

**RESOLUTION NO. 1-1-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI CONTINUING THE PUBLIC HEARING TO 9:35 A.M. ON FEBRUARY 13, 2024 FOR THE PROPOSED I-29 & I-435 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 January 9, 2024 at 9:30 a.m.; and

**WHEREAS**, the TIF Commission held a public hearing at 9:30 a.m., January 9, 2024, to consider approval of the proposed I-29 and I-435 TIF Plan ("Plan"); and

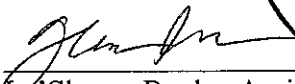
**WHEREAS**, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.

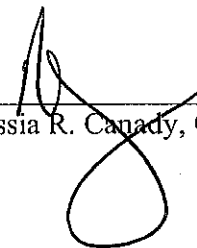
**NOW, THEREFORE, BE IT RESOLVED**, that the Commission hereby continues the public hearing for the proposed I-29 and I-435 TIF Plan until 9:35 a.m., Tuesday, February 13, 2024.

**DATED** this 9th day of January, 2024.



ATTEST:

  
~~La Sherry Banks, Assistant Secretary~~  
**HEATHER BROWN,**

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

**RESOLUTION NO. 1-2-24**

**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:

<b>TIF Plan</b>	<b>Developer</b>	<b>Costs Requested</b>	<b>Questioned Costs</b>	<b>Costs Certified</b>	<b>Notes</b>
Chouteau	City of KCMO	\$700,000.00		\$700,000.00	

<b>TIF Plan</b>	<b>Developer</b>	<b>Costs Requested</b>	<b>Questioned Costs</b>	<b>Costs Certified</b>	<b>Notes</b>
Platte Purchase	Hunt Midwest	\$6,781.32	None	\$6,781.32	Bond Draw
Platte Purchase	Hunt Midwest	\$71,869.42	None	\$71,869.42	Bond Draw
Platte Purchase	Ashlar Homes	\$850,124.37	None	\$850,124.37	
Platte Purchase	Hunt Midwest	\$1,004,769.45	None	\$1,004,769.45	

**Bond Draw Portion-**

	<b>Project &amp; Admin Fund</b>	<b>Pay As You Go Portion</b>	<b>Total Certification</b>
Platte Purchase Hunt Midwest	\$ 6,781.32		\$ 6,781.32
	\$ 6,781.32	\$ -	\$ 6,781.32

**Bond Draw Portion-**

	<b>Project &amp; Admin Fund</b>	<b>Pay As You Go Portion</b>	<b>Total Certification</b>
Platte Purchase Hunt Midwest	\$ 71,869.42		\$ 71,869.42
	\$ 71,869.42	\$ -	\$ 71,869.42

	Future Funds	Total Certification
Platte Purchase		
Ashlar Homes	\$ 850,124.37	\$ 850,124.37
	\$ 850,124.37	\$ 850,124.37

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Shoal Creek TIF	City of KCMO	\$45,000.00	None	\$45,000.00	
22 <sup>nd</sup> & Main	Milhaus Development	\$3,952,400.00	None	\$3,952,400.00	

**NOW, THEREFORE, BE IT RESOLVED**, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO and authorizes and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

**DATED** this 9th day of January, 2024.



*Heather A. Brown*  
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 Heather A. Brown, Executive Director

ATTEST:

*La'Sherry Banks*  
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 La'Sherry Banks, Assistant Secretary

**RESOLUTION NO. 1-3-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE IN CONNECTION WITH THE IMPLEMENTATION OF PUBLIC IMPROVEMENT 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, (the “Public 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, (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 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**, 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 Project 7D 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. November 2,

2023 (the “Cost Certifier Report”), has investigated whether MD Management 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 MD Management 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 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 January, 2024.

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

By:  Alissia R. Canady (Mar 24, 2025 09:06 CDT)  
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Alissia R. Canady, Chair

ATTEST:

 Heather A. Brown (Feb 7, 2025 12:54 CST)  
\_\_\_\_\_  
Heather A. Brown, Secretary

## RESOLUTION NO. 1-4-24

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE PARVIN ROAD CORRIDOR TIF PLAN CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 14 IN CONNECTION WITH IMPLEMENTATION OF PUBLIC IMPROVEMENTS 1-4 WITHIN THE PARVIN ROAD 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 December 14, 2000, the City Council passed Ordinance No. 001638 approving the Parvin Road Corridor and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

**WHEREAS**, the Parvin Road Corridor Plan has been subsequently amended from time to time by the Council (collectively, the “Plan”); and

**WHEREAS**, the Plan provides for design of, expansion, and improvement of the public infrastructure within the Redevelopment Area necessary to accommodate an expansion of the existing above-ground industrial park and the underground industrial and commercial complex known as the SubTropolis, together with all appurtenances necessary to adequately address the existing conditions qualifying the Redevelopment Area as an Economic Development Area, which proposed infrastructure improvements include constructing and/or improving roadways, curbing, traffic signals, storm sewers, water lines, utilities, and related items necessary to adequately serve the expansion of the development complex, (the “Public Improvements”); and

**WHEREAS**, on December 14, 2000, the City Council passed Ordinance No. 001585 approving Project 1 of the Plan, on December 14, 2000, the City Council passed Ordinance No. 001586 approving Project 2 of the Plan, on September 18, 2008, the City Council passed Ordinance No. 0011587 approving Project 3 of the Plan, and on June 10, 2010, the City Council passed Ordinance No. 001592 approving Project 4 of the Plan ; and

**WHEREAS**, on June 8, 2013, 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 Novak Birks, P.C. on November 27, 2023 (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 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 9<sup>th</sup> day of January, 2024.

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

By:   
Alissia R. Canady (Mar 24, 2025 09:06 CDT)  
Alissia R. Canady, Chair

ATTEST:

  
Heather A. Brown (Feb 7, 2025 12:54 CST)  
Heather A. Brown, Secretary

## RESOLUTION NO. 1-5-24

### RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO APPROVE A REDEVELOPMENT AGREEMENT BETWEEN THE TIF COMMISSION AND HISTORIC NORTHEAST LOFTS, LLC IN CONNECTION WITH THE IMPLEMENTATION OF THE HISTORIC NORTHEAST 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, on December 19, 2023, the TIF Commission adopted Resolution No. 12-19-23 recommending that the City Council of Kansas City, Missouri (the “Council”) approve the Historic Northeast Tax Increment Financing Plan (the “Plan”); and

**WHEREAS**, the Plan provides for of (1) the construction approximately 389 multi-family residential units, of which 322 shall be reserved as “affordable housing” for tenants who earn less than 80% of the Kansas City, Missouri median household income, approximately 13,000 square feet of retail space, an approximately 30,000 square foot daycare center and after school program space, and approximately 500 parking spaces (the “Project Improvements”) and (2) the construction or reconstruction of public infrastructure improvements, including, but not limited to sanitary and storm sewer, utilities, sidewalks, and any other required or desired infrastructure, that support and enhance the Project Improvements (collectively, the “Public Improvements”) and

**WHEREAS**, pursuant to the Plan, the estimated Redevelopment Project Costs to implement the Project Improvements and Public Improvements is \$178,931,655, and it is anticipated that the Redevelopment Project Costs will be funded from the following sources: (A) Economic Activity Taxes and Additional City EATs generated and collected within the Redevelopment Area in the amount of \$46,433,000, (C) a monetary contribution from the Kansas City Affordable Housing Trust Fund in the amount of \$1,575,000, (D) a loan from Kansas City Brownfield Revolving loan fund of \$7,000,000, (E) energy rebates in the amount \$350,000, (F) private debt in the approximate amount of \$32,803,211, (G) and tax credit equity in the amount of \$82,562,470, and (H) deferred fees in the approximate amount of \$8,207,874; and

**WHEREAS**, Historic Northeast Lofts, LLC (the “Redeveloper”) desires to enter into a Redevelopment Agreement with the Commission (the “Redevelopment Agreement”), which shall provide, in part, that (A) the Redeveloper shall cause the construction of the Project Improvements and the Public Improvements to be completed by August 2025, in accordance with the terms and conditions of the Redevelopment Agreement and that the Commission, subject to the terms and

conditions of the Redevelopment Agreement, shall reimburse Redeveloper up to \$46,433,000 from Economic Activity Taxes and Additional City EATs generated and collected within the Redevelopment 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 Redevelopment Agreement with Historic Northeast Lofts, LLC.** The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Redevelopment Agreement Historic Northeast Lofts, LLC for the implementation of the Historic Northeast Tax Increment Financing 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; provided, however, the Commission shall not release and deliver such Redevelopment Agreement, unless and until the City Council approves the Historic Northeast 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 9th day of January, 2024.



ATTEST:

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

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

By: \_\_\_\_\_

  
Alissa R. Canady, Chair

**RESOLUTION NO. 1-6-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 9:40 A.M. ON FEBRUARY 13, 2024, FOR THE PROPOSED 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 Statues of Missouri, staff prepared and delivered all required notices of the public hearing scheduled for August 25, 2023 at 10:10 a.m.; and

**WHEREAS**, the TIF Commission held a public hearing at 9:40 a.m., February 13, 2024, to consider approval of the proposed First Amendment to the Pioneer Plaza TIF Plan ("Plan"); and

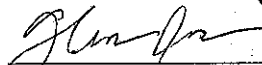
**WHEREAS**, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.

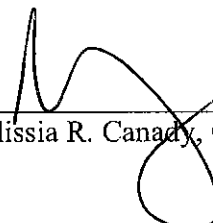
**NOW, THEREFORE, BE IT RESOLVED**, that the Commission hereby continues the public hearing for the proposed First Amendment to the Pioneer Plaza TIF Plan until 9:40 a.m., Tuesday, February 13, 2024.

**DATED** this 9th day of January, 2024.



ATTEST:

  
La'Sherry Banks, Assistant Secretary  
**HEATHER BROWN**

  
Alissia R. Canady, Chair

**RESOLUTION NO. 1-7-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 10:00 A.M. ON FEBRUARY 13, 2024, FOR THE 14<sup>TH</sup> & WYANDOTTE 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 July 11, 2023 at 10:00 a.m.; and

**WHEREAS**, the TIF Commission held a public hearing at 10:10 a.m., January 9, 2024, to consider approval of the proposed 14<sup>th</sup> & Wyandotte TIF Plan ("Plan"); and

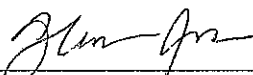
**WHEREAS**, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.

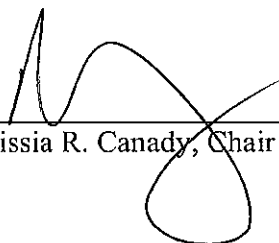
**NOW, THEREFORE, BE IT RESOLVED**, that the Commission hereby continues the public hearing for the proposed 14<sup>th</sup> & Wyandotte until 10:00 a.m., Tuesday, February 13, 2024.

**DATED** this 9th day of January, 2024.



ATTEST:

  
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La' Sherry Banks, Assistant Secretary

  
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Alissia R. Canady, Chair

## RESOLUTION NO. 1-8-24

### RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO CLOSE THE PUBLIC HEARING REGARDING THE NINTH AMENDMENT 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 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, the Missouri General Assembly amended the TIF Act, effective August 28, 2008 (the "2008 Amendment"), to provide that cities within a county having a charter form of government and having more than two hundred fifty thousand inhabitants and less than three hundred fifty thousand inhabitants shall establish a tax increment financing commission, pursuant to Section 99.820.3 of the TIF Act; and

**WHEREAS**, Section 99.820.3 of the TIF Act provides that a tax increment financing commission established for the purpose of considering tax increment financing plans and projects shall be comprised of the following members: (1) six members appointed by the presiding commission of such county, (2) three members appointed by cities, towns and villages located within the boundaries of such county, in a manner in which the chief elected officials of such cities, towns, or villages shall agree, (3) two members appointed by the school boards whose districts are included in such county, in a manner in which the school boards agree, and (4) one member to represent all other districts levying ad valorem taxes in the redevelopment area described by a tax increment financing plan and located within such county; and

**WHEREAS**, the County of Clay County, Missouri ("Clay County"), by the passage of its Constitution, created a charter form of government that became effective on January 1, 2021 (the "Charter Form of Government Condition"); and

**WHEREAS**, on July 1, 2021, the 2020 census for Clay County was confirmed and provides that 253,335 inhabitants reside within Clay County (the "Population Condition"); and

**WHEREAS**, as a result of Clay County satisfying the Charter Form of Government Condition and the Population Condition, the Commission should be reconstituted to consider tax increment financing plans in Clay County (the "Clay County Commission"), including the Platte Purchase Development Plan and any amendment thereto (the "Plan" or "Redevelopment Plan"); and

**WHEREAS**, in accordance with Section 99.825 RSMo and Section 99.830 RSMo, notices regarding the public hearing to consider the Ninth Amendment to the Platte Purchase Development Plan (the “Ninth Amendment”) were sent to all affected taxing jurisdictions by certified mail on May 9, 2023 and notices were published in newspapers of general circulation of the proposed redevelopment area described by the Ninth Amendment, on April 7, 2023, and April 28, 2023; and

**WHEREAS**, in accordance with Section 99.825 RSMo and Section 99.830 RSMo, notice regarding the public hearing to consider the Ninth Amendment were delivered by certified mail regarding the public hearing on March 23, 2023 and April 26, 2023 to the person or persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land located within the redevelopment project or plan area, which shall be subject to payments in lieu of taxes and economic activity taxes; and

**WHEREAS**, the Clay County Commission initially convened the public hearing to consider the Ninth Amendment on May 9, 2023 at 9:45 AM (the “Initial Public Hearing Date”); and

**WHEREAS**, the Clay County Commission has continued the public hearing to consider the Ninth Amendment to the date hereof,

**WHEREAS**, Section 99.825 provides, in part, if a commission is created under subsection 3 of Section 99.820 RSMO, which shall include the Clay County Commission, public hearings shall not be continued for more than thirty days beyond the date on which it is originally opened unless such longer period is requested by the chief elected official of the municipality creating such commission and approved by a majority of such commission; and


**WHEREAS**, the public hearing to consider the Ninth Amendment has been continued for a period of longer than thirty (30) days without the request of the Mayor of the City or a majority of the Clay County Commission convened to consider the same;

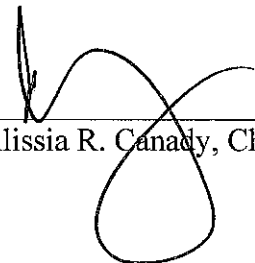
**NOW, THEREFORE, BE IT RESOLVED**, that pursuant to Section 99.825 RSMo and without a request by the Mayor of the City of Kansas City, Missouri and by a majority vote of the members the Clay County Commission that convened the public hearing to consider the Ninth Amendment to Platte Purchase Development Plan, the Commission, as a matter of law, hereby closes the Public Hearing.

**DATED** this 13<sup>th</sup> day of February 2024.

ATTEST:



  
Heather A. Brown, Secretary

  
Alissia R. Canady, Chair

**RESOLUTION NO. 1-9-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO CLOSE THE PUBLIC HEARING REGARDING THE TENTH AMENDMENT 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 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, the Missouri General Assembly amended the TIF Act, effective August 28, 2008 (the “2008 Amendment”), to provide that cities within a county having a charter form of government and having more than two hundred fifty thousand inhabitants and less than three hundred fifty thousand inhabitants shall establish a tax increment financing commission, pursuant to Section 99.820.3 of the TIF Act; and

**WHEREAS**, Section 99.820.3 of the TIF Act provides that a tax increment financing commission established for the purpose of considering tax increment financing plans and projects shall be comprised of the following members: (1) six members appointed by the presiding commission of such county, (2) three members appointed by cities, towns and villages located within the boundaries of such county, in a manner in which the chief elected officials of such cities, towns, or villages shall agree, (3) two members appointed by the school boards whose districts are included in such county, in a manner in which the school boards agree, and (4) one member to represent all other districts levying ad valorem taxes in the redevelopment area described by a tax increment financing plan and located within such county; and

**WHEREAS**, the County of Clay County, Missouri (“Clay County”), by the passage of its Constitution, created a charter form of government that became effective on January 1, 2021 (the “Charter Form of Government Condition”); and

**WHEREAS**, on July 1, 2021, the 2020 census for Clay County was confirmed and provides that 253,335 inhabitants reside within Clay County (the “Population Condition”); and

**WHEREAS**, as a result of Clay County satisfying the Charter Form of Government Condition and the Population Condition, the Commission should be reconstituted to consider tax increment financing plans in Clay County (the “Clay County Commission”), including the Platte Purchase Development Plan and any amendment thereto (the “Plan” or “Redevelopment Plan”); and

**RESOLUTION NO. 2-1-24**

**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:

<b>TIF Plan</b>	<b>Developer</b>	<b>Costs Requested</b>	<b>Questioned Costs</b>	<b>Costs Certified</b>	<b>Notes</b>
Antioch Crossing	Antioch Development Partners, LLC	\$2,052,789		\$2,052,789	

<b>TIF Plan</b>	<b>Developer</b>	<b>Costs Requested</b>	<b>Questioned Costs</b>	<b>Costs Certified</b>	<b>Notes</b>
KCI Corridor	Hunt Midwest	\$294,202	None	\$294,202	
KCI Corridor	Hunt Midwest	\$322,167.34	None	\$322,167.34	
Parvin Road	Hunt Midwest	\$841,640	None	\$841,640	
Parvin Road	Hunt Midwest	\$194,923	None	\$194,923	
Rivermarket	River Market Community Improvement District	\$205,654.05	\$11,516.48	\$194,137.57	

**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 February 2024.



*[Signature]*  
 Heather A. Brown, Executive Director

ATTEST:  
*[Signature]*  
 La'Sherry Banks, Assistant Secretary

**RESOLUTION NO. 2-2-24**

**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:

<b>TIF Plan</b>	<b>Developer</b>	<b>Costs Requested</b>	<b>Questioned Costs</b>	<b>Costs Certified</b>	<b>Notes</b>
Shoal Creek	Hunt Midwest	\$216,888.23	\$12,881.12	\$216,888.23	Approve granting a waiver of the requirement that cost be submitted for reimbursement within 18 months of being incurred and approval of certification of costs totaling \$216,888.23 for Shoal Creek TIF plan.

**NOW, THEREFORE, BE IT RESOLVED**, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO and authorizes and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

**DATED** this 13th day of February, 2024.



*[Handwritten Signature]*  
 \_\_\_\_\_  
 Heather A. Brown, Executive Director

ATTEST:

*[Handwritten Signature]*  
 La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 2-3-24

**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

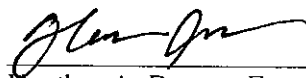
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
87 <sup>th</sup> & Hillcrest	Foley Industries Inc.	\$143,307	\$143,307	\$143,307	Approve granting a waiver of the requirement that cost be submitted for reimbursement within 18 months of being incurred and approval of certification of costs totaling \$148,307 for 87 <sup>th</sup> & Hillcrest TIF plan.


NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO and authorizes and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 1<sup>st</sup> day of February, 2024.



  
Heather A. Brown, Executive Director

ATTEST:

  
La' Sherry Banks, Assistant Secretary

**RESOLUTION NO. 2-4-24**

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

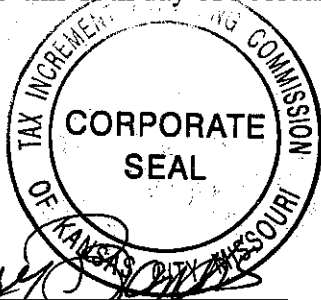
WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "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
87 <sup>th</sup> & Hillcrest	Foley Industries Inc.	\$19,611.79	\$19,611.79	\$19,611.79	Approve granting a waiver of the requirement that cost be submitted for reimbursement within 18 months of being incurred and approval of certification of costs totaling \$19,611.79 for 87 <sup>th</sup> & Hillcrest TIF plan.

**NOW, THEREFORE, BE IT RESOLVED**, that the Commission hereby approves the cost consent agenda for Jackson County/KCMO and authorizes and direct the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 13th day of February, 2024.



*Heather A. Brown*  
 \_\_\_\_\_  
 Heather A. Brown, Executive Director

ATTEST:

*La' Sherry Banks*  
 \_\_\_\_\_  
 La' Sherry Banks, Assistant Secretary

**WHEREAS**, in accordance with Section 99.825 RSMo and Section 99.830 RSMo, notices regarding the public hearing to consider the Tenth Amendment to the Platte Purchase Development Plan (the “Tenth Amendment”) were sent to all affected taxing jurisdictions by certified mail on May 24, 2023, June 30, 2023, and notices were published in newspapers of general circulation of the proposed redevelopment area described by the Tenth Amendment, on June 11, 2023, and July 3, 2023; and

**WHEREAS**, in accordance with Section 99.825 RSMo and Section 99.830 RSMo, notice regarding the public hearing to consider the Tenth Amendment were delivered by certified mail regarding the public hearing on July 11, 2023 to the person or persons in whose names the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land located within the redevelopment project or plan area, which shall be subject to payments in lieu of taxes and economic activity taxes; and

**WHEREAS**, the Clay County Commission initially convened the public hearing to consider the Tenth Amendment on July 11, 2023 at 9:45 AM (the “Initial Public Hearing Date”); and

**WHEREAS**, the Clay County Commission has continued the public hearing to consider the Tenth Amendment to the date hereof,

**WHEREAS**, Section 99.825 provides, in part, if a commission is created under subsection 3 of Section 99.820 RSMO, which shall include the Clay County Commission, public hearings shall not be continued for more than thirty days beyond the date on which it is originally opened unless such longer period is requested by the chief elected official of the municipality creating such commission and approved by a majority of such commission; and


**WHEREAS**, the public hearing to consider the Tenth Amendment has been continued for a period of longer than thirty (30) days without the request of the Mayor of the City or a majority of the Clay County Commission convened to consider the same;

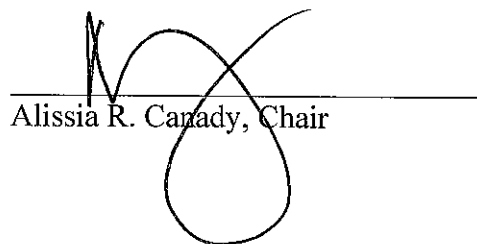
**NOW, THEREFORE, BE IT RESOLVED**, that pursuant to Section 99.825 RSMo and without a request by the Mayor of the City of Kansas City, Missouri and by a majority vote of the members the Clay County Commission that convened the public hearing to consider the Tenth Amendment to Platte Purchase Development Plan, the Commission, as a matter of law, hereby closes the Public Hearing.

**DATED** this 13<sup>th</sup> day of February 2024.

ATTEST:



  
Heather A. Brown, Secretary

  
Alissia R. Canady, Chair

**RESOLUTION NO. 02-6-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE I-29 & I-435 TAX INCREMENT FINANCING PLAN AND THE REDEVELOPMENT PROJECTS DESCRIBED THEREIN AND EXPRESSING ITS RECOMMENDATIONS 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, the I-29 & I-435 Tax Increment Financing Plan (the "Plan" or "Redevelopment Plan") and the redevelopment project described therein (the "Redevelopment Projects") have been presented to the Commission for consideration; and

**WHEREAS**, the Plan and the Redevelopment Projects, which have been presented to the Commission for consideration, provide for the construction of a covered airport parking facility on approximately 30.5 acres with an accessory approximately 10,000 square-foot office building that shall include approximately 3,500 square feet of retail space and related parking improvements and an approximately 12,000 square-foot convenience store gas station / drive through restaurant and related parking lot improvements, together with public infrastructure improvements, including street improvements, highway roundabout improvements, site demolition, water, stormwater, sanitary sewer, other utilities and related improvements to support the Project Improvements; and

**WHEREAS**, on February 13, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing to consider the Plan and Redevelopment Projects; and;

**WHEREAS**, the public hearing conducted by the Commission to consider the Plan and the Redevelopment Projects 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 2-5-24, and deems it to be in the best interest of the City that the Plan and Redevelopment Projects be approved by the City Council; and

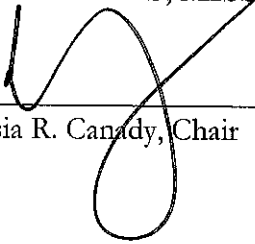
**NOW THEREFORE, BE IT RESOLVED BY THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, AS FOLLOWS:**

1. The Redevelopment Area described in the Plan is hereby found to be an Economic Development Area, as defined in Section 99.805(5) of the Act.
2. 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 conforms with the City's KC Spirit Playbook and the applicable Area Plan.
4. The estimated dates of completion of the Redevelopment Projects identified by the Plan, 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 does not contemplate that any property located within any 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 (the "Redevelopment Project Areas") includes only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.
7. The Plan does not contemplate relocation assistance for businesses and residences.
8. The Plan does not include the initial development or redevelopment of any gambling establishment.
9. The Plan 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 are built and not built, and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.
10. The Commission does hereby recommend that the City Council of Kansas City, Missouri:
  - I. By Ordinance, approve the I-29 & I-435 Tax Increment Financing Plan and designate the redevelopment area described therein as a "Redevelopment Area" pursuant to the Act; and
  - II. Introduce separate Ordinances approving each of the Redevelopment Project Areas, as described in the Plan, which shall be held off the legislative docket until such Redevelopment Projects are ready to be approved.


