, on November 10, 1994, adopted Ordinance No. 941443 approving the Shoal Creek Parkway Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Thirteenth Amendment to the Plan, as approved by Committee Substitute for Ordinance No. 170327, provides, in part, for improvements to N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue to a point 1,960 linear feet east of N. Booth Avenue, public detention basins and additional public utilities, including storm water, sanitary and water main lines and dry utilities (collectively, the "Public Infrastructure Improvements"); and

WHEREAS, on March 9, 2020, the Commission and the Developer entered into the Amended and Restated Agreement (the "Amended Agreement"), which provides for the implementation of the Public Improvements, in accordance with the Plan; and

WHEREAS, Section 27 of the Amended Agreement requires that the Developer comply with Ordinance No. 180355, as further amended, and amended from time to time (the "MBE/WBE Ordinance"), in connection with the implementation of the Public Improvements to be undertaken by the Developer, pursuant to the Amended Agreement;

WHEREAS, the Developer acknowledges that it has failed to achieve the goals (the "Utilization Goals") for utilization of minority-owned businesses ("MBEs") in connection with professional services utilized with respect to the implementation of the Public Improvements to be undertaken by the Developer, pursuant to the Amended Agreement, in the amount of \$75,418.50 (the "MBE Shortfall"); and

WHEREAS, neither the Commission nor the Developer desire to expend resources and time to conduct a "Best Faith Effort" analysis, as is provided for by the Amended Agreement and the MBE/WBE Ordinance incorporated therein, but rather each agree to resolve the Developer's

failure to achieve the utilization goals related to professional services rendered in connection with the implementation of the improvements to be undertaken by the Developer, by agreeing that at such time as the Commission, in accordance with the Amended Agreement, certifies and reimburses the Developer for Reimbursable Project Costs (as defined in the Amended Agreement) equal to or in excess of the MBE Shortfall, the Developer hereby agrees to contribute to the Commission an amount equal to the MBE Shortfall (the "Developer Contribution"), which the Commission shall utilize to enhance and promote MBEs, which may include, but is not limited to, contributing all or a portion of the Developer Contribution to the EDC Loan Corporation for the purpose of making loans to new, existing, and growing MBE's.

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

Section 1. Authorization and Approval of the Settlement Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Settlement Agreement with Star Acquisitions, Inc., which shall contain the provisions described in the Recitals to this Resolution. The Settlement Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as Exhibit A, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

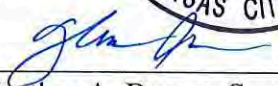
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of December, 2021.



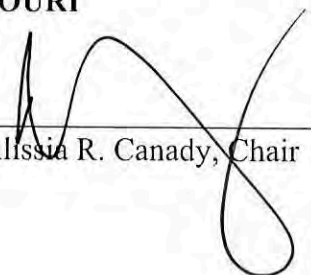
ATTEST:



Heather A. Brown, Secretary

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

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 12-11-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR CLAY COUNTY/NKC, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and


WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Bond Draw Portion
Arlington Road	Hunt Midwest Real Estate	\$28,744.00	None	\$28,744.00	
Arlington Road	Hunt Midwest Real Estate	\$64,313.00	None	\$64,313.00	
Parvin Road	Hunt Midwest Real Estate	\$19,167.00	None	\$19,167.00	
North Oak	Northland Neighborhoods	\$11,117.62	None	\$11,117.62	\$11,117.62
North Oak	Northland Neighborhoods	\$11,500.00	None	\$11,500.00	\$11,500.00

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Clay County/NKC and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 14th day of December, 2021.


Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 12 -12-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE #8 IN CONNECTION WITH IMPLEMENTATION OF PUBLIC IMPROVEMENTS 1 – 4 WITHIN THE PARVIN ROAD CORRIDOR DEVELOPMENT PLAN.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 as amended (the “Act”), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the “City Council”) adopted on November 24, 1982, and amended by Committee Substitute for Ordinance No. 911076, passed on August 29, 1981; by Ordinance No. 100089, as amended, passed on January 28, 2010; by Ordinance No. 130986, passed on December 19, 2013; and by Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015; and

WHEREAS, on December 14, 2000, the City Council passed Ordinance No. 001638 approving the Parvin Road Corridor Tax Increment Financing Plan and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

WHEREAS, the Parvin Road Corridor TIF Plan has been subsequently amended from time to time by the Council (collectively, the “Plan”); and

WHEREAS, the Plan provides for the design and construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the street improvements, traffic signalization, trails, sanity sewer lines and related improvements to support commercial development within the Redevelopment Area, (the “Public Improvements”); and

WHEREAS, on June 8, 2013, the Commission and Hunt Midwest Real Estate Development, Inc. (the “the Redeveloper”) entered into an Agreement for the implementation of the Public Improvements (the “Redevelopment Agreement”); and

WHEREAS, Section 19 of the Redevelopment Agreement provides that upon the completion of the Public Improvements or portions thereof, the Redeveloper shall submit documentation certifying that the Public Improvements or portions thereof have been completed in accordance with the Plan and in compliance with the provisions of the Redevelopment Agreement; and

WHEREAS, the Redeveloper has submitted documentation pursuant to Section 19 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial Completion with respect to portions of the Public Improvements completed to date; and

WHEREAS, staff to the Commission, upon receipt of such documentation, including an Independent Accountant’s Report prepared by Novak Birks, P.C.. on 12-11-21, 2021 (the “Cost Certifier Report”), has investigated whether the Redeveloper has completed such portions of the Public Improvements referenced in such documentation, including confirming improvements were completed in compliance with the Redevelopment Schedule and confirming compliance with all policies and procedures referenced by and incorporated within the Redevelopment Agreement; and

WHEREAS, at the completion of staff’s investigation, they concluded that the portions of the Public Improvements completed to date were completed in accordance with the Plan and Redevelopment

Agreement and recommended that the Commission issue to Hunt Midwest Real Estate Development a Certificate of Partial Completion and Compliance.

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

Section 1. Authorization and Approval of the Certificate of Partial Completion and Compliance. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve, execute, record and deliver to the Redeveloper a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit A, attached hereto, which shall certify that the Redeveloper has completed a portion of the Public Improvements contemplated by the Plan, as amended, and the Redevelopment Agreement (as specifically described on Exhibit A), except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.


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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of December 2021.

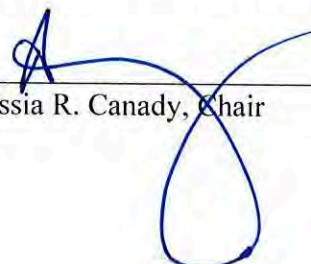


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 12-13-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE COST CONSENT AGENDA FOR JACKSON COUNTY/KCMO, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Bond Draw
11 th Street Corridor	Broadway Square Partners	\$36,025.00	None	\$36,025.00	
11 th Street Corridor	Landmark Mortgage Co	\$15,075.00	None	\$15,075.00	
11 th Street Corridor	SCOS Inc.	\$41,251.00	None	\$41,251.00	
River Market	River Market CID	\$40,522.20	None	\$40,522.20	
Overlook	Oz Development Co	\$388,390.00	None	\$388,390.00	

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO and authorize and direct the Chair, Vice-Chair or Executive Director to execute a resolution approving the same.

DATED this 14th day of December, 2021.