**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of February 2024.



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

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

ATTEST:

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

**RESOLUTION NO. 02-7-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO APPROVE A REDEVELOPMENT AGREEMENT BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND KANSAS CITY AIRPORT PARKING, LLC, IN CONNECTION WITH THE IMPLEMENTATION OF THE I-29 & I-435 TAX INCREMENT FINANCING PLAN**

**WHEREAS**, the Tax Increment Financing Commission of Kansas City, Missouri (the "TIF 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, on February 13, 2024, the TIF Commission adopted Resolution No. 02-6-24 recommending that the City Council of Kansas City, Missouri (the "Council") approve the I-29 & I-435 Tax Increment Financing Plan (the "Plan"); and

**WHEREAS**, The Plan provides for the construction of a covered airport parking facility on approximately 30.5 acres with an approximately 10,000 square-foot accessory office building that shall include approximately 3,500 square feet of retail space and related parking improvements and an approximately 12,000 square-foot convenience store gas station / drive through restaurant and related parking lot improvements (the "Project Improvements"), together with public infrastructure improvements, including street improvements, highway roundabout improvements, site demolition, water, stormwater, sanitary sewer, other utilities and related improvements to support the Project Improvements (the "Public Improvements"); and

**WHEREAS**, pursuant to the Plan, the estimated Redevelopment Project Costs to implement the Project Improvements and Public Improvements is \$55,858,613, and it is anticipated that the Redevelopment Project Costs will be funded from the following sources: (A) TIF revenue and CID revenue in the amount of \$16,012,656, and (B) a combination of equity and conventional debt from Kansas City Airport Parking, LLC the "Redeveloper") and its affiliates, in the approximate amount of \$39,845,957; and

**WHEREAS**, the Redeveloper desires to enter into a Redevelopment Agreement with the Commission, which shall provide, in part, that (A) the Redeveloper shall design and construct the Project Improvements and the Public Improvements in accordance with the terms and conditions of the Redevelopment Agreement, including the Commission's policies and procedures incorporated therein by 2030 and (B) the Commission shall reimburse the Redeveloper for certain Redevelopment Project Costs incurred by the Redeveloper, certified by the Commission and related to the Project Improvements and Public Improvements, in amount not to exceed \$16,012,656 from TIF Revenue and CID Revenue; provided, however, the Redeveloper shall not

be entitled to reimbursement until the City is reimbursed for costs related to the two roundabouts along Cookingham Drive, in the approximate amount of \$5,515,044.

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

**Section 1. Authorization and Approval of Redevelopment Agreement with Kansas City Airport Parking, LLC.** The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Redevelopment Agreement with Kansas City Airport Parking, LLC for the implementation of the I-29 & I-435 Tax Increment Financing 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; provided, however, the Commission shall not release and deliver such Redevelopment Agreement, unless and until the City Council approves the I-29 & I-435 Tax Increment Financing Plan.

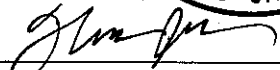
**Section 2. Further Authority.** The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with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

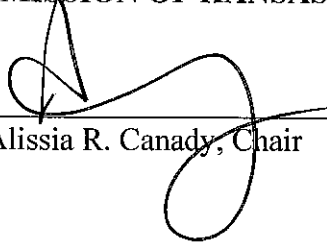
**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this day of March, 2024.



ATTEST:

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

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

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

**RESOLUTION NO. 2-10-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE IN CONNECTION WITH THE IMPLEMENTATION OF PUBLIC IMPROVEMENT 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 (the “Public Improvements”); and

**WHEREAS**, on January 4, 2023, the Commission and Hunt Midwest Real Estate Development, Inc. (the “Redeveloper”), entered into an agreement for the implementation of portions of the Plan (the “Redevelopment Agreement”); and

**WHEREAS**, Section 6 of the Redevelopment Agreement provides that upon the completion of 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 6 of the Redevelopment Agreement and requested that the Commission issue a Certificate of Partial Completion; 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. January 23, 2024 (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 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 February, 2024.

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

By:  Alissia R. Canady (Mar 24, 2025 09:07 CDT)  
\_\_\_\_\_  
Alissia R. Canady, Chair

ATTEST:

  
Heather A. Brown (Feb 7, 2025 12:54 CST)  
\_\_\_\_\_  
Heather A. Brown, Secretary

## **RESOLUTION NO. 2-11-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE IN CONNECTION WITH IMPLEMENTATION OF THE REDEVELOPMENT PROJECTS 1-11 WITHIN THE ANTIOCH CROSSING 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 April 12, 2012, the City Council passed Ordinance No. 120083 approving Antioch Crossing TIF Plan and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

**WHEREAS**, the Antioch Crossing TIF Plan has been subsequently amended from time to time by the Council (collectively, the “Plan”); and

**WHEREAS**, the Plan calls for the partial demolition of the existing Antioch Center Mall to construct a mixed-use development including approximately 91,285 square feet of new retail, approximately 96 units of senior housing and rehab 169,344 square feet of office and retail and construct necessary public improvements and infrastructure including parking, utilities and streetscaping (the “Plan Improvements”); and

**WHEREAS**, on February 1, 2013, the Commission and Antioch Redevelopment Partners, LLC (the “Redeveloper”) entered into an Agreement for the implementation of the Public Improvements (the “Redevelopment Agreement”); and

**WHEREAS**, Section 18 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 18 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 Hood & Associates, CPAs, P.C. on January 4, 2024 (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 Antioch Redevelopment Partners, LLC 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 14th day of November, 2023.

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

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

ATTEST:

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

## **RESOLUTION NO. 2-12-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE PARVIN ROAD CORRIDOR TIF PLAN CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 15 IN CONNECTION WITH IMPLEMENTATION OF PUBLIC IMPROVEMENTS 1-4 WITHIN THE PARVIN ROAD 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 December 14, 2000, the City Council passed Ordinance No. 001638 approving the Parvin Road Corridor and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

**WHEREAS**, the Parvin Road Corridor Plan has been subsequently amended from time to time by the Council (collectively, the “Plan”); and

**WHEREAS**, the Plan provides for design of, expansion, and improvement of the public infrastructure within the Redevelopment Area necessary to accommodate an expansion of the existing above-ground industrial park and the underground industrial and commercial complex known as the SubTropolis, together with all appurtenances necessary to adequately address the existing conditions qualifying the Redevelopment Area as an Economic Development Area, which proposed infrastructure improvements include constructing and/or improving roadways, curbing, traffic signals, storm sewers, water lines, utilities, and related items necessary to adequately serve the expansion of the development complex, (the “Public Improvements”); and

**WHEREAS**, on December 14, 2000, the City Council passed Ordinance No. 001585 approving Project 1 of the Plan, on December 14, 2000, the City Council passed Ordinance No. 001586 approving Project 2 of the Plan, on September 18, 2008, the City Council passed Ordinance No. 0011587 approving Project 3 of the Plan, and on June 10, 2010, the City Council passed Ordinance No. 001592 approving Project 4 of the Plan ; and

**WHEREAS**, on June 8, 2013, 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 Novak Birks, P.C.. on January 24, 2024 (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 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 13<sup>th</sup> day of February, 2024.

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

By:  Alissia R. Canady (Mar 24, 2025 09:08 CDT)  
Alissia R. Canady, Chair

ATTEST:

  
Heather A. Brown (Feb 7, 2025 12:54 CST)  
Heather A. Brown, Secretary

## RESOLUTION NO. 2-13-24

### RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A TAX CONTRIBUTION AND DISBURSEMENT AGREEMENT WITH HISTORIC NORTHEAST LOFTS, LLC, THE CITY OF KANSAS CITY, MISSOURI, AND A COST CERTIFIER TO BE SELECTED BY THE COMMISSION IN CONNECTION WITH THE HISTORIC NORTHEAST 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, on December 27, 2023, the Commission, by way of Resolution No. 12-19-23 (the “Resolution”), approved and recommended that the City Council approve the Historic Northeast Tax Increment Financing Plan (the “TIF Plan”), designated 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 Areas described by the TIF Plan; and

**WHEREAS**, the TIF Plan provides for (1) the construction approximately 389 multi-family residential units, of which 322 shall be reserved as “affordable housing” for tenants who earn less than 80% of the Kansas City, Missouri median household income, approximately 13,000 square feet of retail space, an approximately 30,000 square foot daycare center and after school program space, and approximately 500 parking spaces (the “Project Improvements”) and (2) the construction or reconstruction of public infrastructure improvements, including, but not limited to sanitary and storm sewer, utilities, sidewalks, and any other required or desired infrastructure, that support and enhance the Project Improvements (collectively, the “Public Improvements”); and

**WHEREAS**, Historic Northeast Lofts, 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 August 2025, 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 that the estimated Redevelopment Project Costs to implement the Project Improvements and Public Improvements is \$178,931,655, and it is anticipated that the Redevelopment Project Costs will be funded from the following sources: (A) Economic Activity Taxes and Additional City EATs generated and collected within the

Redevelopment Area in the amount of \$46,433,000 (collectively "Tax Revenue"), (B) the proceeds of a loan from the Kansas City Brownfield Revolving Loan Fund in the amount of \$7,000,000, (2) \$350,000 in Energy Rebates, (3) \$18,374,187 in proceeds from the sale of Federal Housing Credits, (4) \$18,206,492 in proceeds from the sale of State Housing Tax Credits, (5) \$43,867,746 in proceeds from the sale of Federal Low Income Housing Rehabilitation Tax Credits, (6) \$2,114,045 in proceeds from the sale of Federal Investment Tax Credits, (7) \$32,803,211 in private debt and (8) \$8,207,874 in deferred development fees; 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 the Tax Revenue; and

**WHEREAS**, the Redeveloper desires to set forth their agreements regarding the utilization and disbursement procedures of the Tax Revenue for the payment of the certain certified Redevelopment Project Costs related to the implementation of the Project Improvements and Public Improvements; 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 Tax Contribution and Disbursement Agreement.** The Chair, Vice Chair or Executive Director of the Commission, subject to the City Council's approval of the Historic Northeast 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 and Disbursement Agreement with the City of Kansas City, Missouri, Historic Northeast Lofts, LLC, and a cost certifier to be selected by the Commission, 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 13th day of February 2024.



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

By: \_\_\_\_\_

Alissia R. Canady, Chair

ATTEST:

Heather A. Brown, Executive Director

**RESOLUTION NO. 2-14-24**

**RESOLUTION TO ASSIST THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF KANSAS CITY, MISSOURI IN THE ISSUANCE OF TAX INCREMENT REVENUE AND ANTICIPATION BONDS, AND AUTHORIZING THE EXECUTION AND DELIVERY OF A COOPERATIVE AGREEMENT AMONG THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF KANSAS CITY, MISSOURI AND BOKE, N.A.**

**WHEREAS**, pursuant to the Real Property Tax Increment Financing Allocation Act, Section 99.100 RSMo, et seq., as amended (the “Act”), on February 13, 2024, the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) by Resolution No.2-13-24, approved the Historic Northeast Tax Increment Financing Plan, (the “Plan”) and the designation of the Redevelopment Project Area(s) described therein and recommended that the City Council of the City of Kansas City, Missouri, by separate ordinances, approve the Plan and the designation of each Redevelopment Project Areas described therein; and

**WHEREAS**, the Plan is a comprehensive program intended to improve an area that had not been subject to growth and development through private enterprise, the existence of which qualified the redevelopment area identified under the Plan as a Conservation Area as defined in Section 99.805(5) of the Act; and

**WHEREAS**, the Redevelopment Area is bound by Parretta Drive on the north, Van Brunt Boulevard on the west, East 23rd Street on the south, and I-435 on the east, all in Kansas City, Jackson County, Missouri; and

**WHEREAS**, the Plan provides for provides for the construction of (1) approximately 389 multi-family residential units, of which 322 shall be reserved as “affordable housing” for tenants who earn less than 80% of the Kansas City, Missouri median household income, approximately 13,000 square feet of retail space, an approximately 30,000 square foot daycare center and after school program space, and approximately 500 parking spaces (the “Project Improvements”) and (2) the construction or reconstruction of public infrastructure improvements, including, but not limited to sanitary and storm sewer, utilities, sidewalks, and any other required or desired infrastructure, that support and enhance the Project Improvements (collectively, the “Public Improvements”); and

**WHEREAS**, the Plan further provides for the financing of the Project Improvements and Public Improvements from Economic Activity Taxes and Additional City EATs (as defined within the Plan) generated within the Redevelopment Area; and

**WHEREAS**, Historic Northeast Lofts, 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, and the Commission, subject to the terms of the Redevelopment Agreement, shall reimburse the Redeveloper for certain certified costs related thereto; and

**WHEREAS**, The Industrial Development Authority of the City of Kansas City, Missouri (the “Authority”) desires to issue its Tax Increment Revenue and Anticipation Bonds (Historic Northeast Redevelopment Project) Series 2024, in an estimated principal amount not to exceed \$30,000,000 (the “Series 2024 Bonds”), pursuant to an Indenture between the Authority and BOKF, N.A., as trustee to provide funds to (a) finance, refinance and reimburse certain redevelopment project costs related to the Project Improvements and the Public Improvements (collectively, the “Project”), (b) fund a debt service reserve fund and (c) pay associated costs of issuance of the Series 2024 Bonds; and

**WHEREAS**, staff and legal counsel recommend that the Commission assist and support the Authority in its issuance of Series 2024 Bonds for the purpose of: (a) financing, refinancing and reimbursing certain redevelopment project costs related to the Project, (b) fund a debt service reserve fund and (c) pay associated costs of issuance of the Series 2024 Bonds; and

**WHEREAS**, the Commission deems it to be in the public’s best interest to assist the Authority in its issuance of the Series 2024 Bonds for the purposes stated in the foregoing recitals and determines that it is necessary and desirable in connection with the issuance of the Series 2024 Bonds that the Commission execute and deliver certain documents and that the Commission take certain other actions as herein provided.

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

**Section 1. Approval of the Authority’s Issuance of the Series 2024 Bonds.** The Commission hereby approves and supports the Authority’s issuance of the Series 2024 Bonds for the purpose of financing the costs related to the Project Improvements and Public Improvements pursuant to the Plan, funding a debt service reserve fund and paying the costs of issuance related to such Series 2024 Bonds.

**Section 2. Authorization and Approval of a Cooperative Agreement.** The Commission, subject to the City Council of the City of Kansas City, Missouri approving the Historic Northeast Tax Increment Financing Plan, hereby approves the Cooperative Agreement among the Authority, the Commission and BOKF, N.A. (the “Cooperative Agreement”), in substantially the form presented to and reviewed by the Commission at this meeting and that is attached to this Resolution (a copy of each shall be filed in the records of the Commission) and the Chair, Vice Chair or Executive Director is hereby authorized to execute and deliver the Cooperative Agreement with such changes therein as shall be approved by the officers of the Commission executing the same, such officers’ signatures thereon being conclusive evidence of their approval and the Commission’s approval thereof.

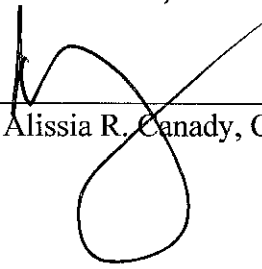
**Section 3. Further Authority.** The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the Commission with respect to the Series 2024 Bonds.

**Section 4. Effective Date.** This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

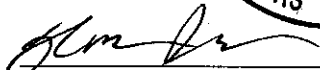
**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of February 2024.



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

By:   
Alissia R. Canady, Chair

ATTEST:

  
Heather A. Brown, Secretary

## **RESOLUTION NO. 2-15-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A JOINT REDEVELOPMENT AGREEMENT WITH UA KC SOUTHPOINTE, LLC AND THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI, IN CONNECTION WITH THE SOUTHPOINT TAX INCREMENT FINANCING PLAN AND THE 63<sup>RD</sup> & PROSPECT 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 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; by Committee Substitute for Ordinance No. 140823, as amended; on June 18, 2015; and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, on May 19, 2022, the City Council, by Ordinance No. 220403, approved the Southpointe Tax Increment Financing Plan, (the “Original Plan”) and designated the area described therein as a redevelopment area (the TIF “Redevelopment Area”).

**WHEREAS**, on July 13, 2023, the City Council, by Ordinance No. 230550, approved the First Amendment to the Original Plan (the “First Amendment”, together with the Original Plan shall hereafter be referred to as the “TIF Plan”); and

**WHEREAS**, on August 19, 2021, the City Council, by Ordinance No. 210647, made all requisite findings for compliance with Section 100.300-100.620, RSMo., approved the 63rd and Prospect 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 an approximately 76,200 square foot hotel, with approximately 114 rooms and 114 surface parking spaces, approximately 308,100 gross square feet of residential space and an approximately 391 space surface parking lot to support the same (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, curbs, and such other related public infrastructure improvements that support and enhance the Project Improvements (collectively, the “Public Improvements”); and

**WHEREAS**, since 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 Improvements and Public Improvements described by each of the TIF Plan and PIEA Plan, (2) the Commission, subject to the terms and conditions of a Joint Redevelopment, shall provide the Redeveloper with the TIF Plan Incentives, which shall include the reimbursement to the Redeveloper for certain costs related to the Project Improvements and Public Improvements in an amount not to exceed \$10,333,966 from Economic Activity Taxes, Additional City EATS and PIAC Sales Taxes on deposit in the Special Allocation Fund established in connection with the Redevelopment Project described by the TIF Plan and (3) PIEA, subject to the terms and conditions of a Joint Redevelopment, shall provide the Redeveloper with the PIEA Plan Incentives, which shall include (A) the delivery to the Redeveloper of a real property tax exemption certificate and (B) the issuance of industrial revenue bonds (“IRBs”) to finance costs of the Project Improvements and the Public Improvements for the purposes of obtaining an exemption from state and local sales tax on construction material costs of the Project Improvements and the Public Improvements and (C) a grant for the Redevelopment Project Area to receive twenty-five (25) year ad valorem tax abatement.

**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 UA KC Southpointe, 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

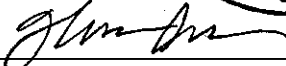
**Section 2. Further Authority.** The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments, as may be necessary or desirable to carry out and comply with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

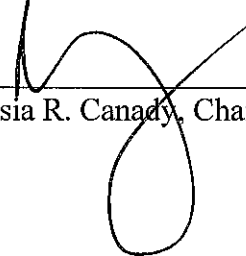
**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of February 2024.



ATTEST:

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

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

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

## **RESOLUTION NO. 2-16-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT**

**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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, on February 4, 2022, the City, the Commission and UA KC Southpointe, LLC (the “Developer”) entered into a Development Agreement, which provides, in part, that the Commission shall transfer certain property (the “Project Property”) located within the Redevelopment Area described by the Southpointe Tax Increment Financing Plan, as approved by the Council on May 19, 2022, pursuant to Ordinance No. 220403, in six separate phases or “Subdivisions” to the Developer, upon the Developer’s exercise of six separate options, with each option being 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; and

**WHEREAS**, on July 31, 2023, the City, Commission and the Developer entered into a First Amendment to the Development Agreement, which (1) modified the description of Subdivision 1 and Subdivision 2 of the Project Property, (2) modified the description of certain documentation required to be submitted by the Developer to the City prior to the transfer of any Project Properties and the dates that such documentation shall be provided and (3) modified the dates when the options must be exercised; and

**WHEREAS**, on December 21, 2023, the Developer entered into a Second Amendment to the Development Agreement (1) to extend the date for the completion of the improvements contemplated by Subdivision 1-A and 1-B to thirty (30) months after the Developer acquires title to the same and (2) to modify the time frame (A) for when construction of the improvements in Subdivision 1-A must commence to sixty (60) days after acquiring title to Subdivision 1-A and (B) for when construction of the improvements in Subdivision 1-B must commence to thirty (30) days after acquiring title to Subdivision 1-B

**WHEREAS**, the Developer now desires to further amend the Development Agreement to provide that unless agreed to by the parties to the Development Agreement, (i) the option to purchase Subdivision 1-A may be exercised at any time that would enable a closing on Subdivision 1-A to occur on or before December 31, 2023 and (ii) the option to purchase

Subdivision 1-B may be exercised at any time that would enable a closing on Subdivision 1-B to occur on or before March 29, 2024 (the “Third Amendment Modifications”); and

**WHEREAS**, legal counsel presented to the Commission for its consideration the Third Amendment to the Development Agreement, which incorporates the Third Amendment Modifications and which is attached hereto as **Exhibit A**.

**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 Development Agreement.** The Commission hereby approves the Third Amendment to the Development Agreement, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as **Exhibit A**, and the Chair, Vice Chair or Secretary of the Commission is hereby authorized, on behalf of the Commission, to execute the Third Amendment and such officers’ signatures thereon shall be conclusive evidence of the Commission’s approval thereof.

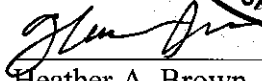
**Section 2. Further Authority.** The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with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

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

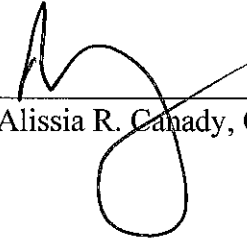
**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of February 2024.



ATTEST:

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

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

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

**RESOLUTION NO. 3-1-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 9:30 A.M. ON APRIL 9, 2024, FOR THE PROPOSED 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 March 12, 2024 at 9:30 a.m.; and

**WHEREAS**, the TIF Commission held a public hearing at 9:30 a.m., March 12, 2024, to consider approval of the proposed First Amendment to the Pioneer Plaza 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 First Amendment to the Pioneer Plaza TIF Plan until 9:30 a.m., Tuesday, April 9, 2024.

**DATED** this 12<sup>th</sup> day of March, 2024.



ATTEST:

*La Sherry Banks*  
La Sherry Banks, Assistant Secretary

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

**RESOLUTION NO. 3-2-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 9:35 A.M. ON APRIL 9, 2024, FOR THE PROPOSED 14<sup>th</sup> & WYANDOTTE 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 March 12, 2024, at 9:35 a.m.; and

**WHEREAS**, the TIF Commission held a public hearing at 9:35 a.m., March 12, 2024, to consider approval of the proposed 14<sup>th</sup> & Wyandotte 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 14<sup>th</sup> & Wyandotte TIF Plan until 9:35 a.m., Tuesday, April 9, 2024.

**DATED** this 12<sup>th</sup> day of March, 2024.



ATTEST:

*La' Sherry Banks*  
La' Sherry Banks, Assistant Secretary

*Alissa R. Canady*  
Alissa R. Canady, Chair

**RESOLUTION NO. 3-3-24**

**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:

<b>TIF Plan</b>	<b>Developer</b>	<b>Costs Requested</b>	<b>Questioned Costs</b>	<b>Costs Certified</b>	<b>Notes</b>
Bannister & Wornall	Burns & McDonnell	\$428,516.13		\$428,516.13	


**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 12th day of March, 2024.



  
\_\_\_\_\_  
Heather A. Brown, Executive Director

ATTEST:

  
\_\_\_\_\_  
La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 3-4-24

**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
Shoal Creek Parkway	Hunt Midwest	\$54,059.73	\$54,059.73	\$54,059.73	Waiver of the 18-month rule.

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 5th day of March, 2024.



Heather A. Brown, Executive Director

ATTEST:

  
La' Sherry Banks, Assistant Secretary

## **RESOLUTION NO. 3-5-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A SIXTH AMENDMENT TO THE TAX CONTRIBUTION AND DISBURSEMENT AGREEMENT AMONG OZ DEVELOPMENT, LLC, THE CITY OF KANSAS CITY, MISSOURI AND NOVAK BIRKS, PC, 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, Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015, and Committee Substitute for Ordinance No. 230524, on June 22, 2023; 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 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**, the TIF Plan further provides that the estimated reimbursable Redevelopment Project Costs related to the implementation of Projects Improvements and Public 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 \$5,150,000 in sales tax recommended by the Central City Economic Development Board (collectively, the City’s Additional Tax Contributions”)); and

**WHEREAS**, on July 9, 2021, the City of Kansas City, Missouri, the Commission, Oz Development Company, LLC (the “Redeveloper”) and Novak Birks, PC entered into a Tax Contribution and Disbursement Agreement (the “Tax Contribution Agreement”), which provides that the City, subject to the terms and conditions of the Tax Contribution Agreement, shall contribute the City’s Tax Contributions in an amount up to approximately \$11,291,676, 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, Oz Development, LLC and the Planned Industrial Expansion Authority of Kansas City, Missouri; and

**WHEREAS**, the Tax Contribution Agreement was amended on February 15, 2022, December 15, 2022, May 10, 2023, June 5, 2023 and October 5, 2023 (the Tax Contribution Agreement, as amended, shall hereafter be referred to as the “Original Agreement”); and

**WHEREAS**, the Redeveloper desires to further amend the Original Agreement to provide for certain modifications to the CCED Improvements Budget that provide for reductions to the General Contractor and the Contingency line items and the inclusion of a new line for TIF Administrative Costs; 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 Sixth Amendment to 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 Sixth Amendment to the Tax Contribution and Disbursement Agreement with the City of Kansas City, Missouri, Oz Development Company, LLC and Novak Birks, PC, 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 12th day of March, 2024.



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

By: \_\_\_\_\_

Alissia R. Canady, Chair

ATTEST:

  
\_\_\_\_\_  
Heather A. Brown, Executive Director

**EXHIBIT A**

## **RESOLUTION NO. 3-6-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO APPROVE A REDEVELOPMENT AGREEMENT BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND KANSAS CITY AIRPORT PARKING, LLC, IN CONNECTION WITH THE IMPLEMENTATION OF THE I-29 & I-435 TAX INCREMENT FINANCING PLAN**

**WHEREAS**, the Tax Increment Financing Commission of Kansas City, Missouri (the "TIF 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, on February 13, 2024, the TIF Commission adopted Resolution No. 02-6-24 recommending that the City Council of Kansas City, Missouri (the "Council") approve the I-29 & I-435 Tax Increment Financing Plan (the "Plan"); and

**WHEREAS**, The Plan provides for the construction of a covered airport parking facility on approximately 30.5 acres with an approximately 10,000 square-foot accessory office building that shall include approximately 3,500 square feet of retail space and related parking improvements and an approximately 12,000 square-foot convenience store gas station / drive through restaurant and related parking lot improvements (the "Project Improvements"), together with public infrastructure improvements, including street improvements, highway roundabout improvements, site demolition, water, stormwater, sanitary sewer, other utilities and related improvements to support the Project Improvements (the "Public Improvements"); and

**WHEREAS**, pursuant to the Plan, the estimated Redevelopment Project Costs to implement the Project Improvements and Public Improvements is \$55,858,613, and it is anticipated that the Redevelopment Project Costs will be funded from the following sources: (A) TIF revenue and CID revenue in the amount of \$16,012,656, and (B) a combination of equity and conventional debt from Kansas City Airport Parking, LLC the "Redeveloper") and its affiliates, in the approximate amount of \$39,845,957; and

**WHEREAS**, the Redeveloper desires to enter into a Redevelopment Agreement with the Commission, which shall provide, in part, that (A) the Redeveloper shall design and construct the Project Improvements and the Public Improvements in accordance with the terms and conditions of the Redevelopment Agreement, including the Commission's policies and procedures incorporated therein by 2030 and (B) the Commission shall reimburse the Redeveloper for certain Redevelopment Project Costs incurred by the Redeveloper, certified by the Commission and related to the Project Improvements and Public Improvements, in amount not to exceed \$16,012,656 from TIF Revenue and CID Revenue; provided, however, the Redeveloper shall not

be entitled to reimbursement until the City is reimbursed for costs related to the two roundabouts along Cookingham Drive, in the approximate amount of \$5,515,044.

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

**Section 1. Authorization and Approval of Redevelopment Agreement with Kansas City Airport Parking, LLC.** The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Redevelopment Agreement with Kansas City Airport Parking, LLC for the implementation of the I-29 & I-435 Tax Increment Financing 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; provided, however, the Commission shall not release and deliver such Redevelopment Agreement, unless and until the City Council approves the I-29 & I-435 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.

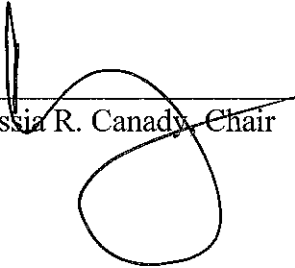
**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 12 day of March, 2024.



ATTEST:

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

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

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

## RESOLUTION NO. 3-7-24

### RESOLUTION APPROVING THE FUNDING AND REIMBURSEMENT AGREEMENT BETWEEN CITY OF KANSAS CITY, MISSOURI AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI IN CONNECTION WITH CERTAIN IMPROVEMENTS CONTEMPLATED BY THE I-29 AND I-435 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524, on June 22, 2023; and

**WHEREAS**, a plan for redevelopment known as the "I-29 & I-435 Tax Increment Financing Plan" (the "TIF Plan") for an area designated therein as the redevelopment area was approved by the Commission and recommended to the City Council of Kansas City, Missouri by the Commission's adoption of Resolution No. 2-7-24 on February 13, 2024; and

**WHEREAS**, the TIF Plan provides for the construction of a covered airport parking facility on approximately 30.5 acres with an accessory approximately 10,000 square-foot office building that shall include approximately 3,500 square feet of retail space and related parking improvements and an approximately 12,000 square-foot convenience store gas station / drive through restaurant and related parking lot improvements (the "Project Improvements"), together with public infrastructure improvements, including street improvements, highway roundabout improvements, site demolition, water, stormwater, sanitary sewer, other utilities and related improvements to support the Project Improvements (the "Public Improvements") within an area generally located south of interstate I-435, east of interstate I-29, north of NW Cookingham Drive, and west of Ambassador Drive, including adjacent right-of-way, but exclusive of the existing Ambassador Building and related site improvements, and totaling approximately 68 acres all in Kansas City, Platte County, Missouri (the "Redevelopment Area"); and

**WHEREAS**, upon the certification of redevelopment projects incurred by Kansas City Airport Parking, LLC (the "Redeveloper") in connection with the design and construction of the roundabouts along Cookingham Drive, as provided for by the TIF Plan (the "Roundabouts"), City desires to contribute to the Commission, up to Five Million Five Hundred Fifteen Thousand Forty-Four Dollars (\$5,515,044) (the "City's Contribution") toward such certified costs related to the Roundabouts; and

**WHEREAS**, the City further desires that the Commission reimburse the City for the City Contribution from PILOTS and EATS generated within the Redevelopment Project Areas ("TIF Revenue") prior to reimbursing the Redeveloper for any costs it incurs in connection with the implementation of the TIF Plan; and

**WHEREAS**, the City desires to enter into a Funding and Reimbursement Agreement with the Commission, which shall provide in part, that (A) subject to appropriation and upon the certification of redevelopment project costs incurred by the Redeveloper in connection with the design and construction of the Roundabouts, the City shall contribute to the Commission the City's Contribution toward such certified costs, 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 City Contribution to pay up to \$5,515,044 of the redevelopment project costs related to the Roundabouts, which have been certified by the Commission, pursuant to its Certification of Costs and Reimbursement Policy; 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 and Reimbursement Agreement.** The Chair, Vice Chair or Executive Director of the Commission, upon the City Council's approval of the I-29 and I-435 Tax Increment Financing Plan, 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 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.

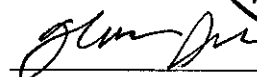
**Section 2. Further Authority.** The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with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

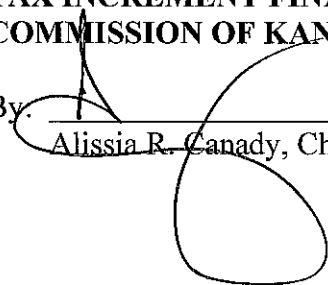
**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 12<sup>th</sup> day of March, 2024.



ATTEST:

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

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

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

**RESOLUTION NO. 4-1-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 9:30 A.M. ON MAY 14, 2024, FOR THE PROPOSED 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 April 9, 2024 at 9:30 a.m.; and

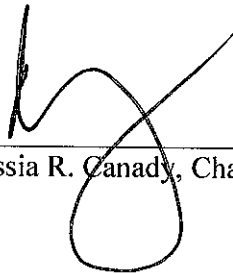
**WHEREAS**, the TIF Commission held a public hearing at 9:30 a.m., April 9, 2024, to consider approval of the proposed First Amendment to the Pioneer Plaza TIF Plan ("Plan"); and

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

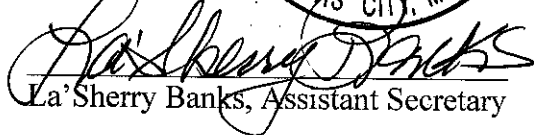
**NOW, THEREFORE, BE IT RESOLVED**, that the Commission hereby continues the public hearing for the proposed First Amendment to the Pioneer Plaza TIF Plan until 9:30 a.m., Tuesday, May 14, 2024.

DATED this 9<sup>th</sup> day of April, 2024.



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

ATTEST:

  
La' Sherry Banks, Assistant Secretary

**RESOLUTION NO. 4-2-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 9:35 A.M. ON MAY 14, 2024, FOR THE PROPOSED 14<sup>th</sup> & WYANDOTTE 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 March 12, 2024, at 9:35 a.m.; and

**WHEREAS**, the TIF Commission held a public hearing at 9:35 a.m., April 9, 2024, to consider approval of the proposed 14<sup>th</sup> & Wyandotte TIF Plan ("Plan"); and


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

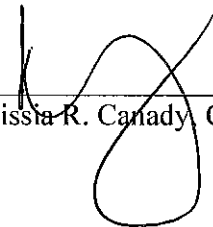
**NOW, THEREFORE, BE IT RESOLVED**, that the Commission hereby continues the public hearing for the proposed 14<sup>th</sup> & Wyandotte TIF Plan until 9:35 a.m., Tuesday, May 14, 2024.

**DATED** this 9<sup>th</sup> day of April, 2024.



ATTEST

  
La'Sherry Banks, Assistant Secretary

  
Alissa R. Canady, Chair

**RESOLUTION NO. 4-3-24**

**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:

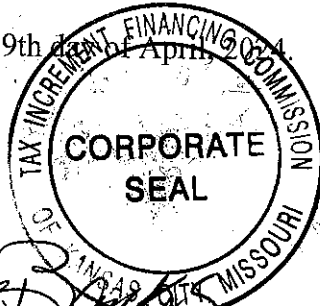
TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KCI Corridor TIF	MD Management, Inc.	\$87,086.26		\$87,086.26	

	Bond Draw Portion- Project, Surplus & Admin Fund	Pay As You Go Portion	Total Certification
KCI Corridor			
MDM - Commission Exp	\$ 1,962.50		\$ 1,962.50
MDM - Project 7D	84,547.98		84,547.98
MDM - Project 17	537.84		537.84
MDM - Project 21	13.23		13.23
MDM - Const Period Interest	24.71		24.71
	\$ 87,086.26	\$ -	\$ 87,086.26

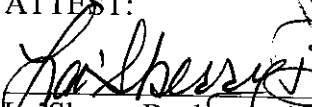
TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Parvin Road TIF	Hunt Midwest	\$488,570		\$488,570	
87 <sup>th</sup> & Hillcrest	Foley Industries Inc.	\$32,371		\$32,371	

**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 9th day of April, 1989.



  
 Heather A. Brown, Executive Director

ATTEST:  
  
 La Sherry Banks, Assistant Secretary

## **RESOLUTION NO. 4-4-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE PARVIN ROAD CORRIDOR TIF PLAN CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 16 IN CONNECTION WITH IMPLEMENTATION OF PUBLIC IMPROVEMENTS 1-4 WITHIN THE PARVIN ROAD 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 December 14, 2000, the City Council passed Ordinance No. 001638 approving the Parvin Road Corridor and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

**WHEREAS**, the Parvin Road Corridor Plan has been subsequently amended from time to time by the Council (collectively, the “Plan”); and

**WHEREAS**, the Plan provides for design of, expansion, and improvement of the public infrastructure within the Redevelopment Area necessary to accommodate an expansion of the existing above-ground industrial park and the underground industrial and commercial complex known as the SubTropolis, together with all appurtenances necessary to adequately address the existing conditions qualifying the Redevelopment Area as an Economic Development Area, which proposed infrastructure improvements include constructing and/or improving roadways, curbing, traffic signals, storm sewers, water lines, utilities, and related items necessary to adequately serve the expansion of the development complex, (the “Public Improvements”); and

**WHEREAS**, on December 14, 2000, the City Council passed Ordinance No. 001585 approving Project 1 of the Plan, on December 14, 2000, the City Council passed Ordinance No. 001586 approving Project 2 of the Plan, on September 18, 2008, the City Council passed Ordinance No. 0011587 approving Project 3 of the Plan, and on June 10, 2010, the City Council passed Ordinance No. 001592 approving Project 4 of the Plan ; and

**WHEREAS**, on June 8, 2013, 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 Novak Birks, P.C.. on March 13, 2024 (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 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 9<sup>th</sup> day of April, 2024.

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

By:   
Alissia R. Canady (Mar 24, 2025 09:08 CDT)  
Alissia R. Canady, Chair

ATTEST:

  
Heather A. Brown (Feb 7, 2025 12:54 CST)  
Heather A. Brown, Secretary

## **RESOLUTION NO. 4-5-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF COMPLETION AND COMPLIANCE IN CONNECTION WITH IMPLEMENTATION OF PUBLIC IMPROVEMENTS WITHIN 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 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**, the City Council, on April 23, 1998, adopted Ordinance No. 980426 approving the Chouteau I-35 Tax Increment Financing Plan (the “Plan”); and

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

**WHEREAS**, the Plan provides for the design and construction of a 10’ wide concrete non-motorized transportation facility along Searcy Creek between NE Parvin Road to approximately North Toppin Avenue and the grading and culvert improvements for a future trail improvements (the “Public Improvements”); and

**WHEREAS**, the Commission and the City of Kansas City, Missouri (the “Redeveloper”) entered into a Redevelopment Agreement on April 18, 2023, for the implementation of the Public Improvements (the “Redevelopment Agreement”); and

**WHEREAS**, Section 10 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 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 10 of the Redevelopment Agreement and requested that the Commission issue a Certificate of 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 Hood & Associates CPAs, P.C. on December 12, 2023 (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 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 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, 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 9<sup>th</sup> day of April, 2024.

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

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

ATTEST:

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

## **RESOLUTION NO. 4-6-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 2 IN CONNECTION WITH IMPLEMENTATION OF PUBLIC IMPROVEMENTS 7C 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 implementation of several public infrastructure improvements, 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**, the Commission and Hunt Midwest Real Estate Development, Inc. (the “Redeveloper”) entered into an Agreement dated April 26, 2020, and amended on August 16, 2021 and May 25, 2022, 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 December 8, 2023 (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 9<sup>th</sup> day of April, 2024.

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

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

ATTEST:

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

## **RESOLUTION NO. 4-7-24**

### **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 MAPLEWOODS PARKWAY BETWEEN PROJECT W WITHIN 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 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, sanitary sewer lines and related improvements to support commercial development within the Redevelopment Area, (the “Public Improvements”); and

**WHEREAS**, on December 20, 2019, the City Council passed Ordinance 081127 approving Project Area X of the Plan; and

**WHEREAS**, on May 10, 2021, the Commission and the Hunt Midwest Real Estate Development, Inc. (the “Redeveloper”) entered into an Agreement for the implementation of the Public Improvements (the “Redevelopment Agreement”) for the design and construction of a portion of the roadways and other public infrastructure within and adjacent to the Redevelopment Area, including the construction of certain improvements to Maplewoods Parkway between Shoal Creek Parkway and NE 112th Street (the “Public Improvement W”); 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 Hood & Associates CPAs., P.C. on August 31, 2023 (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 the 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 9<sup>th</sup> day of April, 2024.

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

By:  Alissia R. Canady (Mar 24, 2025 09:09 CDT)  
\_\_\_\_\_  
Alissia R. Canady, Chair

ATTEST:

  
Heather A. Brown (Feb 7, 2025 12:49 CST)  
\_\_\_\_\_  
Heather A. Brown, Secretary

## RESOLUTION NO. 4-8-24

### **RESOLUTION APPROVING THE FUNDING AGREEMENT BETWEEN CITY OF KANSAS CITY, MISSOURI AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI REGARDING THE DESIGN AND CONSTRUCTION OF A PORTION OF PLATTE PURCHASE DRIVE, AS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and on June 18, 2015 Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; 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 of N. Platte Purchase Drive, beginning at NW 95<sup>th</sup> Street and continuing north approximately 1.1 miles to the entrance of Platte Purchase Park (the "Road Design"); and

**WHEREAS**, the City has expressed a desire to contribute to the Commission Two Hundred Thousand Dollars (\$200,000) toward the costs of the Road Design; and

**WHEREAS**, the City desires to enter into a Funding Agreement with the Commission, which shall provide in part, that (A) the City, subject to appropriation, shall contribute \$200,000 to the Commission for the purpose of reimbursing certified Redevelopment Project Costs related to the implementation of the Road Design, 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 \$200,000 of the redevelopment project costs related to the Road Design, which

have been certified by the Commission, pursuant to its Certification of Costs and Reimbursement Policy; 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 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.

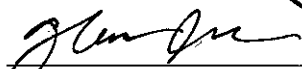
**Section 2. Further Authority.** The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with 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 9<sup>th</sup> day of April, 2024.



ATTEST:

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

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

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

**RESOLUTION NO. 4-9-24**

**RESOLUTION APPROVING A REDEVELOPMENT AGREEMENT BETWEEN HUNT  
MIDWEST REAL ESTATE DEVELOPMENT, INC. AND THE TAX INCREMENT  
FINANCING COMMISSION OF KANSAS CITY, MISSOURI REGARDING THE  
DESIGN OF A PORTION OF NORTH PLATTE PURCHASE DRIVE, 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and on June 18, 2015 Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, the Platte Purchase Development Plan (the “Redevelopment Plan” or “TIF 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 of N. Platte Purchase Drive, beginning at NW 95<sup>th</sup> Street and continuing north approximately 1.1 miles to the entrance of Platte Purchase Park (the “Road Design”); and

**WHEREAS**, in order to assist with the financing of the Road Design, the City and the Commission intend to enter into a Funding Agreement (the “City Funding Agreement”), pursuant to which the City shall contribute to the Commission Two Hundred Thousand Dollars (\$200,000) for the reimbursement of certain costs related to the Road Design (the “City Contribution”); and

**WHEREAS**, Hunt Midwest Real Estate Development, Inc. (“Hunt Midwest”) desires to complete the Road Design, in accordance with the TIF Plan; and

**WHEREAS**, the Commission desires to enter into a Redevelopment Agreement with Hunt Midwest for the completion of the Road Design, which shall provide that (1) Hunt Midwest shall complete the Road Design by June 1, 2025, in accordance with the TIF Plan and the

Redevelopment Agreement and (2) the Commission, subject to the terms and conditions of the Redevelopment Agreement, shall reimburse Hunt Midwest for certain costs related thereto in an amount not to exceed the \$200,000 contribution the Commission receives from the City, pursuant City Funding 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 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 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.

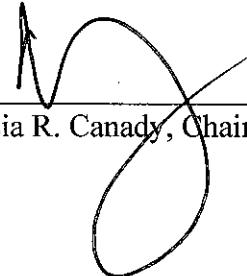
**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 9<sup>th</sup> day of April, 2024.



ATTEST:

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

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

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

## **RESOLUTION NO. 4-10-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RATIFYING THE APPROVAL OF A CONSENT AND ASSIGNMENT TO DEVELOPMENT AGREEMENT REGARDING SUBDIVISION 1-B PROPERTY**

**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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, on February 4, 2022, the City, the Commission and UA KC Southpointe, LLC (the “Developer”) entered into a Development Agreement, which provides, in part, that the Commission shall transfer certain property (the “Project Property”) located within the Redevelopment Area described by the Southpointe Tax Increment Financing Plan, as approved by the Council on May 19, 2022, pursuant to Ordinance No. 220403, in six separate phases or “Subdivisions” to the Developer, upon the Developer’s exercise of six separate options, with each option being 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; and

**WHEREAS**, on July 31, 2023, the City, Commission and the Developer entered into a First Amendment to the Development Agreement, which (1) modified the description of Subdivision 1 and Subdivision 2 of the Project Property, (2) modified the description of certain documentation required to be submitted by the Developer to the City prior to the transfer of any Project Properties and the dates that such documentation shall be provided and (3) modified the dates when the options must be exercised; and

**WHEREAS**, on December 21, 2023, the City, Commission and the Developer entered into a First Amendment to the Development Agreement, which (1) modified the dates for which construction shall commence for Subdivision 1-A and Subdivision 1-B and (2) modified the dates for the completion of construction of Subdivision 1-A and Subdivision 1-B; and

**WHEREAS**, on December 21, 2023, the Developer entered into a Second Amendment to the Development Agreement (1) to extend the date for the completion of the improvements contemplated by Subdivision 1-A and 1-B to thirty (30) months after the Developer acquires title to the same and (2) to modify the time frame (A) for when construction of the improvements in Subdivision 1-A must commence to sixty (60) days after acquiring title to Subdivision 1-A and

(B) for when construction of the improvements in Subdivision 1-B must commence to thirty (30) days after acquiring title to Subdivision 1-B; and

**WHEREAS**, the Commission, by resolution, approved a Third Amendment Development Agreement to provide that unless agreed to by the parties to the Development Agreement, (i) the option to purchase Subdivision 1-A may be exercised at any time that would enable a closing on Subdivision 1-A to occur on or before December 31, 2023 and (ii) the option to purchase Subdivision 1-B may be exercised at any time that would enable a closing on Subdivision 1-B to occur on or before March 29, 2024; and

**WHEREAS**, the Development Agreement, as amended, provides, in part, that no party shall assign the Development Agreement without the prior written consent of the Commission; and

**WHEREAS**, the Commission has reviewed that certain Land Disposition and Development Participation Agreement, which contemplates that CRJ Development Partners, LC desires to partner with and participate in the financing and development of the Subdivision 1-B property, pursuant to the terms and conditions therein, which include the formation of a new joint venture entity to pursue the financing and development of the Subdivision 1-B property; and

**WHEREAS**, the new joint venture entity is SouthPointe LLC; and

**WHEREAS**, Developer desire that the Commission consent to the assignment of Developer's rights, interests, duties and obligations under the Development Agreement with respect to the financing and development of the Subdivision 1-B property to SouthPointe LLC; and

**WHEREAS**, on March 26, 2024, the Commission convened a special meeting (the "Special Meeting") at which legal counsel presented to the Commission a Consent and Assignment to Development Agreement, attached hereto as Exhibit A, which provides, for the Commission's consent to the Developer's assignment of its rights, interests, duties and obligations under the Development Agreement to implement the Subdivision 1-B property to SouthPointe LLC

**WHEREAS**, the Special Meeting for the Commission to consider this item was to be conducted electronically by Zoom Chat; and

**WHEREAS**, the Missouri Sunshine Law permits public bodies to meet by internet chat, message board or other computer link; provided the public can observe and attend the meeting; and

**WHEREAS**, there were portions of the Special Meeting that were accessible to the public and therefore the Commission desires to ratify the actions intended to be taken by the Commission during its Special Meeting; and

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

**Section 1. Ratification and Approval of the Consent and Assignment to Development Agreement.** The Commission hereby ratifies the Commission's approval of the Consent and Assignment to Development Agreement, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as **Exhibit A**, and the Chair, Vice Chair or Secretary of the Commission is hereby authorized, on behalf of the Commission, to execute such Consent and Assignment to Development Agreement, and such officers' signatures thereon shall be conclusive evidence of the Commission's approval thereof.

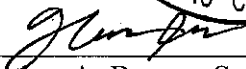
**Section 2. Further Authority.** The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with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

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

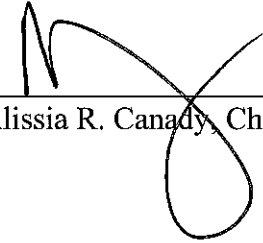
**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of April, 2024.



ATTEST:

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

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

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

## RESOLUTION NO. 4-11-24

### RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RATIFYING THE APPROVAL OF THE EXECUTION, DELIVERY AND RECORDING OF A QUIT-CLAIM DEED FOR SUBDIVISION 1-B

**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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, on February 4, 2022, the City, the Commission and UA KC Southpointe, LLC (the "Developer") entered into a Development Agreement, which provides, in part, that the Commission shall transfer certain property (the "Project Property") located within the Redevelopment Area described by the Southpointe Tax Increment Financing Plan, as approved by the Council on May 19, 2022, pursuant to Ordinance No. 220403, in six separate phases or "Subdivisions" to the Developer, upon the Developer's exercise of six separate options, with each option being 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; and

**WHEREAS**, on July 31, 2023, the City, Commission and the Developer entered into a First Amendment to the Development Agreement, which (1) modified the description of Subdivision 1 and Subdivision 2 of the Project Property, (2) modified the description of certain documentation required to be submitted by the Developer to the City prior to the transfer of any Project Properties and the dates that such documentation shall be provided and (3) modified the dates when the options must be exercised; and

**WHEREAS**, on December 21, 2023, the Developer entered into a Second Amendment to the Development Agreement (1) to extend the date for the completion of the improvements contemplated by Subdivision 1-A and 1-B to thirty (30) months after the Developer acquires title to the same and (2) to modify the time frame (A) for when construction of the improvements in Subdivision 1-A must commence to sixty (60) days after acquiring title to Subdivision 1-A and (B) for when construction of the improvements in Subdivision 1-B must commence to thirty (30) days after acquiring title to Subdivision 1-B; and

**WHEREAS**, the Commission, by resolution, approved a Third Amendment Development Agreement to provide that unless agreed to by the parties to the Development Agreement, (i) the option to purchase Subdivision 1-A may be exercised at any time that would enable a closing on Subdivision 1-A to occur on or before December 31, 2023 and (ii) the option

to purchase Subdivision 1-B may be exercised at any time that would enable a closing on Subdivision 1-B to occur on or before March 29, 2024; and

**WHEREAS**, the Development Agreement, as amended, provides, in part, that no party shall assign the Development Agreement without the prior written consent of the Commission; and

**WHEREAS**, the Commission has reviewed that certain Land Disposition and Development Participation Agreement, which contemplates that CRJ Development Partners, LC desires to partner with and participate in the financing and development of the Subdivision 1-B property, pursuant to the terms and conditions therein, which include the formation of a new joint venture entity to pursue the financing and development of the Subdivision 1-B property; and

**WHEREAS**, the new joint venture entity is SouthPointe LLC; and

**WHEREAS**, Developer has recently exercised its option under the Development Agreement and desires to cause its assignee, SouthPointe LLC, to acquire the Subdivision 1-B Property; and

**WHEREAS**, provided the Developer satisfies each of its obligations under the Development Agreement to close on the sale of the Subdivision 1-B Property, including the payment of all outstanding costs and expenses due and owing to the Commission, the Commission desires to approve the execution, delivery and recording of the Quit-Claim Deed in a form substantially similar to **Exhibit A**, attached hereto; and

**WHEREAS**, on March 26, 2024, the Commission convened a special meeting (the "Special Meeting") to consider approving the execution, delivery and recording of the Quit-Claim Deed in a form substantially similar to **Exhibit A**, attached hereto; and

**WHEREAS**, the Special Meeting for the Commission to consider this item was to be conducted electronically by Zoom Chat; and

**WHEREAS**, the Missouri Sunshine Law permits public bodies to meet by internet chat, message board or other computer link; provided the public can observe and attend the meeting; and

**WHEREAS**, there were portions of the Special Meeting that were accessible to the public and therefore the Commission desires to ratify the actions intended to be taken by the Commission during its Special Meeting; and

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

**Section 1. Ratification and Approval of the Quit-Claim Deed.** Subject to the satisfaction of the conditions set forth in the Development Agreement, as amended, the Commission hereby ratifies the Commission's approval of the Chair, Vice Chair or Secretary of the Commission to execute and cause to be recorded that certain Quit-Claim Deed, in

substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, which shall provide for the conveyance of the Subdivision 1-B Property, as described therein, to SouthPointe, LLC and such officers' signatures thereon shall be conclusive evidence of the Commission's approval thereof.