Heather A. Brown

 Heather A. Brown, Executive Director

ATTEST:
La Sherry Banks

 La Sherry Banks, Assistant Secretary

RESOLUTION NO. 12-14-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING AN ASSIGNMENT AND ASSUMPTION AGREEMENT AMONG THE COMMISSION, SKYLINE ALADDIN, LLC, KANSAS CITY MO HOTEL PARTNERS, L.P. AND THE CITY OF KANSAS CITY, MISSOURI IN CONNECTION WITH THE 12TH & WYANDOTTE TAX INCREMENT FINANCING PLAN

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

WHEREAS, on December 10, 1992, the Council adopted Ordinance No. 921351 approving the 12th & Wyandotte Tax Increment Financing Plan (the "Plan") pursuant to the authority granted the Council by the Act; and

WHEREAS, the Plan provides for the implementation of Redevelopment Project 4, which provides for the redevelopment of the hotel located at 1215 Wyandotte, Kansas City, Missouri, commonly referred to as the Aladdin Hotel (the "Hotel"), along with improvements to the sidewalks adjacent to the Hotel and the pedestrian tunnel connecting the Hotel to the Municipal Auditorium Parking Garage (the "Project 4 Improvements"); and

WHEREAS, on June 8, 2006, the Commission and Kansas City MO Hotel Partners, L.P. (the "Developer") entered into an Agreement (the "Redevelopment Agreement") for the implementation of the Project 4 Improvements and the Commission, by Resolution No. 9-14-08, issued of a Certificate of Completion for the Project 4 Improvements for which the Developer has incurred costs that have been certified by the Commission, and such Certificate of Completion is an acknowledgement by the Commission that the Developer satisfied certain obligations and duties under the Redevelopment Agreement with respect to the implementation of the Project 4 Improvements; and

WHEREAS, Aladdin Master Tenant, L.L.C., a wholly-owned subsidiary the Developer ("Seller"), and Skyline Investments, Inc. ("Skyline") are parties to that certain Purchase Contract having an effective date of October 8, 2021 (as amended or supplemented from time to time, the "Purchase Contract"), pursuant to which Seller has agreed to sell and convey to Skyline, or its designee, certain real property upon which the Project 4 Improvements are located, along with the Project 4 Improvements (the "Property"); and

WHEREAS, pursuant to the Purchase Contract, Seller is to assign or cause to be assigned to Skyline's Designee, Skyline Aladdin, LLC ("Skyline Aladdin"), all rights, interests, duties and obligations designated by the Purchase Contract or agreements relating to the ownership or

operation of the Property, including all of the Developer's rights, duties, interests and obligations under the Redevelopment Agreement; and

WHEREAS, Section 22 of the Redevelopment Agreement provides that there shall be no assignment of Developer's rights, interests, duties and obligations under the Redevelopment Agreement, except upon terms and conditions agreeable to the Commission and upon the execution by an assignee of an instrument in writing, for itself and its successors and assigns, and expressly for the benefit of the Commission, assuming all obligations of Developer and agreeing to be subject to all of the conditions and restrictions which Developer is subject under the Redevelopment Agreement; and

WHEREAS, the Developer, the Commission and the City of Kansas City, Missouri (the "City") entered into the Financing Agreement dated as of August 23, 2006 ("Financing Agreement") to provide for reimbursement of certain reimbursable redevelopment project costs related to the Project 4 Improvements from additional economic activity taxes, as described by the Financing Agreement ("City Revenue"); and

WHEREAS, in connection with the transfer and conveyance of the Property, pursuant to the Purchase Contract, Developer desires to assign all of its rights, duties, interests and obligations under the Financing Agreement to Skyline or Skyline Aladdin, including the right to receive City Revenue as reimbursement of certain redevelopment project costs incurred in connection with the implementation of the Project 4 Improvements; and

WHEREAS, the Developer desires to enter into an Assignment and Agreement by and among the Commission, Skyline Aladdin, the Developer and the City, which provides, in part, subject to the closing on the sale of the Property pursuant to the Purchase Contract, and subject to the Skyline or Skyline's designee entering into a separate Funding Agreement and an Amended and Restated Redevelopment Agreement with the Commission, the Developer shall assign to Skyline Aladdin (a) all of Developer's right, title, interests, duties and obligations under the Redevelopment Agreement with respect to Project Area 4 and the right to reimbursement of any and all redevelopment project costs that have been or may be certified by the Commission pursuant to the Redevelopment Agreement and that are due and may be due and owing to Developer for the implementation of the Project 4 Improvements, in accordance with the terms and conditions of the Redevelopment Agreement, and (b) all of Developer's right, title, interests, duties and obligations under the Financing Agreement and the right to reimbursement of any and all reimbursable project costs to be reimbursed with City Revenue that are due and may be due and owing to Developer, in accordance with the terms and conditions of the Financing Agreement; and