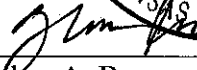
**Section 2. Further Authority.** The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with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

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

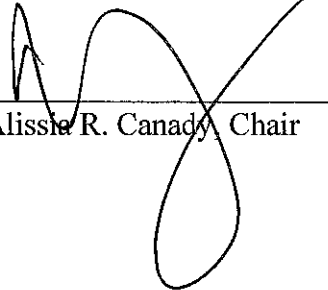
**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of April 2024



ATTEST:

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

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

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

**RESOLUTION NO. 5-1-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 9:30 A.M. ON JULY 10, 2024, FOR THE PROPOSED 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 April 9, 2024 at 9:30 a.m.; and

**WHEREAS**, the TIF Commission held a public hearing at 9:30 a.m., May 15, 2024, to consider approval of the proposed First Amendment to the Pioneer Plaza TIF Plan ("Plan"); and

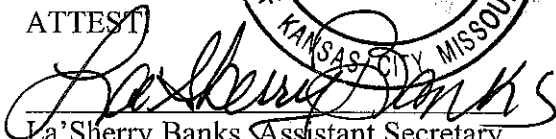
**WHEREAS**, the public was afforded an opportunity to testify either for or against the proposed Plan and all were heard.

**NOW, THEREFORE, BE IT RESOLVED**, that the Commission hereby continues the public hearing for the proposed First Amendment to the Pioneer Plaza TIF Plan until 9:30 a.m., Wednesday, July 10, 2024.

DATED this 15<sup>th</sup> day of May, 2024.



ATTEST

  
La'Sherry Banks, Assistant Secretary

  
Alissia R. Canady, Chair

**RESOLUTION NO. 5-2-24**

**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:

<b>TIF Plan</b>	<b>Developer</b>	<b>Costs Requested</b>	<b>Questioned Costs</b>	<b>Costs Certified</b>	<b>Notes</b>
KCI Corridor TIF	MD Management, Inc.	\$34,011.75		\$34,011.75	
KCI Corridor TIF	MD Management, Inc.	\$394,855.12		\$394,855.12	
Bannister & Wornall	Burns & McDonnell	\$3,103,671.31		\$3,103,671.31	

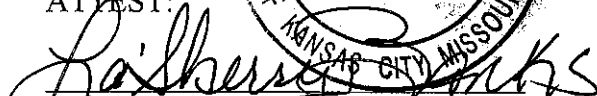
**NOW, THEREFORE, BE IT RESOLVED** that the Commission hereby approves the cost consent agenda for Jackson County/KCMO and authorizes and directs the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

DATED this 5th day of May, 2024.



  
Heather A. Brown, Executive Director

ATTEST:

  
La Sherry Banks, Assistant Secretary

## **RESOLUTION NO. 5-3-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF COMPLETION AND COMPLIANCE FOR ELEVENTH STREET CORRIDOR DEVELOPMENT CORPORATION IN CONNECTION WITH THE COMPLETION OF PROJECT B WITHIN THE 11<sup>TH</sup> 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 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, 1992, the Commission, by Resolution No. 92-60, recommended to the City Council of Kansas City, Missouri (the "Council") that it approve the 11<sup>th</sup> Street Corridor Tax Increment Financing Plan (the "Plan"); and

**WHEREAS**, on December 10, 1992, the Council passed Ordinance No. 921355, which approved the Plan; and

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

**WHEREAS**, the Plan provided for the rehabilitation of the Blossom House residence and adjoining Girl's Club Building into office space located at 1028-1032 Pennsylvania within Project B, private and public improvements and appurtenances throughout the Redevelopment Area (collectively, the "Project Improvements"); and

**WHEREAS**, on February 8, 2006, the Commission and Walnut Creek Ranch, LLC (the "Redeveloper") entered into an agreement for implementation of the Project Improvements (the "Redevelopment Agreement"); and

**WHEREAS**, the Redevelopment Agreement provides that upon the completion of the Project Improvements or portion thereof, the Redeveloper shall submit a report to the Commission containing the information referenced in the Redevelopment Agreement (the "Notice of Completion" or "Notice of Partial Completion"); and

**WHEREAS**, the Redevelopment Agreement further provides that the Commission, upon receipt of the Notice of Completion and all such additional documents required by the Redevelopment Agreement, shall examine and determine whether construction of Project Improvements, or such portion thereof, have been completed in accordance with the provisions of the Plan, the Redevelopment Agreement and the Commission's policies incorporated within the Redevelopment Agreement; and

**WHEREAS**, the Certificate of Completion shall be a conclusive determination of the satisfaction and termination of the covenants in the Redevelopment Agreement with respect to the obligations of the Redeveloper to complete the Project Improvements; and

**WHEREAS**, if the Commission determines that construction of the Project Improvements have been completed in accordance with the provisions of the Plan and the Redevelopment Agreement, then the Commission shall, concurrently with such determination, issue a Certificate of Completion and Compliance; and

**WHEREAS**, the Redeveloper has notified the Commission it has completed the Project Improvements in accordance with the Plan and Redevelopment Agreement; and

**WHEREAS**, staff to the Commission, upon receipt of such notification, has investigated whether the Redeveloper has completed the Project Improvements in accordance with the Plan and Redevelopment Agreement, confirming improvements were completed in substantial compliance with the Redevelopment Schedule, confirming compliance with all policies incorporated within the Redevelopment Agreement and reviewing all reports, including public participation reports and progress reports; and

**WHEREAS**, at the completion of staff's investigation, they concluded that the Project Improvements contemplated by the Plan were completed in accordance with the Plan and Redevelopment Agreement and recommended that the Commission issue to the Redeveloper a Certificate of Completion and Compliance for the Project 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 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 Walnut Creek Ranch, LLC a Certificate of 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 15th day of May, 2024.

TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI

By:   
Alissia R. Canady (Mar 24, 2025 09:10 CDT)  
\_\_\_\_\_  
Alissia R. Canady, Chair

ATTEST:

  
Heather A. Brown (Feb 7, 2025 12:46 CST)  
\_\_\_\_\_  
Heather A. Brown, Secretary

## RESOLUTION NO. 5-4-24

### **RESOLUTION APPROVING THE FUNDING AGREEMENT BETWEEN CITY OF KANSAS CITY, MISSOURI AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI REGARDING THE CONSTRUCTION OF THE PLATTE PURCHASE TRAIL CONNECTOR, AS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, the Platte Purchase Development Plan (the "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 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 Plan; and

**WHEREAS**, the City Council, on July 28, 2016, passed Ordinance No. 160415, approving the Plan and designating the area described therein as a redevelopment area (the "Redevelopment Area") and such Plan has been subsequently amended by a series of ordinances passed by the City Council; and

**WHEREAS**, the Plan provides, among other things, for the design and construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including the construction of a trail connector, beginning at N. Holly Street and continuing west approximately 2,700 linear feet to Platte Purchase Drive, (the "Trail Improvements"); and

**WHEREAS**, the City has expressed a desire to contribute to the Commission Two Hundred Fifty Thousand Dollars (\$250,000) toward the costs of the Trail Improvements; and

**WHEREAS**, the City desires to enter into a Funding Agreement with the Commission, which shall provide in part, that (A) the City, subject to appropriation, shall contribute \$250,000 to the Commission for the purpose of reimbursing certified redevelopment project costs related to the implementation of the Trail Improvements, 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 \$250,000 of the redevelopment project costs related to the Trail

Improvements, 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, subject to 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 City Council's approval of an amendment to the Plan, which shall incorporate the Trail 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.

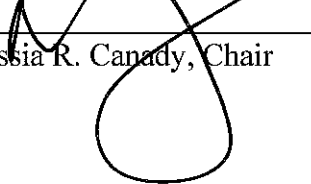
**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 15<sup>th</sup> day of May, 2024



ATTEST:

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

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

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

**RESOLUTION NO. 5-5-24**

**RESOLUTION OF THE TAX INCREMENT FINANCE COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE ACKNOWLEDGEMENT TO THE COLLATERAL ASSIGNMENT OF TIF PROCEEDS BETWEEN HEALTH FORWARD FOUNDATION AND OZ DEVELOPMENT COMPANY, LLC, IN CONNECTION WITH THE OVERLOOK 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, a plan for redevelopment known as the Overlook Tax Increment Financing Plan (the "TIF Plan") for an area designated therein as the redevelopment area (the "TIF Area") was approved by the City Council of the City (the "Council") by its passage of Ordinance No. 200942; and

**WHEREAS**, a plan known as the Overlook PIEA General Development Plan (the "PIEA Plan") for an area designated therein (the "PIEA Area") was approved by the Council by its passage of Ordinance No. 200990; and

**WHEREAS**, the PIEA Area and the TIF Area are coterminous (together, the "Redevelopment Area") and the TIF Plan and the PIEA Plan both provide for the construction within the Redevelopment Area 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, 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 "Project Improvements").

**WHEREAS**, on July 9, 2021, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"), The Planned Industrial Expansion Authority of Kansas City, Missouri ("PIEA") and Oz Development Company, LLC (the "Developer") entered into a Redevelopment Agreement, as amended on December 15, 2022 (the "Development Agreement"); and

**WHEREAS**, the Development Agreement provides, in part, for the Developer 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 the Developer 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**, the Developer intends to obtain a loan from Health Forward Foundation (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, as amended (the "Loan"); and

**WHEREAS**, in connection with the Loan, the Developer, as borrower, intends to enter into a Financial Support Agreement with the Lender, and a Promissory Note in an amount not to exceed \$20,000,000 (as modified, amended or restated, the "Loan" or the "Note") (the Note, the Financial Support Agreement and all other documents and instruments, including a deed of trust (the "Deed of Trust"), as described in the Financial Support 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 Developer, as borrower, to the Lender with respect to all indebtedness, liabilities and obligations of the Developer to the Lender, each as originally written and/or at any time amended, modified, renewed or substituted are hereinafter collectively referred to as the "Financial Support Documents"); and

**WHEREAS**, the Lender has required as a condition of the consummation of transactions contemplated by the Financial Support Documents that the Developer collaterally assign to the Lender (and grant to the Lender a security interest in) all of the Developer's right, title and interest under the Redevelopment Agreement to receive TIF Proceeds as reimbursement for Certified Costs (as defined in the Redevelopment Agreement) and that the Developer: (i) grant the Lender with the right to receive and control such TIF Proceeds that the Developer 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 TIF Proceeds to the Lender in applicable public records; and (iv) upon notice from the Lender of a default by the Developer under any of the Financial Support Documents, direct the Commission to forward all TIF Proceeds to the Lender; and

**WHEREAS**, the Lender and the Developer 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 Developer acknowledge and agree that the Lender (i) shall have control of all payments that the Developer 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 Developer, to make all payments that the Developer 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 Redevelopment Agreement; 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 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 Collateral Assignment of TIF Proceeds.** The Commission hereby approves the execution of an Acknowledgement to the Collateral Assignment of TIF Proceeds between Oz Development Company, LLC and Health Forward Foundation (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 15th day of May, 2024.



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

By: \_\_\_\_\_

Alissia R. Canandy, Chair

ATTEST:

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

**RESOLUTION NO. 5-6-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 9:30 A.M. ON MAY 15, 2024, FOR THE PROPOSED 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 April 9, 2024 at 9:30 a.m.; and

**WHEREAS**, the TIF Commission held a public hearing at 9:30 a.m., May 1, 2024, to consider approval of the proposed First Amendment to the Pioneer Plaza 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 First Amendment to the Pioneer Plaza TIF Plan until 9:30 a.m., Wednesday, May 15, 2024.

DATED the 14 day of May, 2024.



ATTEST:

*La' Sherry Banks*  
La' Sherry Banks, Assistant Secretary

*Alissia R. Canady*  
Alissia R. Canady, Chair

**RESOLUTION NO. 5-7-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 9:35 A.M. ON MAY 14, 2024, FOR THE PROPOSED 14<sup>th</sup> & WYANDOTTE 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 March 12, 2024, at 9:35 a.m.; and

**WHEREAS**, the TIF Commission held a public hearing at 9:35 a.m., May 14, 2024, to consider approval of the proposed 14<sup>th</sup> & Wyandotte 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 14<sup>th</sup> & Wyandotte TIF Plan until 9:35 a.m., Wednesday, May 15, 2024.

DATED this 14<sup>th</sup> day of May, 2024.



ATTEST:

*La Sherry Banks*  
La Sherry Banks, Assistant Secretary

*Alissia R. Canady*  
Alissia R. Canady, Chair

**RESOLUTION NO. 6-1-24**

**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:

<b>TIF Plan</b>	<b>Developer</b>	<b>Costs Requested</b>	<b>Questioned Costs</b>	<b>Costs Certified</b>	<b>Notes</b>
Parvin Road	Hunt Midwest	\$223,943		\$223,943	
Platte Purchase	MD Management, Inc.	\$1,621,523		\$1,621,523	
Platte Purchase	Ashlar Homes, LLC	\$1,221,619		\$1,221,619	
Platte Purchase	Ashlar Homes, LLC	\$130,279		\$130,279	

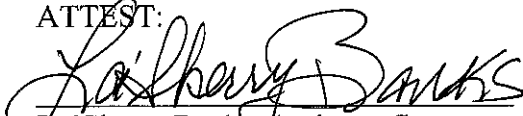
**NOW, THEREFORE, BE IT RESOLVED** that the Commission hereby approves the cost consent agenda for Jackson County/KCMO and authorizes and directs the Chair, Vice-Chair, or Executive Director to execute a resolution approving the same.

**DATED** this 12<sup>th</sup> day of June, 2024.



Heather A. Brown, Executive Director

ATTEST:



La'Sherry Banks, Assistant Secretary



**RESOLUTION NO. 6-2-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATION OF COSTS TOTALING \$281,146.58 FOR THE SHOAL CREEK TIF PLAN AND WAIVER OF THE 18-MONTH POLICY PROVIDED THAT THE COMMISSION WILL HOLD THE REMAINING \$68,853.42 FOR FURTHER INFORMATION AND DISCUSSION**

**WHEREAS**, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property 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**, City of Kansas City 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**, Shoal Creek's request for certification of reimbursable costs was presented to the Commission's Governance, Finance and Audit Committee (the "Committee") on June 5, 2024; and

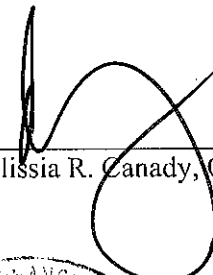
**WHEREAS**, the Committee has recommended that the requirement that a request for certification of reimbursable costs be submitted within 18<sup>th</sup> months of being incurred be waived for the Shoal Creek TIF Plan, and

**WHEREAS**, the following costs were certified:


TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Shoal Creek	City of Kansas City	\$350,000	\$350,000	\$281,146.58	18-month waiver

**NOW, THEREFORE, BE IT RESOLVED**, that the Commission hereby approves certification of costs totaling \$281,146.58 for the City of Kansas City 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 12th day of June, 2024.

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

ATTEST:

  
\_\_\_\_\_  
La' Sherry Banks, Assistant Secretary



RESOLUTION NO. 6-3-24

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATION OF COSTS TOTALING \$112,116 FOR THE PIONEER PLAZA 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 August 27, 2020, the Council adopted Ordinance No200638, approving the Pioneer Plaza Tax Increment Financing Plan pursuant to the authority granted the Council by the Act; and

**WHEREAS**, 5615 E. Bannister Road, LLC 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**, Pioneer Plaza's request for certification of reimbursable costs was presented to the Commission's Governance, Finance, and Audit Committee (the "Committee") on June 5, 2024; and

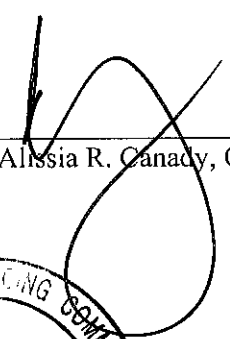
**WHEREAS**, the Committee has recommended that the requirement that a request for certification of reimbursable costs be submitted within 18<sup>th</sup> months of being incurred be waived for the Pioneer Plaza TIF Plan, and

**WHEREAS**, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Pioneer Plaza	5615 E. Bannister Road, LLC	\$112,116	\$112,116	\$112,116	18-month waiver

**NOW, THEREFORE, BE IT RESOLVED** that the Commission hereby approves certification of costs totaling \$112,116 for 5615 E. Bannister Road, LLC, and waives the requirement that a request for certification of reimbursable costs be submitted within eighteen months of being incurred for the Pioneer Plaza TIF Plan.

**DATED** this 12th day of June, 2024.

  
Alissia R. Canady, Chair

ATTEST:

  
La Sherry Banks, Assistant Secretary



**RESOLUTION NO. 6-4-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATION OF COSTS TOTALING \$6,034,854 FOR THE PIONEER PLAZA 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 August 27, 2020, the Council adopted Ordinance No200638, approving the Pioneer Plaza Tax Increment Financing Plan pursuant to the authority granted the Council by the Act; and

**WHEREAS**, 5615 E. Bannister Road, LLC 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**, Pioneer Plaza's request for certification of reimbursable costs was presented to the Commission's Governance, Finance, and Audit Committee (the "Committee") on June 5, 2024; and

**WHEREAS**, the Committee has recommended that the requirement that a request for certification of reimbursable costs be submitted within 18<sup>th</sup> months of being incurred be waived for the Pioneer Plaza TIF Plan, and

**WHEREAS**, the following costs were certified:

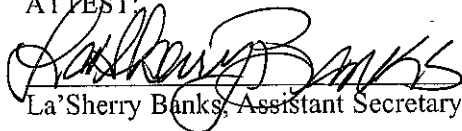
TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Pioneer Plaza	5615 E. Bannister Road, LLC	\$6,034,854	\$12,408	\$12,408	18-month waiver

**NOW, THEREFORE, BE IT RESOLVED** that the Commission hereby approves certification of costs totaling \$12,408 for 5615 E. Bannister Road, LLC, and waives the requirement that a request for certification of reimbursable costs be submitted within eighteen months of being incurred for the Pioneer Plaza TIF Plan.

**DATED** this 12th day of June, 2024.

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

ATTEST:

  
La'Sherry Banks, Assistant Secretary



## **RESOLUTION NO. 6-5-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE PARVIN ROAD CORRIDOR TIF PLAN CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 17 IN CONNECTION WITH IMPLEMENTATION OF PUBLIC IMPROVEMENTS 1-4 WITHIN THE PARVIN ROAD 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 December 14, 2000, the City Council passed Ordinance No. 001638 approving the Parvin Road Corridor and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

**WHEREAS**, the Parvin Road Corridor Plan has been subsequently amended from time to time by the Council (collectively, the “Plan”); and

**WHEREAS**, the Plan provides for design of, expansion, and improvement of the public infrastructure within the Redevelopment Area necessary to accommodate an expansion of the existing above-ground industrial park and the underground industrial and commercial complex known as the SubTropolis, together with all appurtenances necessary to adequately address the existing conditions qualifying the Redevelopment Area as an Economic Development Area., which the proposed infrastructure improvements include constructing and/or improving roadways, curbing, traffic signals, storm sewers, water lines, utilities, and related items necessary to adequately serve the expansion of the development complex, (the “Public Improvements”); and

**WHEREAS**, on December 14, 2000, the City Council passed Ordinance No. 001585 approving Project 1 of the Plan, on December 14, 2000, the City Council passed Ordinance No. 001586 approving Project 2 of the Plan, on September 18, 2008, the City Council passed Ordinance No. 0011587 approving Project 3 of the Plan, and on June 10, 2010, the City Council passed Ordinance No. 001592 approving Project 4 of the Plan ; and

**WHEREAS**, on June 8, 2013, 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 Novak Birks, P.C.. on May 29, 2024 (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 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 12<sup>th</sup> day of June, 2024.

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

By:   
Alissia R. Canady (Mar 24, 2025 09:10 CDT)  
Alissia R. Canady, Chair

ATTEST:

  
Heather A. Brown (Feb 7, 2025 13:16 CST)  
Heather A. Brown, Secretary

**RESOLUTION NO. 6-6-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 3 IN CONNECTION WITH THE IMPLEMENTATION OF PUBLIC IMPROVEMENT 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, (the “Public 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 (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 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**, 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 Project 7D 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. August 29, 2024

(the “Cost Certifier Report”), has investigated whether MD Management 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 MD Management 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 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 January, 2024.

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

By:  Alissia R. Canady (Mar 27, 2025 11:02 CDT)  
\_\_\_\_\_  
Alissia R. Canady, Chair

ATTEST:

 Heather A. Brown (Mar 27, 2025 11:55 CDT)  
\_\_\_\_\_  
Heather A. Brown, Secretary

**RESOLUTION NO. 6-7-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION APPROVING THE ACCEPTANCE OF THE RECOMMENDATIONS OF THE PLATTE PURCHASE ADVISORY COMMITTEE REGARDING THE PLATTE PURCHASE 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, the Platte Purchase Development Plan (the “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 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 Plan; and

**WHEREAS**, the City Council, on July 28, 2016, passed Ordinance No. 160415, approving the Plan and designating the area described therein as a redevelopment area (the “Redevelopment Area”) and such Plan has been subsequently amended by a series of ordinances passed by the City Council; and

**WHEREAS**, the Plan provides, among other things, for the design and construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area; and

**WHEREAS**, the Plan provides for the establishment of the Platte Purchase Advisory Committee (the “Advisory Committee”) to provide advice to the Commission regarding the use and disbursement of tax increment financing to fund costs related to the public infrastructure improvements contemplated by the Plan and to serve as a liaison with the affected Taxing Districts, City Departments and parties having an interest in and directly adjacent to the Redevelopment Area

**WHEREAS**, the Platte Purchase TIF Plan Advisory Committee (the “Advisory Committee”) met on May 15, 2024 to consider certain recommendations to the Commission related to the Plan; and

**WHEREAS**, the Advisory Committee recommended that the Commission (1) Amend the Plan to include the design and construction of a connector trail beginning at N. Holly Street and continuing west approximately 2,700 linear feet to Platte Purchase Drive (the “TS-7 Trail Improvements”) and the reimbursement of certain costs related thereto in an amount not to exceed

\$250,000, (2) enter into a redevelopment agreement with Hunt Midwest Real Estate Development, Inc. for the implementation of the TS-7 Trail Improvements and the reimbursement of certain costs related thereto in an amount not to exceed \$250,000, and (3) enter into a funding agreement with the City of Kansas City Missouri (the "City"), which shall provide for the City to contribute \$250,000 to the Commission for the purpose of funding a portion of the costs related to the design and construction of the TS-7 Trail Improvements.

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

**Section 1. Authorization and Approval and Acceptance of the Recommendations of the Advisory Committee.** The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to accept the recommendations of the Advisory Committee and approve the recommendations of the Advisory Committee, subject to 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.

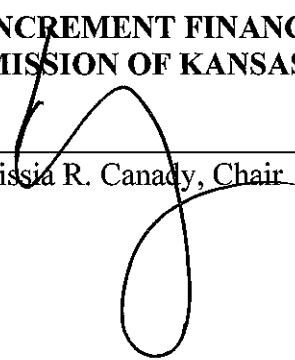
**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 12<sup>th</sup> day of June 2024.



ATTEST:

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

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

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

**RESOLUTION NO. 6-8-24**

**RESOLUTION APPROVING THE REDEVELOPMENT AGREEMENT BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, AND HUNT MIDWEST REAL ESTATE DEVELOPMENT INC., PURSUANT TO THE PLATTE PURCHASE DEVELOPMENT 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, the Platte Purchase Development Plan (the "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 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 Plan; and

**WHEREAS**, the City Council, on July 28, 2016, passed Ordinance No. 160415, approving the Plan and designating the area described therein as a redevelopment area (the "Redevelopment Area") and such Plan has been subsequently amended by a series of ordinances passed by the City Council; and

**WHEREAS**, the Plan provides, among other things, for the design and construction of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area; and

**WHEREAS**, the Plan provides for the establishment of the Platte Purchase Advisory Committee (the "Advisory Committee") to provide advice to the Commission regarding the use and disbursement of tax increment financing to fund costs related to the public infrastructure improvements contemplated by the Plan and to serve as a liaison with the affected Taxing Districts, City Departments and parties having an interest in and directly adjacent to the Redevelopment Area

**WHEREAS**, the Advisory Committee recommended that the Commission (1) Amend the Plan to include the design and construction of a connector trail beginning at N. Holly Street and continuing west approximately 2,700 linear feet to Platte Purchase Drive (the "TS-7 Trail Improvements") and the reimbursement of certain costs related thereto in an amount not to exceed \$250,000, (2) enter into a redevelopment agreement with Hunt Midwest Real Estate Development, Inc. ("Hunt Midwest") for the implementation of the TS-7 Trail Improvements and the reimbursement of certain costs related thereto in an amount not to exceed \$250,000, and (3) enter

into a funding agreement with the City of Kansas City Missouri (the "City"), which shall provide for the City to contribute \$250,000 to the Commission for the purpose of funding a portion of the costs related to the design and construction of the TS-7 Trail Improvements

**WHEREAS**, pursuant to the Advisory Committee's recommendation, the Commission desires to enter into a Redevelopment Agreement (the "Redevelopment Agreement") with Hunt Midwest which provides for Hunt Midwest to complete the TS-7 Trail Improvements by June 15, 2025 and for the Commission, subject to the terms and conditions of the Redevelopment Agreement, to reimburse Hunt Midwest for certain costs related thereto in an amount not to exceed the \$250,000 contribution the Commission receives from the City, pursuant to that certain Funding Agreement between and the City and the Commission that relates to the TS-7 Trail 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 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 in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, subject to 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 City Council's approval of an amendment to the Plan, which shall incorporate the TS-7 Trail 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 12<sup>th</sup> day of June 2024.



ATTEST:

Heather A. Brown, Secretary

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

By: \_\_\_\_\_

Alissia R. Canady, Chair

**RESOLUTION NO. 6-9-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FOURTH AMENDMENT TO THE AMENDED AND RESTATED REDEVELOPMENT AGREEMENT WITH HUNT MIDWEST REAL ESTATE DEVELOPMENT INC. FOR THE IMPLEMENTATION OF THE PARVIN 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; by Ordinance No. 100089 on January 28, 2010; by Ordinance No. 130986 on December 19, 2013; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, the City Council, on December 14, 2000, adopted Ordinance No. 001638 approving the Parvin Road 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 City Council from time to time by a series of Ordinances passed by the City Council (the “Amended Plan”); and

**WHEREAS**, the Amended Plan provides for the construction of, or improvements to, certain roadways, curbing, traffic signals, storm sewers, water lines, utilities, and related public infrastructure improvements within and adjacent to the Redevelopment Area, as necessary to accommodate an expansion of the existing above ground industrial park and its underground industrial and commercial complex known as the Subtropolis, including the widening of NE 48 Street, beginning at Worlds of Fun Drive and continuing east approximately 3,600 linear feet (the “Public Improvements”); and

**WHEREAS**, on June 8, 2013, the Commission and Hunt Midwest Real Estate Development, Inc. (“Hunt Midwest”) entered into an Amended and Restated Agreement, which has been amended from time to time (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 for certain costs related to the Public Improvements 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 February 8, 2023, the city of Kansas City Missouri (the “City”) and the Commission entered into a certain Funding Agreement (the “Funding Agreement”) for the widening of a portion of NE 48th Street, as described on Exhibit A to the Funding Agreement (the “Road Improvements”), as provided for by the Amended Plan; and

**WHEREAS**, the Funding Agreement provides, in part, that (1) the City shall contribute to the Commission \$5,000,000 (the “City’s Contribution”), which shall be used to fund certain costs related to the Road Improvements, as such costs are described by the Funding Agreement (the “NE 48th Street Costs”) and (2) the Commission shall amend the Redevelopment Agreement to incorporate the City’s Contribution as an additional source to fund the NE 48th Street Costs; and

**WHEREAS**, the Commission desires to amend the Redevelopment Agreement to provide that the Commission, subject to the terms of the Funding Agreement and the Redevelopment Agreement, shall utilize the City’s Contribution to fund a portion of the NE 48<sup>th</sup> Street 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 Fourth Amendment to the Redevelopment Agreement.** The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to approve the Fourth Amendment to the Redevelopment Agreement, which shall be in a form in substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, subject to 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.

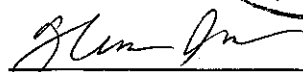
**Section 2. Further Authority.** The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with 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 12<sup>th</sup> day of June 2024.



ATTEST:

  
Heather A. Brown, Secretary

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

By:   
Alissia R. Canady, Chair

**RESOLUTION NO. 6-10-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE FIRST AMENDMENT TO THE WEST BOTTOMS 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 March 1, 2024, by Ordinance 240256, approved the West Bottoms Tax Increment Financing Plan (the "Plan"); and

**WHEREAS**, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 9:30 a.m., June 12, 2024, to consider the First Amendment to the Plan; and

**WHEREAS**, the Redevelopment Area described by the Plan is generally bound by Union Pacific Railroad tracks and the Forester Viaduct to the north, the 12th Street viaduct to the south, Liberty Street to the west and the Kansas City Terminal Railway's tracks to the east (the "Redevelopment Area"), all in Kansas City, Jackson County, Missouri; and

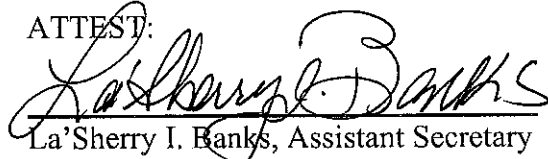
**WHEREAS**, the First Amendment to the Plan provides that the estimated date of completion of any redevelopment project described by the Plan and retirement of obligations incurred to finance redevelopment project costs identified by the Plan shall not occur later than twenty-three (23) years after such redevelopment project is approved by ordinance; and

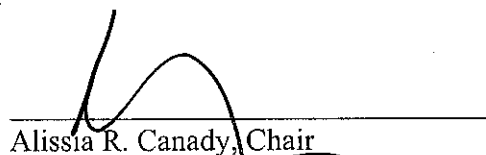
**WHEREAS**, the public was afforded an opportunity to testify either for or against the Plan and all were heard.

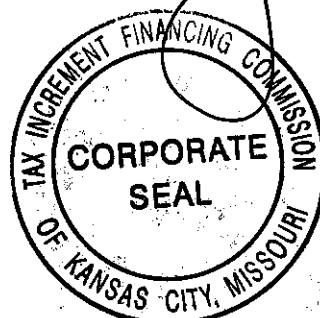
**NOW, THEREFORE, BE IT RESOLVED**, that the Commission hereby closes the public hearing for the First Amendment to the West Bottoms TIF Plan.

**DATED** this 12th day of June, 2024.

ATTEST:

  
La'Sherry I. Banks, Assistant Secretary

  
Alissia R. Canady, Chair



**RESOLUTION NO. 6-11-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIRST AMENDMENT TO THE WEST BOTTOMS 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, a plan for redevelopment known as the West Bottoms Tax Increment Financing Plan (the "Plan") for an area designated therein as the redevelopment area (the "Redevelopment Area") was approved by the City Council on March 21, 2024, by Ordinance No. 240256; and

**WHEREAS**, the Plan provides, among other things, for the construction of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, 589 multifamily units, which may include affordable units and 40 hotel rooms; and

**WHEREAS**, the First Amendment to the Plan (the "First Amendment") was presented to the Commission and it provides for (1) modifications to the Budget of Redevelopment Project Costs, (2) modifications to the Anticipated Sources of Funds, (3) modifications to the Development Schedule, and (4) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; and

**WHEREAS**, on June 12, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission held a public hearing to consider the First Amendment; and

**WHEREAS**, the public hearing conducted by the Commission to consider the First Amendment was open to a 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 hearing, pursuant to Resolution 6-10-24, and deems it be in the best interest of the City that the First Amendment be approved and recommended to the City Council.

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

1. The First Amendment 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 First Amendment 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 First Amendment, conforms City's KC Spirit Playbook and the applicable Area Plan.
4. The estimated dates of completion of the 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 the 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 First Amendment does not contemplate 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, 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 First Amendment, are not built, as amended by the First Amendment, and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.
10. The Commission does hereby approve the First Amendment to the West Bottoms Tax Increment Financing Plan.
11. The Commission does hereby recommend that the City Council of Kansas City, Missouri, approve the First Amendment to the West Bottoms Tax Increment Financing Plan.


**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 12<sup>th</sup> day of June 2024.



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

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

ATTEST:

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

**RESOLUTION NO. 7-1-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE NINTH 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**, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 9:30 a.m., July 10, 2024, to consider the Ninth Amendment to the Plan; and

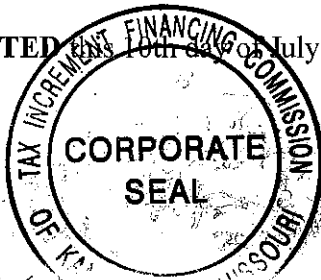
**WHEREAS**, the Redevelopment Area described by the Plan is generally bound by Claycomo city limits on the north and on the east, Parvin Road on the south and Worlds of Fun Avenue on the west, lying above the Winterset Ledge of limestone rock in Kansas City, Clay County, Missouri and the below-ground portion of the Redevelopment Area described by the Plan is an area generally bounded by NE 48th Street on the north, Arlington Avenue on the east, Derrough Drive and Middlecreek Road on the south and Worlds of Fun Avenue on the west, lying below the bottom of the Winterset Ledge of limestone rock and lying above elevation 700, all in Kansas City, Clay County, Missouri; and

**WHEREAS**, the Ninth Amendment does not alter the Commission's and City's finding that the estimated date of completion of any redevelopment project described by the Plan and retirement of obligations incurred to finance redevelopment project costs identified by the Arlington Road TIF Plan shall not occur later than twenty-three (23) years after such redevelopment project is approved by ordinance; 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 Ninth Amendment to the Arlington Road TIF Plan.

DATED fourth day of July 2024.



ATTEST:

La' Sherry Banks  
La' Sherry Banks (July 23, 2024 15:38 CDT)

La' Sherry I. Banks, Assistant Secretary

Alissia Canady

Alissia R. Canady, Chair

**RESOLUTION NO. 7-2-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE NINTH AMENDMENT TO 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, 201; Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; 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 Ninth Amendment to the Plan has been presented to the Commission, which provides for (1) certain modifications to the Redevelopment Area, (2) the addition of legal descriptions for the Redevelopment Project Areas 8 and K; (3) certain modifications to the Site Maps, (4) certain modifications to the Estimated Annual Increase in Assessed Value and Resulting Payments In Lieu Of Taxes and Projected Economic Activity Taxes and (5) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; and

**WHEREAS**, on July 10, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission, at 9:30 a.m., held a public hearing to consider the Ninth Amendment to the Plan; and

**WHEREAS**, the public hearing conducted by the Commission to consider the Ninth 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 7-1-24, and deems it to be in the best interest of the City Council that it approves the Ninth Amendment to the Plan.

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

1. The Ninth 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 Ninth 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 Ninth Amendment to the Plan conforms to the City's comprehensive development plan 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 Ninth Amendment does not contemplate 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, 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 Ninth Amendment are not built and if they are built pursuant to the Plan, as amended by the Ninth Amendment 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 Arlington Road 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 Arlington Road Tax Increment Financing Plan.

**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of July, 2024.



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown  
Heather Brown (Jul 24, 2024 13:02 CDT)  
Heather A. Brown, Secretary

**RESOLUTION NO. 7-3-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE DESIGNATION OF REDEVELOPMENT PROJECT AREA 8 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, 2011; Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; 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 Ninth Amendment to the Plan has been presented to the Commission, which provides for (1) certain modifications to the Redevelopment Area, (2) the addition of legal descriptions for the Redevelopment Project Areas 8 and K; (3) certain modifications to the Site Maps, (4) certain modifications to the Estimated Annual Increase in Assessed Value and Resulting Payments In Lieu Of Taxes and Projected Economic Activity Taxes and (5) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; and

**WHEREAS**, on July 10, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission, at 9:30 a.m., held a public hearing to consider the approval of the designation of Redevelopment Project Area 8 of the Plan; and

**WHEREAS**, the public hearing conducted by the Commission to consider the approval of the designation of Redevelopment Project Area 8 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 7-1-24, and deems it to be in the best interest of the City Council that it approve, by ordinance, the designation of Redevelopment Project Area 8.

**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 8, as described by the Ninth 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 8, as described by the Ninth Amendment to the Arlington Road Tax Increment Financing Plan.

**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of July 2024.



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

By: *Alessia Canady*  
Alessia R. Canady, Chair

ATTEST:

*Heather A. Brown*  
Heather Brown (Jul 24, 2024 12:59 CDT)

Heather A. Brown, Executive Director

**RESOLUTION NO. 7-4-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE DESIGNATION OF REDEVELOPMENT PROJECT AREA K 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, 201; Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; 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 Ninth Amendment to the Plan has been presented to the Commission, which provides for (1) certain modifications to the Redevelopment Area, (2) the addition of legal descriptions for the Redevelopment Project Areas 8 and K; (3) certain modifications to the Site Maps, (4) certain modifications to the Estimated Annual Increase in Assessed Value and Resulting Payments In Lieu Of Taxes and Projected Economic Activity Taxes and (5) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; and

**WHEREAS**, on July 10, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission, at 9:30 a.m., held a public hearing to consider the approval of the designation of Redevelopment Project Area K of the Plan; and

**WHEREAS**, the public hearing conducted by the Commission to consider the approval of the designation of Redevelopment Project Area K 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 7-1-24, and deems it to be in the best interest of the City Council that it approves, by ordinance, the designation of Redevelopment Project Area K.

**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 K, as described by the Ninth Amendment to the Arlington Road Tax Increment Financing Plan.

2. The Commission does hereby recommend that the City Council of Kansas City, Missouri, by a separate Ordinance, approve the designation of Redevelopment Project Area K, as described by the Ninth Amendment to the Arlington Road Tax Increment Financing Plan.

**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of July 2024.



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown  
Heather A. Brown, Executive Director

**RESOLUTION NO. 7-5-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 9:30 A.M. ON JULY 10, 2024, FOR THE PROPOSED 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 July 10, 2024 at 9:30 a.m.; and

**WHEREAS**, the TIF Commission held a public hearing at 9:30 a.m., July 10, 2024, to consider approval of the proposed First Amendment to the Pioneer Plaza 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 First Amendment to the Pioneer Plaza TIF Plan until 9:50 a.m., Wednesday, August 14, 2024.

**DATED** this 10<sup>th</sup> day of July 2024.



*Alissia Canady*

Alissia R. Canady, Chair

ATTEST:

*LaSherry Banks*

LaSherry Banks (S) 04, 2024 09:10:00

La'Sherry Banks, Assistant Secretary

**RESOLUTION NO. 7-6-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE FOURTH AMENDMENT TO THE BARRY TOWNE CLAY COUNTY 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 6, 1996, by Ordinance 960307, approved the Barry Towne Tax Increment Financing Plan (the "Plan"); and

**WHEREAS**, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 9:40 a.m., July 10, 2024, to consider the Fourth Amendment to the Plan; and

**WHEREAS**, The Redevelopment Area, as described by the Plan consists of approximately 345 acres generally located at the intersection of U.S. Route 169 and N.W. Barry Road and described as generally bounded by U.S. Route 169 on the east, the extension of 80<sup>th</sup> Street on the south, Missouri 152 on the north and N.W. Stagecoach Road and Hickory Road on the west in Kansas City, Clay County, Missouri

**WHEREAS**, The Redevelopment Plan, as amended by the Amended Fourth Amendment, does not provide for the adoption of an Ordinance approving any Redevelopment Project later than ten (10) years from the adoption of the Plan

**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 Fourth Amendment to the Barry Towne TIF Plan.

**DATED** this 10th day of July 2024.

Jerry Nolte  
Jerry Nolte (07/26/2024 10:08 CDT)  
Jerry Nolte, Chair

ATTEST:

LaSherry Banks  
LaSherry Banks (07/24/2024 10:09 CDT)  
La'Sherry I. Banks, Assistant Secretary

**RESOLUTION NO. 7-7-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE FOURTH AMENDMENT TO THE BARRY TOWNE PLATTE COUNTY 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 6, 1996, by Ordinance 960307, approved the Barry Towne Tax Increment Financing Plan (the "Plan"); and

**WHEREAS**, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 9:40 a.m., July 10, 2024, to consider the Fourth Amendment to the Plan; and

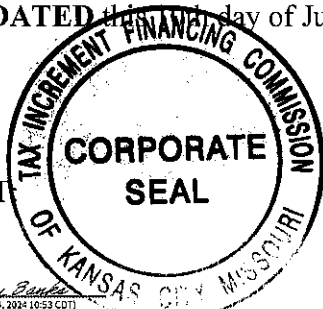
**WHEREAS**, The Redevelopment Area, as described by the Plan consists of approximately 345 acres generally located at the intersection of U.S. Route 169 and N.W. Barry Road and described as generally bounded by U.S. Route 169 on the east, the extension of 80<sup>th</sup> Street on the south, Missouri 152 on the north and N.W. Stagecoach Road and Hickory Road on the west in Kansas City, Clay County, Missouri

**WHEREAS**, The Redevelopment Plan, as amended by the Amended Fourth Amendment, does not provide for the adoption of an Ordinance approving any Redevelopment Project later than ten (10) years from the adoption of the Plan

**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 Fourth Amendment to the Barry Towne TIF Plan.

DATED this 10<sup>th</sup> day of July 2024.



ATTEST

*La'Sherry Banks*  
LaSherry Banks (JugA, 2024-10-53 CDT)

La'Sherry I. Banks, Assistant Secretary

*Alissia Canady*

Alissia R. Canady, Chair

**RESOLUTION NO. 7-8-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE AMENDED FOURTH AMENDMENT TO THE BARRY TOWNE 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, 201; Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, the Council, on January 6, 1996, passed Ordinance No. 960307 approving Barry Towne Tax Increment Financing Plan (the "Redevelopment Plan" or "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**, an Amended Fourth Amendment to the Plan has been presented to the Commission, which provides for (1) a modification to the legal description of the Redevelopment Area, as described by the Plan (2) modifications to the Site Plan, (3) the elimination of all improvements contemplated by or funded with tax increment financing generated by Redevelopment Project Areas III.B. and VI, (4) modifications to the Estimated Redevelopment Project Costs, (5) modifications to the Sources of Funds, (6) modifications to the Estimated Annual Payments in Lieu of Taxes and Economic Activity Taxes, (7) modifications to the Estimated Equalized Assessed Valuation after Redevelopment, and (8) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; and

**WHEREAS**, on July 10, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission, as properly constituted pursuant to Section 99.820.3 of the Act, at 9:40 a.m., held a public hearing to consider the Amended Fourth Amendment to the Plan; and

**WHEREAS**, the public hearing conducted by the Commission, as properly constituted pursuant to Section 99.820.3 of the Act, to consider the Amended Fourth 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, as properly constituted pursuant to Section 99.820.3 of the Act, upon hearing all public comments and staff's recommendation during the public hearing,

closed the public hearing, pursuant to Resolution 7-6-24, and deems it to be in the best interest of the City Council that it approve the Amended Fourth Amendment to the Plan.

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

1. The Amended Fourth 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 Amended Fourth 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 Amended Fourth Amendment to the Plan conforms to the comprehensive development plan of the City.

4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Amended 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 Amended 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 Amended Fourth Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.

7. The Amended Fourth Amendment does not contemplate relocation assistance for businesses and residences.

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

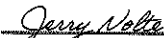
9. The Plan, as amended by the Amended Fourth Amendment, does not alter the cost-benefit analysis incorporated within the Plan, which analysis assesses the economic impact of the Plan on each affected taxing district if the improvements contemplated by the Plan, as amended by the Amended Fourth Amendment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

10. The Commission, as properly constituted pursuant to Section 99.820.3 of the Act, does hereby approve the Amended Fourth Amendment to the Barry Towne Tax Increment Financing Plan.


11. The Commission, as properly constituted pursuant to Section 99.820.3 of the Act, does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the Amended Fourth Amendment to the Barry Towne Tax Increment Financing Plan.

**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of July 2024.

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

By:   
Jerry Nolte (Jul 26, 2024 14:47 CDT)  
\_\_\_\_\_  
Jerry Nolte, Chair

ATTEST:

  
Heather Brown (Jul 26, 2024 12:42 CDT)  
\_\_\_\_\_  
Heather A. Brown, Secretary

**RESOLUTION NO. 7-9-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE AMENDED FOURTH AMENDMENT TO THE BARRY TOWNE 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, 201; Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, the Council, on January 6, 1996, passed Ordinance No. 960307 approving Barry Towne Tax Increment Financing Plan (the "Redevelopment Plan" or "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**, an Amended Fourth Amendment to the Plan has been presented to the Commission, which provides for (1) a modification to the legal description of the Redevelopment Area, as described by the Plan (2) modifications to the Site Plan, (3) the elimination of all improvements contemplated by or funded with tax increment financing generated by Redevelopment Project Areas III.B. and VI, (4) modifications to the Estimated Redevelopment Project Costs, (5) modifications to the Sources of Funds, (6) modifications to the Estimated Annual Payments in Lieu of Taxes and Economic Activity Taxes, (7) modifications to the Estimated Equalized Assessed Valuation after Redevelopment, and (8) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; and

**WHEREAS**, on July 10, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission, as properly constituted pursuant to Section 99.820.2 of the Act, at 9:40 a.m., held a public hearing to consider the Amended Fourth Amendment to the Plan; and

**WHEREAS**, the public hearing conducted by the Commission, as properly constituted pursuant to Section 99.820.2 of the Act, to consider the Amended Fourth 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, as properly constituted pursuant to Section 99.820.2 of the Act, upon hearing all public comments and staff's recommendation during the public hearing,

closed the public hearing, pursuant to Resolution 7-7-24, and deems it to be in the best interest of the City Council that it approves the Amended Fourth Amendment to the Plan.

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

1. The Amended Fourth 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 Amended Fourth 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 Amended Fourth Amendment to the Plan conforms to the comprehensive development plan of the City.

4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Amended 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 Amended 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 Amended Fourth Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.

7. The Amended Fourth Amendment does not contemplate relocation assistance for businesses and residences.

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

9. The Plan, as amended by the Amended Fourth Amendment, does not alter the cost-benefit analysis 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, as amended by the Amended Fourth Amendment are not built and if they are built pursuant to the Plan, as amended by the Amended Fourth Amendment and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.

10. The Commission, as properly constituted pursuant to Section 99.820.2 of the Act, does hereby approve the Amended Fourth Amendment to the Barry Towne Tax Increment Financing Plan.

11. The Commission, as properly constituted pursuant to Section 99.820.2 of the Act, does hereby recommend that the City Council of Kansas City, Missouri, by Ordinance, approve the Amended Fourth Amendment to the Barry Towne Tax Increment Financing Plan.

**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 10th day of July 2024.



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown  
Heather Brown (Jul 24, 2024 09:58 CDT)

Heather A. Brown, Secretary

**RESOLUTION NO. 7-10-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE TERMINATION REDEVELOPMENT PROJECT AREA III.B. DESCRIBED BY THE BARRY TOWNE TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI**

**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, 201; Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, as plan for redevelopment known as the Barry Towne Tax Increment Financing Plan (the "Original Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on June 6, 1996, by Ordinance No. 960307; and

**WHEREAS**, the Original Plan was subsequently amended by a series of ordinances passed by the City Council (collectively, the "Plan"); and

**WHEREAS**, the Amended Fourth Amendment to the Plan provides for the removal of Redevelopment Project Area III.B (the "Terminated Redevelopment Project Area") from the Plan and the elimination of all improvements contemplated by or funded with tax increment financing generated by the area designated by such Terminated Redevelopment Project Area; and

**WHEREAS**, on July 10, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission, as properly constituted pursuant to Section 99.820.3 of the Act, held a public hearing at 9:40 a.m. at 300 Wyandotte, Fourth Floor, Kansas City, Missouri 64105 to consider the termination of the Terminated Redevelopment Project Area; and

**WHEREAS**, the Commission, as properly constituted pursuant to Section 99.820.3, of the Act, desires to recommend that the City Council, by separate ordinance, terminate the designation of the Terminated Redevelopment Project Area; and

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

1. **Termination of Terminated Redevelopment Project Area III.B.** The Commission, as properly constituted pursuant to Section 99.820.3 of the Act, hereby recommends that the City Council dissolve the Special Allocation Fund(s) established in connection with Redevelopment Project Area III.B, as described by Ordinance No. 960317, remit any surplus on deposit therein to the affected tax districts, in accordance with the Act, and terminate Redevelopment Project Area III.B.