WHEREAS, the Commission has determined that Skyline Aladdin has the qualifications and financial responsibility necessary and adequate to fulfill the remaining obligations of the Developer with respect to the Redevelopment Agreement.

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

Section 1. Authorization and Approval of the Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the

Commission, to execute an Assignment and Assumption Agreement with Skyline Aladdin, LLC, Kansas City MO Hotel Partners, L.P. and the City of Kansas City, Missouri in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as **Exhibit A**, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of December, 2021.

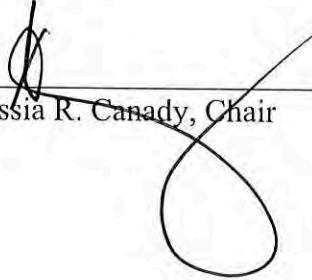


ATTEST:



Heather A. Brown, Secretary

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

By: 

Alissia R. Canady, Chair

RESOLUTION NO. 12-15-21

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING AN AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH SKYLINE ALADDIN, LLC, IN CONNECTION WITH PROJECT 4 OF THE 12TH & WYANDOTTE TAX INCREMENT FINANCING PLAN

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

WHEREAS, on December 10, 1992, the Council adopted Ordinance No. 921351 approving the 12th & Wyandotte Tax Increment Financing Plan (the "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area"); and

WHEREAS, the Plan has been amended by the Council from time to time; and

WHEREAS, the Plan provides for the implementation of Redevelopment Project 4, which provides for the redevelopment of the hotel located at 1215 Wyandotte, Kansas City, Missouri, commonly referred to as the Aladdin Hotel (the "Hotel"), along with improvements to the sidewalks adjacent to the Hotel and the pedestrian tunnel connecting the Hotel to the Municipal Auditorium Parking Garage (the "Project 4 Improvements"); and

WHEREAS, on June 8, 2006, the Commission and Kansas City MO Hotel Partners, L.P. (the "Developer") entered into an Agreement (the "Redevelopment Agreement") for the implementation of the Project 4 Improvements and the Commission, by Resolution No. 9-14-08, issued a Certificate of Completion for the Project 4 Improvements for which the Developer has incurred costs that have been certified by the Commission, and such Certificate of Completion is an acknowledgement by the Commission that the Developer satisfied certain obligations and duties under the Redevelopment Agreement with respect to the implementation of the Project 4 Improvements; and

WHEREAS, Aladdin Master Tenant, L.L.C., a wholly-owned subsidiary the Developer ("Seller"), and Skyline Investments, Inc. ("Skyline") are parties to that certain Purchase Contract having an effective date of October 8, 2021 (as amended or supplemented from time to time, the "Purchase Contract"), pursuant to which Seller has agreed to sell and convey to Skyline, or its designee, certain real property upon which the Project 4 Improvements are located, along with the Project 4 Improvements (the "Property"); and

WHEREAS, pursuant to the Purchase Contract, Seller is to assign or cause to be assigned to Skyline's Designee, Skyline Aladdin, LLC ("Skyline Aladdin"), all rights, interests, duties and obligations designated by the Purchase Contract or agreements relating to the ownership or

operation of the Property, including all of the Developer's rights, duties, interests and obligations under the Redevelopment Agreement; and