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 10th day of July 2024.

TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI

By: Jerry Nolte  
Jerry Nolte Def. 75, 2024 1437 CD11  
\_\_\_\_\_  
Jerry Nolte, Chair

ATTEST:

Heather A. Brown  
Heather Brown Def. 24, 2024 13 46 CD11  
\_\_\_\_\_  
Heather A. Brown, Secretary

**RESOLUTION NO. 7-11-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE TERMINATION REDEVELOPMENT PROJECT AREA III.B. DESCRIBED BY THE BARRY TOWNE TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI**

**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, 201; Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, as plan for redevelopment known as the Barry Towne Tax Increment Financing Plan (the "Original Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on June 6, 1996, by Ordinance No. 960307; and

**WHEREAS**, the Original Plan was subsequently amended by a series of ordinances passed by the City Council (collectively, the "Plan"); and

**WHEREAS**, the Amended Fourth Amendment to the Plan provides for the removal of Redevelopment Project Area III.B (the "Terminated Redevelopment Project Area") from the Plan and the elimination of all improvements contemplated by or funded with tax increment financing generated by the area designated by such Terminated Redevelopment Project Area; and

**WHEREAS**, on July 10, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission, as properly constituted pursuant to Section 99.820.2 of the Act, held a public hearing at 9:40 a.m. at 300 Wyandotte, Fourth Floor, Kansas City, Missouri 64105 to consider the termination of the Terminated Redevelopment Project Area; and

**WHEREAS**, the Commission, as properly constituted pursuant to Section 99.820.2, of the Act, desires to recommend that the City Council, by separate ordinance, terminate the designation of the Terminated Redevelopment Project Area; and

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

1. **Termination of Terminated Redevelopment Project Area III.B.** The Commission, as properly constituted pursuant to Section 99.820.2 of the Act, hereby recommends that the City Council dissolve the Special Allocation Fund(s) established in connection with Redevelopment Project Area III.B, as described by Ordinance No. 960317, remit any surplus on deposit therein to the affected tax districts, in accordance with the Act, and terminate Redevelopment Project Area III.B.

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 10th day of July 2024.



TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI

By: *Alessia Canady*  
Alessia R. Canady, Chair

ATTEST:

*Hu*  
Heather Brown (Jul 24, 2024 09:55 CDT)  
Heather A. Brown, Secretary

**RESOLUTION NO. 7-12-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE TERMINATION REDEVELOPMENT PROJECT AREA VI DESCRIBED BY THE BARRY TOWNE TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI**

**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, 201; Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, as plan for redevelopment known as the Barry Towne Tax Increment Financing Plan (the "Original Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on June 6, 1996, by Ordinance No. 960307; and

**WHEREAS**, the Original Plan was subsequently amended by a series of ordinances passed by the City Council (collectively, the "Plan"); and

**WHEREAS**, the Amended Fourth Amendment to the Plan provides for the removal of Redevelopment Project Area VI (the "Terminated Redevelopment Project Area") from the Plan and the elimination of all improvements contemplated by or funded with tax increment financing generated by the area designated by such Terminated Redevelopment Project Area; and

**WHEREAS**, on July 10, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission, as properly constituted pursuant to Section 99.820.3 of the Act, held a public hearing at 9:40 a.m. at 300 Wyandotte, Fourth Floor, Kansas City, Missouri 64105 to consider the termination of the Terminated Redevelopment Project Area; and

**WHEREAS**, the Commission, as properly constituted pursuant to Section 99.820.3, of the Act, desires to recommend that the City Council, by separate ordinance, terminate the designation of the Terminated Redevelopment Project Area; and

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

1. **Termination of Terminated Redevelopment Project Area VI.** The Commission, as properly constituted pursuant to Section 99.820.3 of the Act, hereby recommends that the City Council dissolve the Special Allocation Fund(s) established in connection with Redevelopment Project Area VI, as described by Ordinance No. 160425, remit any surplus on deposit therein to the affected tax districts, in accordance with the Act, and terminate Redevelopment Project Area VI.

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 10th day of July 2024.

TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI

By: Jerry Nolte  
Jerry Nolte (Jul 26, 2024 14:45 CDT)  
Jerry Nolte, Chair

ATTEST:

Heather A. Brown  
Heather Brown (Jul 26, 2024 12:45 CDT)  
Heather A. Brown, Secretary

**RESOLUTION NO. 7-13-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE TERMINATION REDEVELOPMENT PROJECT AREA VI DESCRIBED BY THE BARRY TOWNE TAX INCREMENT FINANCING PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI**

**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, 201; Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, as plan for redevelopment known as the Barry Towne Tax Increment Financing Plan (the "Original Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area") was approved by the City Council on June 6, 1996, by Ordinance No. 960307; and

**WHEREAS**, the Original Plan was subsequently amended by a series of ordinances passed by the City Council (collectively, the "Plan"); and

**WHEREAS**, the Amended Fourth Amendment to the Plan provides for the removal of Redevelopment Project Area VI (the "Terminated Redevelopment Project Area") from the Plan and the elimination of all improvements contemplated by or funded with tax increment financing generated by the area designated by such Terminated Redevelopment Project Area; and

**WHEREAS**, on July 10, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission, as properly constituted pursuant to Section 99.820.2 of the Act, held a public hearing at 9:40 a.m. at 300 Wyandotte, Fourth Floor, Kansas City, Missouri 64105 to consider the termination of the Terminated Redevelopment Project Area; and

**WHEREAS**, the Commission, as properly constituted pursuant to Section 99.820.2, of the Act, desires to recommend that the City Council, by separate ordinance, terminate the designation of the Terminated Redevelopment Project Area; and

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

1. **Termination of Terminated Redevelopment Project Area VI.** The Commission, as properly constituted pursuant to Section 99.820.2 of the Act, hereby recommends that the City Council dissolve the Special Allocation Fund(s) established in connection with Redevelopment Project Area VI, as described by Ordinance No. 160425, remit any surplus on deposit therein to the affected tax districts, in accordance with the Act, and terminate Redevelopment Project Area VI.

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 10th day of July 2024.



TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown  
Heather Brown (Jul 24, 2024 09:55 CDT)  
Heather A. Brown, Secretary

**RESOLUTION NO. 7-14-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 9:50 A.M. ON JULY 10, 2024, FOR THE PROPOSED FOURTH AMENDMENT TO THE UNION HILL 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 July 10, 2024 at 9:50 a.m.; and

**WHEREAS**, the TIF Commission held a public hearing at 9:50 a.m., July 10, 2024, to consider approval of the proposed Fourth Amendment to the Union Hill 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 Fourth Amendment to the Union Hill TIF Plan until 9:40 a.m., Wednesday, August 14, 2024.

**DATED** this 10<sup>th</sup> day of July 2024.



*Alissia Canady*

Alissia R. Canady, Chair

ATTEST:

*LaSherry Banks*  
LaSherry Banks (Jul 24, 2024 10:50 CDT)

La'Sherry Banks, Assistant Secretary

## RESOLUTION NO. 7-15-24

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE FOR THE CITY OF KANSAS CITY, MISSOURI IN CONNECTION WITH THE COMPLETION OF THE ACQUISITION AND RENOVATION OF THE FORMER YMCA BUILDING WITHIN THE NORTH OAK 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 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 February 24, 2005, the City Council passed Ordinance No. 050104 approving the North Oak Tax Increment Financing Plan (the “Plan”); and

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

**WHEREAS**, the Plan provides for the acquisition and renovation of the former YMCA building located at 1101 NE 47<sup>th</sup> Street, Kansas City, Clay County, Missouri (the “Project Improvements”); and

**WHEREAS**, on February 27, 2018, and amended on September 1, 2022, the Commission and the City of Kansas City, Missouri (the “Redeveloper”) entered into an Agreement (the “Redevelopment Agreement”) for the implementation of the Project Improvements; 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. November 26, 2018 and revised on October 20, 2022 (the “Cost Certifier Report”), has investigated whether the City of Kansas City, Missouri has completed such portions of the Project 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**, the Commission has determined that partial 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 Partial 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 acquisition and renovation of the YMCA of the North Oak 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 10th day of July, 2024.

TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI

By:  Alissia Canady (Mar 27, 2025 11:02 CDT)  
\_\_\_\_\_  
Alissia R. Canady, Chair

ATTEST:

 Heather Brown (Mar 27, 2025 12:21 CDT)  
\_\_\_\_\_  
Heather A. Brown, Secretary

**RESOLUTION NO. 7-16-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI ACCEPTING THE RECOMMENDATIONS OF THE KCI CORRIDOR ADVISORY COMMITTEE**

**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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, on March 11, 1999, the City Council, by way of Ordinance No. 990256, approved the KCI Corridor Tax Increment Financing Plan (the "Plan"), which has been amended from time to time by a series of ordinances passed by the City Council and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

**WHEREAS**, the Plan provides, among other things, for the design and construction of public infrastructure improvements within and adjacent to the Redevelopment Area; and

**WHEREAS**, the Plan provides for the establishment of an Advisory Committee (the "KCI Corridor Advisory Committee") to consider and make recommendations to the Commission regarding the use of tax increment financing to fund certain improvements contemplated by the Plan; and

**WHEREAS**, on July 8, 2024, the KCI Corridor Advisory Committee convened and recommended that the Commission consider the following recommendations:

1. accept a modification to a previous recommendation to the Commission to utilize TIF Revenue or proceeds from Bonds to fund Trail Improvements: T1, T2 and T3 in an amount not to exceed \$551,000 to now utilize such TIF Revenue or proceeds from Bonds to fund Trail Improvements: T1 and T1B in an amount not to exceed \$551,000;
2. enter into a Redevelopment Agreement with the City of Kansas City, Missouri, which shall provide for the City to design and construct Trail Improvements T1 and T1B and for the TIF Commission to reimburse the City for costs related thereto in an amount not to exceed \$551,000; and
3. enter into an amendment to the KCI Corridor Reimbursement Prioritization Agreement to provide that the reimbursement of costs related to Trail Improvements T1 and T1B should come after the reimbursement of costs related to Public Improvement 20A, but before all other costs identified in the Plan, except for such costs identified in the Reimbursement Prioritization Agreement; and

**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 Recommendations.** The Commission hereby accepts the recommendations of the Advisory Committee, as presented on July 10, 2024.

**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 10<sup>th</sup> day of July 2024.



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown  
Heather Brown (July 24, 2024 09:54 CDT)  
Heather A. Brown, Secretary

**RESOLUTION NO. 7-17-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE REDEVELOPMENT AGREEMENT BETWEEN THE COMMISSION AND THE CITY OF KANSAS CITY, MISSOURI IN CONNECTION WITH THE IMPLEMENTATION OF THE T1 AND T1B TRAIL IMPROVEMENTS, PURSUANT TO THE KCI 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, on March 11, 1999, the City Council, by way of Ordinance No. 990256, approved the KCI Corridor Tax Increment Financing Plan (the “Plan”), which has been amended from time to time by a series of ordinances passed by the City Council and designated the area described therein as a redevelopment area (the “Redevelopment Area”); 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 10’ wide concrete non-motorized transportation facility along I-29 generally from Old Tiffany Springs Road to NW 112<sup>th</sup> Street referred to as T1 and T1B in the Plan (the “KCI Corridor Trail Improvements”); and

**WHEREAS**, on July 8, 2024, the KCI Corridor Advisory Committee convened and recommended that the Commission enter into a Redevelopment Agreement (the “Redevelopment Agreement”) with the City of Kansas City, Missouri (the “City”), which shall provide for the City to design and construct the KCI Corridor Trail Improvements and for the Commission to reimburse the City for costs related thereto in an amount not to exceed \$551,000; and

**WHEREAS**, pursuant to the KCI Corridor Advisory Committee’s recommendation, the Commission desires to enter into a Redevelopment Agreement with the City, which shall provide for the City to complete the KCI Corridor Trail Improvements by December 31, 2025, in accordance with the Redevelopment Agreement, and for the Commission, subject to the terms and conditions of the Redevelopment Agreement, to reimburse the City for certain costs related thereto in an amount not to exceed \$551,000; 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 a Redevelopment Agreement with the City, in substantially the form

presented to and reviewed by the Commission at this meeting and attached to this Resolution, subject to 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 10<sup>th</sup> day of July



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown  
Heather Brown (01/23, 2024 09-24 CDT)  
Heather A. Brown, Secretary

**RESOLUTION NO. 7-18-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIFTH AMENDED AND RESTATED REIMBURSEMENT PRIORITIZATION AGREEMENT RELATED TO THE KCI 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, on March 11, 1999, the City Council, by way of Ordinance No. 990256, approved the KCI Corridor Tax Increment Financing Plan (the "Plan"), which has been amended from time to time by a series of ordinances passed by the City Council and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

**WHEREAS**, the Plan provides, among other things, for 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) design and construction of an overpass on Old Tiffany Springs Road, beginning 500 linear feet east of Congress and continuing to Skyview Avenue (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"), (4) the design and construction of certain infrastructure improvements relating to a new sports complex, (the "Sports Complex Infrastructure Improvements"), (5) the design and construction of Old Tiffany Springs Road from Line Creek Parkway west to Genesis Trails subdivision (the "Old Tiffany Springs Road Improvements") and (6) the design of certain improvements to 108th Street/Shoal Creek Parkway between N. Platte Purchase Drive and N. Green Hills Road (the "108th Street/Shoal Creek Design" and together with the Skyview Improvements, Tiffany Springs Bridge Improvements, the Line Creek Improvements, the Old Tiffany Springs Road Improvements and the Sports Complex Infrastructure Improvements, collectively, the "Prioritized Improvements"); and

**WHEREAS**, the Commission, the City, MD Management, Inc. and Hunt Midwest Real Estate Development, Inc. entered into a Reimbursement Prioritization Agreement, dated June 19, 2018, which was amended on December 18, 2018, May 9, 2019 and April 26, 2020 and May 24, 2022 (the "Amended Prioritization Agreement") and which provides, in part, for the prioritization of reimbursement of redevelopment project costs with respect to each of the Prioritized Improvements; and

**WHEREAS**, on March 7, 2023 the KCI Corridor Advisory Committee convened and recommended that the Commission amend the TIF Plan and any agreements, including the

Amended Prioritization Agreement, related thereto regarding certain modifications to the Budget of Redevelopment Project Costs identified by the TIF Plan, including (1) an increase of reimbursable project costs related to Public Improvement 17 by \$60,000, (2) an increase of reimbursable project costs related to Public Improvement 7D by \$250,000, and (3) an increase of reimbursable project costs related to Public Improvement 20A by \$100,000 (the "March Recommendations") and on July 8, 2024, the KCI Corridor Advisory Committee convened and recommended that the Commission enter into an amendment the KCI Corridor Reimbursement Prioritization Agreement to provide that the reimbursement of costs related to Trail Improvements T1 and T1B in an amount not to exceed \$515,000, should come after the reimbursement or the provision for reimbursement of costs related to Public Improvement 20A, but before all other costs identified in the KCI Corridor TIF Plan, except for such costs identified in the Reimbursement Prioritization Agreement (the "July Recommendations"); and

WHEREAS, the Commission, by separate Resolutions, approved the KCI Corridor Advisory Committee's March Recommendations and July Recommendations (collectively, the "KCI Corridor Advisory Committee's Recommendations"); and

WHEREAS, pursuant to the KCI Corridor Advisory Committee's recommendations, the Commission desires to enter into Fifth Amended and Restated Reimbursement Prioritization Agreement, which has been prepared by legal counsel and reviewed by staff and which incorporates the KCI Corridor Advisory Committee's Recommendations as to the prioritized amounts to be reimbursed to the parties thereto; 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 Fifth Amended and Restated Reimbursement Prioritization Agreement.** The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Fifth Amended and Restated Reimbursement Prioritization Agreement with the City, MD Management, Inc. and 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, subject to 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 10<sup>th</sup> day of July 2024



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST

Heather A. Brown  
Heather Brown (Jul 24, 2024 12:53 CDT)  
Heather A. Brown, Secretary

**RESOLUTION NO. 7-19-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE RECOMMENDATION OF THE GOVERNANCE, FINANCE AND AUDIT COMMITTEE TO UTILIZE THE COMMISSION'S REVIEW, APPROVAL AND DIRECT POLICY IN CONNECTION WITH THE IMPLEMENTATION OF THE 1-29 AND 1-435 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, on March 21, 2024, the City Council, by way of Ordinance No. 240260, approved the I-29 and I-435 Tax Increment Financing Plan (the "Plan"), and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

**WHEREAS**, the Plan provides for the construction of a covered airport parking facility on approximately 30.5 acres with an accessory approximately 10,000 square-foot office building that shall include approximately 3,500 square feet of retail space and related parking improvements and an approximately 12,000 square-foot convenience store gas station / drive through restaurant and related parking lot improvements (the "Project Improvements"), together with public infrastructure improvements, including street improvements, highway roundabout improvements, site demolition, water, stormwater, sanitary sewer, other utilities and related improvements to support the Project Improvements (the "Public Improvements") within an area generally located south of interstate I-435, east of interstate I-29, north of NW Cookingham Drive, and west of Ambassador Drive, including adjacent right-of-way, but exclusive of the existing Ambassador Building and related site improvements, and totaling approximately 68 acres all in Kansas City, Platte County, Missouri (the "Redevelopment Area"); and

**WHEREAS**, Kansas City Airport Parking, LLC (the "Redeveloper") and the Commission entered into a Redevelopment Agreement (the "Redevelopment Agreement") to implement the Project Improvements and Public Improvements, which provides, in part, that (A) the Redeveloper will design and construct the Project Improvements and the Public Improvements in accordance with the terms and conditions of the Redevelopment Agreement, including the Commission's policies and procedures incorporated therein by 2030 and (B) the Commission shall reimburse the Redeveloper for certain Redevelopment Project Costs incurred by the Redeveloper, certified by the Commission and related to the Project Improvements and Public Improvements, in amount not to exceed \$16,012,656 from TIF Revenue and CID Revenue; provided, however, the Redeveloper shall not be entitled to reimbursement until the City is reimbursed for costs related to the two roundabouts along Cookingham Drive (the "Roundabouts") in the approximate amount of \$5,515,044 (the "Roundabout Costs"); and

**WHEREAS**, on April 11, 2024, the Commission and the City entered into Funding and Reimbursement Agreement (the "Funding Agreement"), which provides for, among other things, for the City to contribute funds to the Commission (the City's Contribution") for the purpose of funding Roundabouts Costs and for the City to receive reimbursement from the Commission for the same, prior to the Commission reimbursing any amount to the Redeveloper, in connection with the Redevelopment Agreement; and

**WHEREAS**, the Funding Agreement further provides that the City, subject to appropriation and as soon as reasonably practicable after the execution and delivery of (a) the Funding Agreement and (b) each resolution approved by the Commission, which certifies Roundabout Costs (each, a "Certification of Costs Resolution"), shall remit to the Commission, within fifteen (15) days of its receipt of each such Certification of Costs Resolution, in immediately available funds, an amount equal to the Roundabout Costs certified pursuant to each such Certification of Costs Resolution; provided, however, the City shall, in no event, remit an aggregate amount in excess of the City's Contribution; and

**WHEREAS**, the Redeveloper has requested that the Commission amend the Redevelopment Agreement to provide that the Commission shall utilize its Review, Approval and Direct Pay Policy, in connection with the payment of Roundabout Costs, which, upon certification, shall permit the Commission to directly pay contractors and vendors engaged by the Redeveloper to complete the Roundabouts; and

**WHEREAS**, the Governance, Finance and Audit Committee of the Commission (the "Finance Committee") convened on July 3, 2024 and received and approved a recommendation from Heather Brown, Executive Director of the TIF Commission, to utilize the Commission's Review, Approval and Direct Pay Policy in connection with the payment of Roundabout Costs; and

**WHEREAS**, the Commission desires to accept the recommendation of the Finance Committee to utilize the Commission's Review, Approval and Direct Pay Policy in connection with the payment of Roundabout Costs; and

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

**Section 1. Acceptance of the Recommendation of the Governance, Finance and Audit Committee.** The Commission hereby accepts the recommendation of the Finance Committee to utilize the Commission's Review, Approval and Direct Pay Policy in connection with the payment of Roundabout Costs (as defined in the recitals) in connection with the implementation of the I-29 and I-435 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 10<sup>th</sup> day of July 2024.



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

By: *Alissia Canady*  
Alissia R. Canady, Chair

ATTEST:

*Heather A. Brown*  
Heather Brown (Jul 24, 2024 12:52 CDT)

Heather A. Brown, Secretary

**RESOLUTION NO. 7-20-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH KANSAS CITY AIRPORT PARKING, LLC IN CONNECTION WITH THE IMPLEMENTATION OF THE 1-29 AND 1-435 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, on March 21, 2024, the City Council, by way of Ordinance No. 240260, approved the I-29 and I-435 Tax Increment Financing Plan (the “Plan”), and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

**WHEREAS**, the Plan provides for the construction of a covered airport parking facility on approximately 30.5 acres with an accessory approximately 10,000 square-foot office building that shall include approximately 3,500 square feet of retail space and related parking improvements and an approximately 12,000 square-foot convenience store gas station / drive through restaurant and related parking lot improvements (the “Project Improvements”), together with public infrastructure improvements, including street improvements, highway roundabout improvements, site demolition, water, stormwater, sanitary sewer, other utilities and related improvements to support the Project Improvements (the “Public Improvements”) within an area generally located south of interstate I-435, east of interstate I-29, north of NW Cookingham Drive, and west of Ambassador Drive, including adjacent right-of-way, but exclusive of the existing Ambassador Building and related site improvements, and totaling approximately 68 acres all in Kansas City, Platte County, Missouri (the “Redevelopment Area”); and

**WHEREAS**, Kansas City Airport Parking, LLC (the “Redeveloper”) and the Commission entered into a Redevelopment Agreement (the “Redevelopment Agreement”) to implement the Project Improvements and Public Improvements, which provides, in part, that (A) the Redeveloper will design and construct the Project Improvements and the Public Improvements in accordance with the terms and conditions of the Redevelopment Agreement, including the Commission’s policies and procedures incorporated therein by 2030 and (B) the Commission shall reimburse the Redeveloper for certain Redevelopment Project Costs incurred by the Redeveloper, certified by the Commission and related to the Project Improvements and Public Improvements, in amount not to exceed \$16,012,656 from TIF Revenue and CID Revenue; provided, however, the Redeveloper shall not be entitled to reimbursement until the City is reimbursed for costs related to the two roundabouts along Cookingham Drive (the “Roundabouts”) in the approximate amount of \$5,515,044 (the “Roundabout Costs”); and

**WHEREAS**, on April 11, 2024, the Commission and the City entered into Funding and Reimbursement Agreement (the "Funding Agreement"), which provides for, among other things, for the City to contribute funds to the Commission (the City's Contribution") for the purpose of funding Roundabouts Costs and for the City to receive reimbursement from the Commission for the same, prior to the Commission reimbursing any amount to the Redeveloper, in connection with the Redevelopment Agreement; and

**WHEREAS**, the Funding Agreement further provides that the City, subject to appropriation and as soon as reasonably practicable after the execution and delivery of (a) the Funding Agreement and (b) each resolution approved by the Commission, which certifies Roundabout Costs (each, a "Certification of Costs Resolution"), shall remit to the Commission, within fifteen (15) days of its receipt of each such Certification of Costs Resolution, in immediately available funds, an amount equal to the Roundabout Costs certified pursuant to each such Certification of Costs Resolution; provided, however, the City shall, in no event, remit an aggregate amount in excess of the City's Contribution; and

**WHEREAS**, the Redeveloper has requested that the Commission amend the Redevelopment Agreement to provide that the Commission shall utilize its Review, Approval and Direct Pay Policy, in connection with the payment of Roundabout Costs, which, upon certification, shall permit the Commission to directly pay contractors and vendors engaged by the Redeveloper to complete the Roundabouts; and

**WHEREAS**, the Governance, Finance and Audit Committee of the Commission (the "Finance Committee") convened on July 3, 2024, and received and approved a recommendation from Heather Brown, Executive Director of the TIF Commission, to utilize the Commission's Review, Approval and Direct Pay Policy in connection with the payment of Roundabout Costs; and

**WHEREAS**, the Commission, pursuant to Resolution No. 7-19-24, approved the recommendation of the Finance Committee to utilize the Commission's Review, Approval and Direct Pay Policy in connection with the payment of Roundabout Costs; and

**WHEREAS**, the Commission desires to enter into a First Amendment to the Redevelopment Agreement with the Redeveloper, which shall which incorporate the Commission's Review, Approval and Direct Pay Policy in connection with the payment of Roundabout Costs; 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 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 Kansas City Airport Parking, LLC, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, subject to 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 10<sup>th</sup> day of July 2021



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown  
Heather Brown Lic 29, 2016 MS-JS CDTI  
Heather A. Brown, Secretary

Heather A. Brown

**RESOLUTION NO. 7-21-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIRST AMENDMENT TO FUNDING AND REIMBURSEMENT AGREEMENT WITH CITY OF KANSAS CITY, MISSOURI RELATED TO THE 1-29 AND 1-435 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, on March 21, 2024, the City Council, by way of Ordinance No. 240260, approved the 1-29 and I-435 Tax Increment Financing Plan (the "Plan"), and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

**WHEREAS**, the Plan provides for the construction of a covered airport parking facility on approximately 30.5 acres with an accessory approximately 10,000 square-foot office building that shall include approximately 3,500 square feet of retail space and related parking improvements and an approximately 12,000 square-foot convenience store gas station / drive through restaurant and related parking lot improvements (the "Project Improvements"), together with public infrastructure improvements, including street improvements, highway roundabout improvements, site demolition, water, stormwater, sanitary sewer, other utilities and related improvements to support the Project Improvements (the "Public Improvements") within an area generally located south of interstate I-435, east of interstate I-29, north of NW Cookingham Drive, and west of Ambassador Drive, including adjacent right-of-way, but exclusive of the existing Ambassador Building and related site improvements, and totaling approximately 68 acres all in Kansas City, Platte County, Missouri (the "Redevelopment Area"); and

**WHEREAS**, Kansas City Airport Parking, LLC (the "Redeveloper") and the Commission entered into a Redevelopment Agreement (the "Redevelopment Agreement") to implement the Project Improvements and Public Improvements, which provides, in part, that (A) the Redeveloper will design and construct the Project Improvements and the Public Improvements in accordance with the terms and conditions of the Redevelopment Agreement, including the Commission's policies and procedures incorporated therein by 2030 and (B) the Commission shall reimburse the Redeveloper for certain Redevelopment Project Costs incurred by the Redeveloper, certified by the Commission and related to the Project Improvements and Public Improvements, in amount not to exceed \$16,012,656 from TIF Revenue and CID Revenue; provided, however, the Redeveloper shall not be entitled to reimbursement until the City is reimbursed for costs related to the two roundabouts along Cookingham Drive (the "Roundabouts") in the approximate amount of \$5,515,044 (the "Roundabout Costs"); and

**WHEREAS**, on April 11, 2024, the Commission and the City entered into Funding and Reimbursement Agreement (the "Funding Agreement"), which provides for, among other things, for the City to fund the Roundabouts Costs and receive reimbursement from the Commission for the same, prior to the Commission reimbursing any amount Redeveloper, in connection with the Redevelopment Agreement ; and

**WHEREAS**, the Funding Agreement further provides that the City, subject to appropriation and as soon as reasonably practicable after the execution and delivery of (a) the Funding Agreement and (b) each resolution approved by the Commission, which certifies Roundabout Costs (each, a "Certification of Costs Resolution"), shall remit to the Commission, within fifteen (15) days of its receipt of each such Certification of Costs Resolution, in immediately available funds, an amount equal to the Roundabout Costs certified pursuant to each such Certification of Costs Resolution; provided, however, the City shall, in no event, remit an aggregate amount in excess of the City's Contribution; and

**WHEREAS**, pursuant to Resolution 7-20-24, the Commission and the Redeveloper intend to enter into a First Amendment to the Redevelopment Agreement (the "First Amendment"), which provides, in part, that the Commission shall utilize its Review, Approval and Direct Pay Policy to directly pay contractors and vendors engaged by the Redeveloper to complete the Roundabouts; and

**WHEREAS**, ss a result of the First Amendment, the Commission desires to amend to the Funding Agreement to provide that (A) the Commission shall provide the City with written communication, as opposed to a resolution, as to the amount of certified Roundabout Costs and (B) the City shall remit funds to the Commission for payment of such certified Roundabout Costs within fifteen (15) days receipt of such communication; and

**WHEREAS**, the Commission desires to enter into a First Amendment to the Funding Agreement with the City, which shall provide that (A) the Commission shall provide the City with written communication, as opposed to a resolution, as to the amount of certified Roundabout Costs and (B) the City shall remit funds to the Commission for payment of such certified Roundabout Costs within fifteen (15) days receipt of such communication; 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 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 the Funding and Reimbursement Agreement with City of Kansas City, Missouri, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, subject to 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 10<sup>th</sup> day of July, 2024



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST

Heather A. Brown  
Heather A. Brown (Jul 26, 2024 12:51 CDT)  
Heather A. Brown, Secretary

**RESOLUTION NO. 07-22-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO APPROVE A REDEVELOPMENT AGREEMENT BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND THE CITY OF KANSAS CITY, MISSOURI, IN CONNECTION WITH THE IMPLEMENTATION OF THE WEST BOTTOMS TAX INCREMENT FINANCING PLAN**

**WHEREAS**, the Tax Increment Financing Commission of Kansas City, Missouri (the "TIF 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, a plan for redevelopment known as the West Bottoms Tax Increment Financing Plan (the "Plan") was approved by the City Council on March 21, 2024, by Ordinance No. 240256, for an area designated therein as the redevelopment area (the "Redevelopment Area"); and

**WHEREAS**, the Plan provides, among other things, for the construction of public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure that will encourage the construction of approximately 108,000 square feet of office space, 108,300 square feet of retail space, and 589 multifamily units, which may include affordable units, and 40 hotel rooms; and

**WHEREAS**, on June 12, 2024, the Commission considered and recommended, by Resolution that the City approve a First Amendment to the TIF Plan, which provides for (1) modifications to the Budget of Redevelopment Project Costs, (2) modifications to the Anticipated Sources of Funds, and (3) modifications to the Development Schedule; and

**WHEREAS**, the City, pursuant to the Plan, as amended, desires to enter into a Redevelopment Agreement with the Commission (the "Redevelopment Agreement") to implement certain public infrastructure improvements, including (1) the design and construction of water mains along Santa Fe from 9th Street to 12th Street and from Mulberry Street to a point approximately 475 feet east of Santa Fe Street within and adjacent to the Redevelopment Area, (the "Water Main Projects"), (2)(a) the design and construction of new and converted sanitary sewers along Santa Fe Street from 9th Street to 12th Street and along Union Avenue, from Mulberry to a point approximately 150 feet east of Santa Fe, new sanitary sewers along 11th Street from Mulberry to Santa Fe with storm sewer trunks at Union Ave. and 11th Street and (2)(b) the rehabilitation of sanitary sewers and storm sewers along Mulberry Street, 11th Street and Liberty Street (the "Sewer Projects"), (3) the design and construction of regional detention basins (the

“Regional Detention Basin Projects”) , (4) the design and construction of public gathering spaces (the “Public Gathering Spaces and (5) the reconstruction of streets, curbs, sidewalks, alleys, associated streetscape improvements along Santa Fe from 9th to 12th Street, Union Ave. and 11th Street; (6) general site prep, earthwork and pavers, (7) the reconstruction of streets, curbs, sidewalks, driveway and associated streetscape improvements along Mulberry Street, 11th Street, and Liberty Street, including the intersection improvements at the intersection of 12th Street and Liberty Street, (8) the installation of modern street light systems, and (8) the installation of street trees and other amenities (the “Street Improvements” and together with the Water Main Projects, the Sewer Projects, the Regional Detention Basin Projects and the Public Gathering Spaces, the “Public Infrastructure Projects”), which shall provide, in part, that (A) the City will design and construct the Public Infrastructure Projects in accordance with the terms and conditions of the Redevelopment Agreement, including the Commission’s policies and procedures incorporated therein, by December 31, 2026, and (B) the Commission shall reimburse the City for certain Redevelopment Project Costs incurred by the City, certified by the Commission and related to the Public Infrastructure Projects, in an amount not to exceed \$54,412,500 from TIF Revenue, CID Revenue, and Additional City EATs Revenue/Super TIF generated and collected within the Redevelopment 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 Redevelopment Agreement with the City of Kansas City, Missouri.** 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 for the implementation of certain public infrastructure improvements contemplated by the West Bottoms Tax Increment Financing 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, and further subject to the City Council’s approval of the First Amendment to the West Bottoms 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 10th day of July, 2024.



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST

Heather A. Brown  
Heather Brown (Jul 24, 2024 12:59 CDT)  
Heather A. Brown, Secretary

**RESOLUTION NO. 7-23-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE ASSIGNMENT AND ASSUMPTION AGREEMENT AMONG THE COMMISSION, THE CITY OF KANSAS CITY, MISSOURI, KANSAS CITY MO HOTEL PARTNERS, LP AND ALADDIN PROPCO, LLC IN CONNECTION WITH THE 12<sup>TH</sup> & 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 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 by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, a plan for redevelopment known as the 12<sup>th</sup> & Wyandotte Tax Increment Financing Plan, as approved by Ordinance No. 921351 of the City Council, and as amended by the passage of a series of ordinances was approved by the City Council on December 10, 1992 (the "Amended Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area"); and

**WHEREAS**, the Amended Plan provides for the implementation of Redevelopment Project 4 which provides for the redevelopment of Aladdin Hotel which is located at 1215 Wyandotte Street Kansas City, Missouri, 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")

**WHEREAS**, on June 8, 2006, the Commission and Kansas City Hotel Partners, LP (the "Developer") entered into a Redevelopment Agreement (the "Redevelopment Agreement") that provides for the implementation of the Project 4 Improvements; and

**WHEREAS**, on August 23, 2006, 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 City Reimbursable Project Costs (defined in the Financing Agreement) and which include certified costs related to the Project 4 Improvements) from City Revenues (as defined in the Financing Agreement) as set forth in and subject to the terms of the Financing Agreement; and

**WHEREAS**, the Developer, pursuant to a Purchase Contract having an effective date of May 30, 2024 (the "Purchase Contract"), caused certain real property upon which the Project 4 Improvements are located, along with the Project 4 Improvements (the "Property") to be sold and conveyed to Aladdin Propco, LLC or its designees (the "Purchaser"); and

**WHEREAS**, pursuant to the Purchase Contract, the Developer is to assign or cause to be assigned to Purchaser or Purchaser's designee 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 the Financing 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;

**WHEREAS**, Section 8 of the Financing Agreement provides that Developer shall not, whether directly or indirectly, sell, assign, transfer, give, or otherwise voluntarily or involuntarily dispose of (herein collectively referred to as a "Transfer") the Redevelopment Project without the consent of the City; and

**WHEREAS**, the Commission desires to enter into an Assignment and Agreement with the Purchaser, the Developer and the City, which shall provide, in part, for (1) the Developer's assignment and the Purchaser's assumption of all Developer's rights, interests, duties and obligations under the Redevelopment Agreement and the Financing Agreement, (2) the Commission's consent to such assignment and assumption of the Redevelopment Agreement and the Financing Agreement and (3) the City's consent to such assignment and assumption of the Financing Agreement and the Transfer of the Property, subject to (A) the execution of the Assignment and Assumption Agreement, (B) the execution of a Termination and Mutual Release of the Redevelopment Agreement and (C) the execution of a Termination and Mutual Release of the Financing 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 Assignment and Assumption Agreement.** The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute an Assignment and Agreement with Aladdin Propco, LLC, Kansas City Hotel Partners, LP and 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 10<sup>th</sup> day of July, 2024.



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown  
Heather Brown (Jul 24, 2024 12:45 CDT)  
Heather A. Brown, Secretary

**RESOLUTION NO. 7-24-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE TERMINATION AND MUTUAL RELEASE OF REDEVELOPMENT AGREEMENT BETWEEN THE COMMISSION AND ALADDIN PROPCO, LLC IN CONNECTION WITH THE 12<sup>TH</sup> & 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 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 by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, a plan for redevelopment known as the 12<sup>th</sup> & Wyandotte Tax Increment Financing Plan, as approved by Ordinance No. 921351 of the City Council, and as amended by the passage of a series of ordinances was approved by the City Council on December 10, 1992 (the "Amended Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area"); and

**WHEREAS**, the Amended Plan provides for the implementation of Redevelopment Project 4 which provides for the redevelopment of Aladdin Hotel which is located at 1215 Wyandotte Street Kansas City, Missouri, 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")

**WHEREAS**, on June 8, 2006, the Commission and Kansas City Hotel Partners, LP (the "Developer") entered into a Redevelopment Agreement (the "Redevelopment Agreement") that provides for the implementation of the Project 4 Improvements; and

**WHEREAS**, the Developer, pursuant to a Purchase Contract having an effective date of May 30, 2024 (the "Purchase Contract"), caused certain real property upon which the Project 4 Improvements are located, along with the Project 4 Improvements (the "Property") to be sold and conveyed to Aladdin Propco, LLC or its designees (the "Purchaser"); and

**WHEREAS**, pursuant to the Purchase Contract, the Developer, the Purchaser, and the City intend to enter into an Assignment and Assumption Agreement which shall provide, in part, for (1) the Developer's assignment and the Purchaser's assumption of all Developer's rights, interests, duties and obligations under the Redevelopment Agreement and the Financing Agreement, (2) the Commission's consent to such assignment and assumption of the Redevelopment Agreement and the Financing Agreement and (3) the City's consent to such assignment and assumption of the Financing Agreement and the Transfer of the Property, subject to (A) the execution of the

Assignment and Assumption Agreement, (B) the execution of a Termination and Mutual Release of the Redevelopment Agreement and (C) the execution of a Termination and Mutual Release of the Financing Agreement; and

WHEREAS, pursuant to and in furtherance of the Assignment and Assumption Agreement, the Commission desires to enter into a Termination and Mutual Release 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 Termination and Mutual Release of Redevelopment Agreement.** The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Termination and Mutual Release of Redevelopment Agreement by and between the Commission and the Purchaser, 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 10<sup>th</sup> day of July, 2024.



ATTEST:

TAX INCREMENT FINANCING  
COMMISSION OF KANSAS CITY,  
MISSOURI

By: Alissia Canady  
Alissia R. Canady, Chair

Heather A. Brown  
Heather Brown (Jul 26, 2024 12:44 CDT)  
Heather A. Brown, Secretary

**RESOLUTION NO. 07-25-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE TERMINATION AND MUTUAL RELEASE OF FINANCING AGREEMENT AMONG THE TIF COMMISSION, ALADDIN PROPCO, LLC, AND THE CITY OF KANSAS CITY, MISSOURI IN CONNECTION WITH THE IMPLEMENTATION OF THE 12<sup>TH</sup> & WYANDOTTE 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 by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, a plan for redevelopment known as the 12<sup>th</sup> & Wyandotte Tax Increment Financing Plan, as approved by Ordinance No. 921351 of the City Council, and as amended by the passage of a series of ordinances was approved by the City Council on December 10, 1992 (the "Amended Plan") for an area designated therein as a redevelopment area (the "Redevelopment Area"); and

**WHEREAS**, the Amended Plan provides for the implementation of Redevelopment Project 4 which provides for the redevelopment of Aladdin Hotel which is located at 1215 Wyandotte Street Kansas City, Missouri, 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")

**WHEREAS**, on June 8, 2006, the Commission and Kansas City Hotel Partners, LP (the "Developer") entered into a Redevelopment Agreement (the "Redevelopment Agreement") that provides for the implementation of the Project 4 Improvements; and

**WHEREAS**, the Developer, pursuant to a Purchase Contract having an effective date of May 30, 2024 (the "Purchase Contract"), caused certain real property upon which the Project 4 Improvements are located, along with the Project 4 Improvements (the "Property") to be sold and conveyed to Aladdin Propco, LLC or its designees (the "Purchaser"); and

**WHEREAS**, pursuant to the Purchase Contract, the Developer, the Purchaser, and the City intend to enter into an Assignment and Assumption Agreement which shall provide, in part, for (1) the Developer's assignment and the Purchaser's assumption of all Developer's rights, interests, duties and obligations under the Redevelopment Agreement and the Financing Agreement, (2) the Commission's consent to such assignment and assumption of the Redevelopment Agreement and the Financing Agreement and (3) the City's consent to such assignment and assumption of the Financing Agreement and the Transfer of the Property, subject to (A) the execution of the

Assignment and Assumption Agreement, (B) the execution of a Termination and Mutual Release of the Redevelopment Agreement and (C) the execution of a Termination and Mutual Release of the Financing Agreement; and

**WHEREAS**, pursuant to and in furtherance of the Assignment and Assumption Agreement, the Purchaser desires to enter into a Termination and Mutual Release of the Financing 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 Termination and Mutual Release of Financing Agreement.** The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Termination and Mutual Release of Financing Agreement by and among the Commission, Aladdin Propco, LLC, and 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 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 10<sup>th</sup> day of July, 2024



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown  
Heather Brown (Jul 24, 2024 12:44 CDT)  
Heather A. Brown, Secretary

**RESOLUTION NO 7-26- 24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI THAT IT ACKNOWLEDGE THE TERMINATION OF THE DESIGNATION OF REDEVELOPMENT PROJECT AREAS 10, 14, 16, 21, 24 AND 27 OF THE 22<sup>ND</sup> & MAIN TAX INCREMENT FINANCING PLAN**

**WHEREAS**, the Tax Increment Financing Commission of Kansas City, Missouri (the "TIF 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, a plan for redevelopment known as the 22<sup>nd</sup> & Main 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 August 26, 1999, by Ordinance No. 980230; and

**WHEREAS**, the Plan contemplates the implementation of certain improvements within several Redevelopment Project Areas, including the following: Redevelopment Project Area 10, 14, 16, 21, 24 and 27 (collectively, the "Redevelopment Project Areas"); and

**WHEREAS**, the Act provides that the tax increment allocation financing within a Redevelopment Project Area shall not be utilized for a period of more than twenty-three (23) years from the date a redevelopment project area is designated by an ordinance adopted by the Council;

**WHEREAS**, on September 4, 1999, the Council, by its passage of Ordinance No. 991061, designated Redevelopment Project Area 10; and

**WHEREAS**, on July 29, 2000, the Council, by its passage of Ordinance No. 000956, designated Redevelopment Project Area 14; and

**WHEREAS**, on September 4, 1999, the Council, by its passage of Ordinance No. 991062, designated Redevelopment Project Area 16; and

**WHEREAS**, on July 1, 2000, the Council, by its passage of Ordinance No. 000781, designated Redevelopment Project Area 21; and

**WHEREAS**, on December 23, 2000, the Council, by its passage of Ordinance No. 001594, designated Redevelopment Project Area 24; and

**WHEREAS**, on July 29, 2000, the Council, by its passage of Ordinance No. 000957, designated Redevelopment Project Area 27; and

**WHEREAS**, on July 10, 2024, the Commission (A) acknowledged that that the 23 year statutory period for the capture of tax increment allocation has expired for each of Redevelopment Project Area 10, Redevelopment Project Area 14, Redevelopment Project Area 16, Redevelopment Project Area 21, Redevelopment Project Area 24 and Redevelopment Project Area 27 of the 22<sup>nd</sup> & Main Tax Increment Financing Plan, as amended, and (B) expressed its desire to recommend that the Council do the following: (1) acknowledge that the 23 year statutory period for the capture of tax increment allocation financing within each of the Redevelopment Project Areas has expired and (2) pass an ordinance (a) to dissolve the special allocation fund established in connection with each Redevelopment Project Area, (b) terminate the designation of the Redevelopment Project Area and (c) direct the Commission to remit all remaining funds within the special allocation fund established in connection with the Redevelopment Project Areas to the taxing districts in the area selected for each such 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 each 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 of Kansas City, Missouri do the following: (1) acknowledge that the 23 year statutory period for the capture of tax increment allocation financing in each of Redevelopment Project Area 10, Redevelopment Project Area 14, Redevelopment Project Area 16, Redevelopment Project Area 21, Redevelopment Project Area 24 and Redevelopment Project Area 27 of the 22<sup>nd</sup> & Main Tax Increment Financing Plan, as amended, has expired, and (2) pass an ordinance (a) dissolving the special allocation fund established in connection with each of the Redevelopment Project Areas, (b) terminating the designation of each of the Redevelopment Project Areas and (c) directing the Commission to remit all remaining funds within the special allocation fund established in connection with each of the Redevelopment Project Areas to the taxing districts in the area selected for each such 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 10<sup>th</sup> day of July 2024.



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

By: Alissia Cannady  
Alissia R. Cannady, Chair

ATTEST

Heather Brown  
Heather Brown [Jul 24, 2024 12:43 CDT]  
Heather A. Brown, Secretary

**RESOLUTION NO. 8-5-24**

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

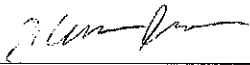
**WHEREAS**, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri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

**WHEREAS**, the following costs were certified:


<b>TIF Plan</b>	<b>Developer</b>	<b>Costs Requested</b>	<b>Questioned Costs</b>	<b>Costs Certified</b>	<b>Notes</b>
North Oak	City of KCMO	\$450,000		\$450,000	
Platte Purchase	Ashlar Homes, LLC	\$48,688.86		\$48,688.86	Bond Funds or SAF as available
Platte Purchase	Hunt Midwest	\$107,723.60		\$107,723.60	Bond Funds
Platte Purchase	City of KCMO	\$610,503	\$272,503	\$388,000	Bond Funds

**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 14<sup>th</sup> day of August, 2024.

  
\_\_\_\_\_  
Heather A. Brown, Executive Director

ATTEST:

  
La' Sherry Banks, Assistant Secretary



**RESOLUTION NO. 8-6-24**

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

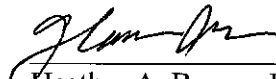
**WHEREAS**, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri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

**WHEREAS**, the following costs were certified:

<b>TIF Plan</b>	<b>Developer</b>	<b>Costs Requested</b>	<b>Questioned Costs</b>	<b>Costs Certified</b>	<b>Notes</b>
Overlook TIF	Novak Birks	\$37,463	None	\$37,463	Central City Sales Tax

**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 August, 2024.

  
Heather A. Brown, Executive Director

ATTEST:

  
La'Sherry Banks, Assistant Secretary



## RESOLUTION NO. 8-7-24

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE IN CONNECTION WITH IMPLEMENTATION OF THE REDEVELOPMENT PROJECT TRACKS 215 WITHIN THE 22ND AND MAIN 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 19, 1998, the City Council passed Ordinance No. 980230 approving the 22nd and Main TIF Plan and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

**WHEREAS**, the 22nd and Main TIF Plan has been subsequently amended from time to time by the Council (collectively, the "Plan"); and

**WHEREAS**, the Plan calls for the development of the Redevelopment Area through the rehabilitation of the 19,000 to 25,000 square foot Freight House Building, which will allow for the development of an assortment of upscale destination restaurants and related uses, together with parking, necessary utilities, street improvements and appurtenances necessary to eliminate the blighting conditions. The Plan is also designed to encourage quality restaurant tenants to locate within the Redevelopment Project Area. The proposed infrastructure improvements include constructing and/or improving roadways, curbing, traffic signals, storm sewers, water lines, utilities, and related items necessary to adequately serve the expansion of the development complex, (the "Public Improvements"); and

**WHEREAS**, on November 24, 2021, the Commission and 22nd & Wyandotte, LLC (the "Redeveloper") entered into an Agreement for the implementation of the Public Improvements (the "Redevelopment Agreement"); and

**WHEREAS**, Section 18 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 18 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 December 28, 2023 (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 22nd & Wyandotte, LLC a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit J, 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 C & D), 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 14<sup>th</sup> day of August, 2024.

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

By:  Alissia R. Canady (Mar 27, 2025 11:02 CDT)  
\_\_\_\_\_  
Alissia R. Canady, Chair

ATTEST:

  
Heather Brown (Mar 27, 2025 12:21 CDT)

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

**RESOLUTION NO. 8-8-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS MISSOURI, THROUGH ITS PUBLIC WORKS DEPARTMENT, IN CONNECTION WITH INSTALLATION OF STREETLIGHTS ALONG N. SHERMAN ROAD, AS CONTEMPLATED BY THE SHOAL CREEK PARKWAY 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, on November 10, 1994, the City Council, by way of Ordinance No. 941443, approved 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 City Council from time to time by the City 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 streetlights along N. Sherman, between NE Cookingham Drive and NE 116th Terrace (the "Street Light Installation Project"); and

**WHEREAS**, the City of Kansas City, Missouri, through its Public Works Department (the "City") and the Commission entered into a Redevelopment Agreement (the "Redevelopment Agreement"), which provides, in part, that (A) the City shall implement or cause to be implemented the Street Light Installation Project by October 2021 and (B) the Commission shall reimburse the City for certain costs related thereto in an amount not to exceed \$50,000; and

**WHEREAS**, the City and the Commission desire to enter into a First Amendment to the Redevelopment Agreement, which shall extend the date of completion for the Street Light Installation Project to December 2025 (the "First Amendment"); 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 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 the City, in substantially the form presented to and reviewed by

the Commission at this meeting and attached to this Resolution, subject to such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon shall be 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 14<sup>th</sup> day of August 2024.



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown  
Heather Brown (Sep 4, 2024 07:15:01)  
Heather A. Brown, Secretary

**RESOLUTION NO. 8-9-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE THIRD AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS MISSOURI, FOR THE DESIGN OF A TRAIL SEGMENT ALONG SHOAL CREEK BETWEEN NORTH BRIGHTON AVENUE AND PLEASANT VALLEY ROAD AS CONTEMPLATED BY THE SHOAL CREEK PARKWAY 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, on November 10, 1994, the City Council, by way of Ordinance No. 941443, approved 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 City Council from time to time by the City 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 the Redevelopment Area, and specifically 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**, the City of Kansas City, Missouri (the “City”) and the Commission entered into a Redevelopment Agreement, which has been amended from time to time (the “Redevelopment Agreement”) and which provides, in part, that (A) the City shall cause the design and construction of the Shoal Creek Trail Segment 3 to be completed July 31, 2023 and (B) the Commission shall reimburse the City for certain costs related thereto in accordance with the terms and conditions of the Redevelopment Agreement; and

**WHEREAS**, the City and the Commission desire to enter into a Third Amendment to the Redevelopment Agreement, which shall extend the date of completion for the construction of the Shoal Creek Trail Segment 3 to December 1, 2027 (the “Third Amendment”); 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 Third 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 a Third Amendment to the Redevelopment Agreement with the City, in substantially the form presented to and reviewed by

the Commission at this meeting and attached to this Resolution, subject to such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon shall be 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 14<sup>th</sup> day of August 2024.