WHEREAS, Section 22 of the Redevelopment Agreement provides that there shall be no assignment of Developer's rights, interests, duties and obligations under the Redevelopment Agreement, except upon terms and conditions agreeable to the Commission and upon the execution by an assignee of an instrument in writing, for itself and its successors and assigns, and expressly for the benefit of the Commission, assuming all obligations of Developer and agreeing to be subject to all of the conditions and restrictions which Developer is subject under the Redevelopment Agreement; and

WHEREAS, Skyline and the Developer desire to enter into an Assignment and Assumption Agreement by and among the Commission, Skyline Aladdin, the Developer and the City, which shall provide, in part, subject to the closing on the sale of the Property pursuant to the Purchase Contract, and subject to Skyline or Skyline Aladdin entering into a separate Funding Agreement and an Amended and Restated Redevelopment Agreement with the Commission, the Developer shall assign to Skyline Aladdin all of Developer's right, title, interests, duties and obligations under the Redevelopment Agreement with respect to Project Area 4 and the right to reimbursement of any and all redevelopment project costs that have been or may be certified by the Commission pursuant to the Redevelopment Agreement and that are due and may be due and owing to Developer for the implementation of the Project 4 Improvements, in accordance with the terms and conditions of the Redevelopment Agreement; and

WHEREAS, pursuant to the Assignment and Assumption Agreement, Skyline Aladdin desires to enter into an Amended and Restated Redevelopment Agreement with the Commission, which shall amend and restate the Redevelopment Agreement to acknowledge that certain obligations have been satisfied set out all remaining and continuing rights and obligations under the Redevelopment Agreement.

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

Section 1. Authorization and Approval of the Amended and Restated Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute an Amended and Restated Agreement with Skyline Aladdin, LLC, which shall contain the provisions described in the Recitals to this Resolution. The Amended and Restated Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as **Exhibit A**, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of December, 2021.



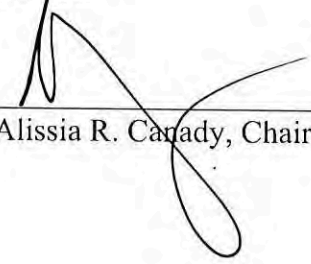
ATTEST:



Heather A. Brown, Secretary

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

By: _____


Alissia R. Canady, Chair

RESOLUTION NO. 12-16-21

RESOLUTION APPROVING THE FIRST AMENDMENT TO THE FIRST AMENDED AND RESTATED FINANCING AGREEMENT AMONG THE CITY OF KANSAS CITY, MISSOURI, THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, THE CONVENTION AND VISITORS BUREAU OF GREATER KANSAS CITY, INC. AND KC HOTEL DEVELOPERS, LLC REGARDING THE FINANCING OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL TAX INCREMENT FINANCING PLAN

WHEREAS, the City Council (the "Council") of Kansas City, Missouri (the "City") is authorized and empowered to create a tax increment financing commission pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1982, as amended (the "Act"); and

WHEREAS, on November 24, 1982, the Council adopted Ordinance No. 54556 creating the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"), which was subsequently amended by Committee Substitute for Ordinance No. 911076, as amended, adopted on August 29, 1991, Ordinance No. 100089, adopted on January 28, 2010 and Ordinance No. 130986 adopted on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, adopted on June 18, 2015; and

WHEREAS, the Kansas City Convention Center Headquarters Hotel Tax Increment Financing Plan (the "Redevelopment Plan") was proposed to the Commission; and

WHEREAS, the Redevelopment Plan provides, among other things, for the construction of a convention center headquarters hotel, which shall contain approximately 800 guest rooms, approximately 75,000 square feet of meeting space, an approximately 4,500 square foot winter garden/terrace, approximately 15,450 square feet of retail, restaurant, bar and lounge areas and approximately 9,913 square feet of recreational facilities and related on-site improvements (the "Hotel"), a parking structure accommodating approximately 450 spaces (the "Parking Facility"), a connection between the Hotel and Bartle Hall Convention Center (the "Connector," together with the Hotel and Parking Facility shall hereinafter be referred to as the "Project Improvements") and certain public improvements, including sidewalks, streetscape, and any other public improvements required to support the Project Improvements (the "Public Improvements"); and

WHEREAS, after all proper notice was given, the Commission met in a public hearing and after receiving the comments of all interested persons and taxing districts with respect to the Redevelopment Plan, closed said public hearing on November 8, 2006 and adopted its Resolution No. 6-6-15 recommending to the City Council the approval of the Redevelopment Plan and the designation of each Redevelopment Project Area described therein; and

WHEREAS, the Council, on July 23, 2015, Committee Substitute for Ordinance No. 150597, approving the Redevelopment Plan and designating the area (the "Redevelopment Area") and the each Redevelopment Project Area described therein (the "Redevelopment Project Areas"); and

WHEREAS, the City Council, by Committee Substitute for Ordinance No. 150597, agreed to provide additional financing for the Project Improvements and Public Improvements by committing, subject to appropriation and collection, in addition to payments in lieu of taxes and economic activity taxes, the total additional revenue from taxes which are imposed by the City and generated by economic activities within the Redevelopment Area, which are not subject to capture, in accordance with the Act, and would otherwise be deposited into the City's general municipal funds (the "Additional City EATS") to be used for payment of certified Redevelopment Project Costs identified by the Plan; and

WHEREAS, the Conventions and Visitors Bureau of Greater Kansas City, Inc. (the "CVA") agrees that there is a need to provide for the marketing and promotion of Kansas City, Missouri as a location for conventions and tourism, and that the development of hotels to service the areas near Downtown is essential to a healthy convention economy and acknowledges that those funds generated within the Redevelopment Area described by the Plan and which would otherwise be available to the CVA, pursuant to Section 68-553, Code of Ordinances, shall be transferred by the City to the Commission and thereafter distributed to KC Hotel Developers, LLC for reimbursement of certified Redevelopment Project Costs identified by the Plan; and

WHEREAS, on September 22, 2015, the Commission, the City, CVA and KC Hotel Developers, LLC entered into a Super-TIF Financing Agreement, which provides that the City, subject to appropriation and collection, shall contribute to the Commission the Additional EATs, which shall be used fund certified Redevelopment Project Costs identified by the Plan; and

WHEREAS, on August 22, 2016, the Commission, the City, KC Hotel Developers, LLC and CVA amended and restated the Super-TIF Financing Agreement, and such amendments did not change the amount of TIF Revenue or Additional City EATs to be redirected to reimburse certified Redevelopment Project Costs, but rather included a new provision to permit future modifications or amendments to be made to the Super-TIF Financing Agreement with the written consent of the parties affected, and therefore not all four parties shall be required to consent or approve an amendment to the extent such changes do not affect its rights or obligations; and

WHEREAS, the City and the Developer now desire to further amend the First Amended and Restated Super-TIF Financing Agreement to provide certain modifications necessitated by a change in that certain Catering Agreement between the Developer and City that now provides that the City shall make a one-time lump payment under the Catering Agreement, rather than annual payments.

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

Section 1. Authorization and Approval of the First Amendment to the First Amended and Restated Super-TIF Financing Agreement. The Chair, Vice Chairman or Secretary of the Commission is hereby authorized, on behalf of the Commission, to execute a First Amendment to the First Amended and Restated Super-TIF Financing Agreement with City of Kansas City, Missouri, Conventions and Visitors Bureau of Greater Kansas City, Inc. and KC Hotel Developers, LLC, which shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such

modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof.

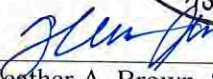
Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the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

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

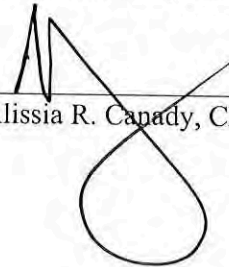
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 8th day of December, 2021.



ATTEST:


Heather A. Brown, Secretary

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

By: 
Alissia R. Canady, Chair