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown  
Heather Brown (Aug 27, 2024 17:28 CDT)  
Heather A. Brown, Secretary

**RESOLUTION NO. 8-10-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS MISSOURI, IN CONNECTION WITH THE IMPLEMENTATION OF TS1 TRAIL IMPROVEMENTS, AS CONTEMPLATED THE PLATTE PURCHASE DEVELOPMENT 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, on July 28, 2016, the City Council, by way of Ordinance No. 160415, approved the Platte Purchase Development 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 City Council from time to time by the City Council's passage of a series of Ordinances; and

**WHEREAS**, the Plan provides, among other things, for the design and construction of certain roadways and other public infrastructure improvement within and adjacent to the Redevelopment Area, including the design and construction of trails along Second Creek between Line Creek Parkway and NW 97th Street (the "TS1 Trail Improvements"); and

**WHEREAS**, on March 20, 2020 the City of Kansas City, Missouri (the "City") and the Commission entered into a Redevelopment Agreement (the "Redevelopment Agreement"), which provides, in part, (A) for the City to design and construct the TS1 Trail Improvements by December 2022 and (B) for the Commission to reimburse the City for certain costs related thereto in an amount not in excess of \$338,000 in accordance with the terms and conditions of the Redevelopment Agreement; and

**WHEREAS**, the City and the Commission desire to enter into a First Amendment to the Redevelopment Agreement, which shall extend the date of completion for the TS1 Trail Improvements to December 2024 (the "First Amendment"); 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 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 the City, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, subject to such modifications

accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon shall be 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 14<sup>th</sup> day of August 2024.



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST

Heather A. Brown  
Heather Brown (Sep-4, 2024 07:15 CDT)

Heather A. Brown, Secretary

**RESOLUTION NO. 8-11-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH 22<sup>ND</sup> & WYANDOTTE, LLC, IN CONNECTION WITH THE IMPLEMENTATION OF CERTAIN DISTRICT WIDE IMPROVEMENTS, AS CONTEMPLATED THE 22<sup>ND</sup> & MAIN 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, on March 19, 1998, the City Council, by way of Ordinance No. 980230, approved the 22<sup>nd</sup> & Main 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 City Council from time to time by the City Council’s passage of a series of Ordinances; and

**WHEREAS**, the Plan provides, among other things, 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, including the design and construction of an approximately 300-stall parking facility and an apartment complex containing approximately 150 residential units (the “Parking and Apartment Complex Improvements”); and

**WHEREAS**, on November 24, 2021, the Commission and 22nd & Wyandotte, LLC (the “Redeveloper”) entered into a Redevelopment Agreement (the “Redevelopment Agreement”), which provides, in part, (A) for the City to design and construct the Parking and Apartment Complex Improvements by March 31, 2024 and (2) for the Commission to reimburse the Redeveloper for certain costs related thereto in an amount not in excess of \$3,952,400, in accordance with the terms of the Redevelopment Agreement as described therein (the “Redevelopment Agreement”); and

**WHEREAS**, the City and the Commission desire to enter into a First Amendment to the Redevelopment Agreement, which shall extend the date of completion for the Parking and Apartment Complex Improvements to April 2025 (the “First Amendment”); 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 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 the City, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, subject to such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon shall be 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 14<sup>th</sup> day of August 2024.



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST  
Heather A. Brown  
Heather A. Brown, Secretary

Signature: Heather A. Brown  
Heather Brown [Aug 27, 2024 14:46 CDT]  
Email: hbrown@edckc.com

**RESOLUTION NO. 9-1-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE EIGHTH 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**, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 9:40 a.m., September 11, 2024, to consider the Eighth Amendment to the Plan; and

**WHEREAS**, The Redevelopment Area described by the Plan, as amended, 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 371 acres of land in Kansas City, Clay County, Missouri.

**WHEREAS**, The Redevelopment Plan, as amended by the Amended Eighth Amendment, does not provide for the adoption of an Ordinance approving any Redevelopment Project later than ten (10) years from the adoption of the Plan

**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 Eight Amendment to the Platte Purchase Development Plan.

DATED this 11th day of September 2024.



Jerry Nolte  
Jerry Nolte (Feb 21, 2025 08:35 CST)  
Jerry Nolte, Chair

ATTEST:

La' Sherry I. Banks  
La' Sherry I. Banks, Assistant Secretary

**RESOLUTION NO. 9-2-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE EIGHTH 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**, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 9:40 a.m., September 11, 2024, to consider the Eighth Amendment to the Plan; and

**WHEREAS**, The Redevelopment Area described by the Plan, as amended, 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 371 acres of land in Kansas City, Clay County, Missouri.

**WHEREAS**, The Redevelopment Plan, as amended by the Amended Eighth Amendment, does not provide for the adoption of an Ordinance approving any Redevelopment Project later than ten (10) years from the adoption of the Plan

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

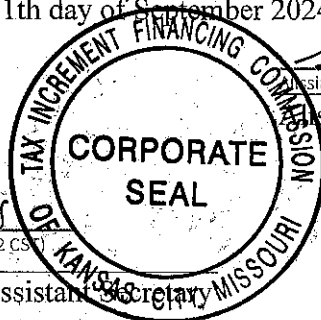
**NOW, THEREFORE, BE IT RESOLVED**, that the Commission hereby closes the public hearing for the Eight Amendment to the Platte Purchase Development Plan.

**DATED** this 11th day of September 2024.

ATTEST:

*LaSherry Banks*  
LaSherry Banks (Feb 11, 2025 09:52 CST)

La'Sherry I. Banks, Assistant Secretary



Assia R. Canady (Feb 8, 2025 10:04 CST)

Assia R. Canady, Chair

**RESOLUTION NO. 9-3-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE AMENDED EIGHTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT 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, 201; Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, the City Council, on July 28, 2016, passed Ordinance No. 160415 approving Platte Purchase Development Plan (the "Redevelopment Plan" or "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area") and the City Council subsequently amended the Redevelopment Plan by the passage of a series of ordinances; and

**WHEREAS**, an Amended Eighth Amendment to the Plan has been presented to the Commission, which provides for (a) a modification to the description of the Project Improvements, (b) modifications to the Site Plan, (c) modifications to the Estimated Redevelopment Project Costs, (d) modifications to the Sources of Funds, (e) modifications to the Redevelopment Schedule, (f) modifications to the Estimated Initial Equalized Assessed Valuation of the Redevelopment Area, and (g) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; and

**WHEREAS**, on September 11, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission, as properly constituted pursuant to Section 99.820.3 of the Act, at 9:40 a.m., held a public hearing to consider the Amended Eighth Amendment to the Plan; and

**WHEREAS**, the public hearing conducted by the Commission, as properly constituted pursuant to Section 99.820.3 of the Act, to consider the Amended Eighth 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, as properly constituted pursuant to Section 99.820.3 of the Act, upon hearing all public comments and staff's recommendation during the public hearing, closed the public hearing, pursuant to Resolution 9-1-24, and deems it to be in the best interest of the City Council that it approve the Amended Eighth Amendment to the Plan; and

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

1. The Amended Eighth 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 Amended Eighth 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 Amended Eighth Amendment to the Plan conforms to the comprehensive development plan of the City.

4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Amended 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 Amended 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 Amended Eighth Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.

7. The Amended Eighth Amendment does not contemplate relocation assistance for businesses and residences.

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

9. The Plan, as amended by the Amended Eighth Amendment, does not alter the cost-benefit analysis 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, as amended by the Amended Eighth Amendment are not built and if they are built pursuant to the Plan, as amended by the Amended Eighth Amendment and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.

10. The Commission, as properly constituted pursuant to Section 99.820.3 of the Act, does hereby approve the Amended Eighth Amendment to the Platte Purchase Development Plan.

11. The Commission, as properly constituted pursuant to Section 99.820.3 of the Act, does hereby recommend that the City Council of Kansas City, approve the Amended Eighth Amendment to the Platte Purchase Development Plan.

**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of September 2024.



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

By: *Jerry Nolte*  
JERRY NOLTE / NOV 6, 2024 10:17 C.S.T.  
Jerry Nolte, Chair

ATTEST:

*Heather A. Brown*  
Heather Brown / Nov 4, 2024 15:49 C.S.T.  
Heather A. Brown, Secretary

**RESOLUTION NO. 9-4-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE AMENDED EIGHTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT 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, 201; Committee Substitute for Ordinance No. 140823, as amended on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, the City Council, on July 28, 2016, passed Ordinance No. 160415 approving Platte Purchase Development Plan (the "Redevelopment Plan" or "Plan") and designating the area described therein as a redevelopment area (the "Redevelopment Area") and the City Council subsequently amended the Redevelopment Plan by the passage of a series of ordinances; and

**WHEREAS**, an Amended Eighth Amendment to the Plan has been presented to the Commission, which provides for (a) a modification to the description of the Project Improvements, (b) modifications to the Site Plan, (c) modifications to the Estimated Redevelopment Project Costs, (d) modifications to the Sources of Funds, (e) modifications to the Redevelopment Schedule, (f) modifications to the Estimated Initial Equalized Assessed Valuation of the Redevelopment Area, and (g) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; and

**WHEREAS**, on September 11, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission, as properly constituted pursuant to Section 99.820.2 of the Act, at 9:40 a.m., held a public hearing to consider the Amended Eighth Amendment to the Plan; and

**WHEREAS**, the public hearing conducted by the Commission, as properly constituted pursuant to Section 99.820.2 of the Act, to consider the Amended Eighth 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, as properly constituted pursuant to Section 99.820.2 of the Act, upon hearing all public comments and staff's recommendation during the public hearing, closed the public hearing, pursuant to Resolution 9-2-24, and deems it to be in the best interest of the City Council that it approve the Amended Eighth Amendment to the Plan; and

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

1. The Amended Eighth 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 Amended Eighth 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 Amended Eighth Amendment to the Plan conforms to the comprehensive development plan of the City.

4. The estimated dates of completion of each Redevelopment Project identified by the Plan, as amended by the Amended 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 Amended 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 Amended Eighth Amendment, include only those parcels of real property and improvements thereon which will be substantially benefited by the Redevelopment Project improvements.

7. The Amended Eighth Amendment does not contemplate relocation assistance for businesses and residences.

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

9. The Plan, as amended by the Amended Eighth Amendment, does not alter the cost-benefit analysis 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, as amended by the Amended Eighth Amendment are not built and if they are built pursuant to the Plan, as amended by the Amended Eighth Amendment and provides sufficient information to evaluate whether improvements described by the Plan are financially feasible.

10. The Commission, as properly constituted pursuant to Section 99.820.2 of the Act, does hereby approve the Amended Eighth Amendment to the Platte Purchase Development Plan.

11. The Commission, as properly constituted pursuant to Section 99.820.2 of the Act, does hereby recommend that the City Council of Kansas City, approve the Amended Eighth Amendment to the Platte Purchase Development Plan.

**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of September 2024.



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown  
Heather Brown (Rev. 5, 2024 03-58 C.S.)  
Heather A. Brown, Secretary

RESOLUTION NO. 9-5-24

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

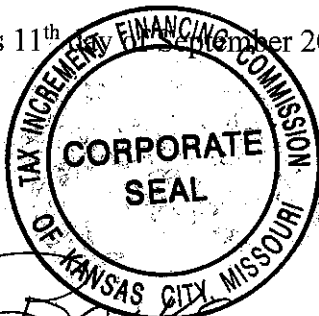
**WHEREAS**, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (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
Platte Purchase	Ashlar Homes, LLC	\$433,353.47		\$433,353.47	Bond Funds or SAF as available
Union Hill	Union Hill Properties	\$13,475.50		\$13,475.50	

**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 11<sup>th</sup> day of September 2024.



Heather A. Brown, Executive Director

ATTEST:

  
La Sherry Banks, Assistant Secretary

**RESOLUTION NO. 9-6-24**

**RESOLUTION RESCINDING RESOLUTION 5-2-24 AND CERTIFYING REDEVELOPMENT PROJECT COSTS**

**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, by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, May 15, 2024, the Commission, pursuant to its Certification of Costs and Reimbursement Policy, certain Certification of Costs Reports and by Resolution 5-2-24, certified certain reimbursable redevelopment project costs incurred by (A) MD Management, Inc.(MD Management"), in connection with the implementation of the KCI Corridor Tax Increment Financing Plan, as amended (the "First Tranche of KCI Corridor Certified Costs"), (B) MD Management, in connection with the implementation of the KCI Corridor Tax Increment Financing Plan, as amended (the "Second Tranche of KCI Corridor Certified Costs") and (C) Burns and McDonnell, Inc., in connection with the implementation of the Bannister & Wornall Tax Increment Financing Plan, as amended ("Bannister Certified Costs"), all as set forth below:

<b>TIF Plan</b>	<b>Developer</b>	<b>Costs Requested</b>	<b>Questioned Costs</b>	<b>Costs Certified</b>	<b>Notes</b>
KCI Corridor TIF	MD Management, Inc.	\$34,011.75		\$34,011.75	
KCI Corridor TIF	MD Management, Inc.	394,855.12		\$394,855.12	
Bannister & Wornall	Burns & McDonnell	\$3,103,671.31		\$3,103,671.31	

**WHEREAS**, the Commission desires to rescind Resolution 5-2-24 to correct the amount of the Second Tranche of KCI Corridor Certified Costs, so as to be consistent with revised Cost Certification Report Number 2021-30 that was prepared by Ralph C. Johnson & Company, P.C. on August 29, 2024, and attached hereto as **Exhibit A**; and

**WHEREAS**, the Commission desires to certify the following costs:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KCI Corridor TIF	MD Management, Inc.	\$34,011.75		\$34,011.75	
KCI Corridor TIF	MD Management, Inc.	\$376,833.12		\$376,833.12	
Bannister & Wornall	Burns & McDonnell	\$3,103,671.31		\$3,103,671.31	

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

**Section 1. Rescind Resolution 5-2-24 and to Certify Certain Costs.** The Commission hereby rescinds Resolution 5-2-24 and certifies the following costs:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
KCI Corridor TIF	MD Management, Inc.	\$34,011.75		\$34,011.75	
KCI Corridor TIF	MD Management, Inc.	\$376,833.12		\$376,833.12	\$360,440 of such certified costs may be reimbursed with Bond Proceeds
Bannister & Wornall	Burns & McDonnell	\$3,103,671.31		\$3,103,671.31	

**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 September 2024.



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

By: *Alissia Canady*  
Alissia R. Canady, Chair

ATTEST:

*Heather A. Brown*  
Heather Brown (Sep 23, 2024 10:28 GMT-2)  
Heather A. Brown, Secretary

**RESOLUTION NO. 9-7-24**

**RESOLUTION RESCINDING RESOLUTION 8-5-24 AND CERTIFYING REDEVELOPMENT PROJECT COSTS**

**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, by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, August 14, 2024, the Commission, pursuant to its Certification of Costs and Reimbursement Policy, certain Certification of Costs Reports and by Resolution 8-5-24, certified certain reimbursable redevelopment project costs incurred by (A) the City of Kansas City, Missouri (the “City”), in connection with the implementation of the North Oak Tax Increment Financing Plan, as amended (“North Oak Certified Costs”), (B) Ashlar Homes, LLC, in connection with the implementation of the Platte Purchase Development Plan, as amended (“Ashlar Platte Purchase Certified Costs”), (C) Hunt Midwest, in connection with the implementation of the Platte Purchase Development Plan, as amended (“Hunt Midwest Platte Purchase Certified Costs”), (D) the City, in connection with the implementation of the Platte Purchase Development Plan, as amended (“City Platte Purchase Certified Costs”), (E) MD Management, Inc., in connection with the implementation of the KCI Corridor Tax Increment Financing Plan, as amended (“KCI Corridor Certified Costs”), (F) Union Hill Development Company, in connection with the implementation of the Union Hill Tax Increment Financing Plan, as amended (“Union Hill Certified Costs”), and (G) Metro North Crossing, LLC, in connection with the implementation of the Metro North Tax Increment Financing Plan (“Metro North Certified Costs”), all as set forth below:

<b>TIF Plan</b>	<b>Developer</b>	<b>Costs Requested</b>	<b>Questioned Costs</b>	<b>Costs Certified</b>	<b>Notes</b>
North Oak	City of KCMO	\$450,000		\$450,000	
Platte Purchase	Ashlar Homes, LLC	\$48,688.86		\$48,688.86	Bond Funds or SAF as available
Platte Purchase	Hunt Midwest	\$107,723.60		\$107,723.60	Bond Funds

Platte Purchase	City of KCMO	\$610,503	\$272,503	\$388,000	Bond Funds
KCI Corridor	MD Management	\$120,123.06		\$120,123.06	Bond Funds
Union Hill	Union Hill Properties	\$65,826		\$65,826	
Metro North	Metro North Crossings, LLC	\$1,376,636		\$1,376,636	

**WHEREAS**, the Commission desires to rescind Resolution 8-5-24 to correct the amount of KCI Corridor Certified Costs, so as to be consistent with revised Cost Certification Report Number 2021-31 that was prepared by Ralph C. Johnson & Company, P.C. on August 29, 2024, and attached hereto as **Exhibit A**; and

**WHEREAS**, the Commission desires to certify the following costs:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
North Oak	City of KCMO	\$450,000		\$450,000	
Platte Purchase	Ashlar Homes, LLC	\$48,688.86		\$48,688.86	Bond Funds or SAF as available
Platte Purchase	Hunt Midwest	\$107,723.60		\$107,723.60	Bond Funds
Platte Purchase	City of KCMO	\$610,503	\$272,503	\$388,000	Bond Funds
KCI Corridor	MD Management	115,067.38		115,067.38	\$101,114 may be reimbursed Bond Funds
Union Hill	Union Hill Properties	\$65,826		\$65,826	
Metro North	Metro North Crossings, LLC	\$1,376,636		\$1,376,636	

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

**Section 1. Rescind Resolution 8-5-24 and to Certify Certain Costs.** The Commission hereby rescinds Resolution 8-5-24 and certifies the following costs:

<b>TIF Plan</b>	<b>Developer</b>	<b>Costs Requested</b>	<b>Questioned Costs</b>	<b>Costs Certified</b>	<b>Notes</b>
North Oak	City of KCMO	\$450,000		\$450,000	
Platte Purchase	Ashlar Homes, LLC	\$48,688.86		\$48,688.86	Bond Funds or SAF as available
Platte Purchase	Hunt Midwest	\$107,723.60		\$107,723.60	Bond Funds
Platte Purchase	City of KCMO	\$610,503	\$272,503	\$388,000	Bond Funds
KCI Corridor	MD Management	115,067.38		115,067.38	\$101,114 may be reimbursed Bond Funds
Union Hill	Union Hill Properties	\$65,826		\$65,826	
Metro North	Metro North Crossings, LLC	\$1,376,636		\$1,376,636	

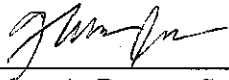
**Section 2. Further Authority.** The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take such further action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with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

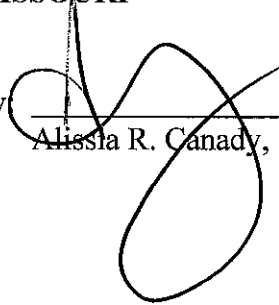
**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 11th day of September 2024.



ATTEST:

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

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

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

## **RESOLUTION NO. 9-8-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE FOR THE CITY OF KANSAS CITY, MISSOURI IN CONNECTION WITH THE COMPLETION OF THE NORTH HOLMES SIDEWALK PROJECT WITHIN THE NORTH OAK 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 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 February 24, 2005, the City Council passed Ordinance No. 050104 approving the North Oak Tax Increment Financing Plan (the “Plan”); and

**WHEREAS**, the Plan has been amended 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 sidewalks along North Holmes Street beginning at Greenfield Road and continuing approximately 1,100 linear feet and the intersection at NE 48th Street and NE Vivion Road (the “Project Improvements”); and

**WHEREAS**, on October 23, 2018, the Commission and the City of Kansas City, Missouri (the “Redeveloper”) entered into an Agreement (the “Redevelopment Agreement”) for the implementation of the Project Improvements; 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 July 11, 2024 (the “Cost Certifier Report”), has investigated whether the City of Kansas City, Missouri has completed such portions of the Project 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**, the Commission has determined that partial 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 Partial 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 North Holmes Sidewalk Project of the North Oak 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 11th day of September, 2024.

TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI

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

ATTEST:

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

## RESOLUTION NO. 9-9-24

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF COMPLETION AND COMPLIANCE IN CONNECTION WITH IMPLEMENTATION OF BLIGHT REMEDIATION AND PUBLIC IMPROVEMENTS WITHIN THE UNION HILL 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 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 18, 1997, the City Council passed Ordinance No. 971698 approving Union Hill Tax Increment Financing Plan and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

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

**WHEREAS**, the Plan provides certain blight remediation activities, including the acquisition and demolition of spot-zoned dilapidated and obsolete apartment buildings, and the implementation of certain public infrastructure improvements ("Blight Remediation and Public Improvements") and

**WHEREAS**, the Commission and Union Hill Development Company, (the "Redeveloper") entered into an Agreement for the implementation of the Public Improvements (the "Redevelopment Agreement") dated August 31, 1999, as amended by the First Amendment thereto, dated August 23, 2011, and the Second Amended dated September 14, 2016, as amended by the First Amendment thereto, dated August 23, 2011, and the Second Amended dated September 14, 2016; and

**WHEREAS**, the Redeveloper has complied with the Commission's Certification of Costs and Reimbursement Policy, as amended from time to time, the Commission has certified all Redevelopment Project Costs incurred in connection with the implementation of Blight Remediation and Public Improvements and staff recommends approval of the 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 Union Hill Development Company 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 Redeveloper has completed a portion of the Public Improvements contemplated by the Plan, as amended, and the Redevelopment


Agreement, 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 11<sup>th</sup> day of September, 2024.

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

By:   
Alissia R. Canady (Mar 27, 2025 11:03 CDT)  
\_\_\_\_\_  
Alissia R. Canady, Chair

ATTEST:

  
Heather Brown (Mar 27, 2025 12:22 CDT)  
\_\_\_\_\_  
Heather A. Brown, Secretary

## **RESOLUTION NO. 9-10-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF COMPLETION AND COMPLIANCE IN CONNECTION WITH IMPLEMENTATION OF PUBLIC IMPROVEMENTS PROJECT V WITHIN 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 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, sanitary sewer lines and related improvements to support commercial development within the Redevelopment Area, (the “Public Improvements”); and

**WHEREAS**, on December 20, 2019, the City Council passed Ordinance 081125 approving Project Area V of the Plan; and

**WHEREAS**, on July 21, 2021 and amended on August 15, 2024, 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”) for the design and construction of a portion of the roadways and other public infrastructure within and adjacent to the Redevelopment Area, including Streetlights along N. Sherman Road (the “Public Improvement V”); 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 Redeveloper has submitted documentation pursuant to Section 11 of the Redevelopment Agreement and requested that the Commission issue a Certificate of 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 Hood & Associates CPAs., P.C. on December 11, 2023 (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 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 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, 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 11<sup>th</sup> day of September, 2024.

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

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

ATTEST:

  
Heather Brown (Mar 27, 2025 12:23 CDT)

Heather A. Brown, Secretary

**RESOLUTION NO. 9-11-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 3 IN CONNECTION WITH THE IMPLEMENTATION OF PUBLIC IMPROVEMENT 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 (the “Public 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, 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 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**, 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 Project 7D 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. August 29, 2024

(the “Cost Certifier Report”), has investigated whether MD Management 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 MD Management 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 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 11th day of September, 2024.

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

By:  Alissia R. Canady (Mar 27, 2025 11:04 CDT)  
\_\_\_\_\_  
Alissia R. Canady, Chair

ATTEST:

 Heather Brown (Mar 27, 2025 12:22 CDT)  
\_\_\_\_\_  
Heather A. Brown, Secretary

**RESOLUTION NO. 9-12-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., IN CONNECTION WITH THE DESIGN OF 108TH STREET/SHOAL CREEK PARKWAY BEGINNING AT N. PLATTE PURCHASE DRIVE AND ENDING AT N. GREEN HILLS ROAD, AS CONTEMPLATED BY THE KCI 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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015; and by Committee Substitute for Ordinance No. 230524 on June 22, 2023; and

**WHEREAS**, on March 11, 1999, the City Council, by way of Ordinance No. 990256, approved the KCI Corridor 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 City Council from time to time by the City Council's passage of a series of Ordinances; and

**WHEREAS**, the Plan provides, among other things, for the design and construction of roadways within and adjacent to the Redevelopment Area, including the design of 108th Street/Shoal Creek Parkway, beginning at N. Platte Purchase Drive and continuing to N. Green Hills Road (collectively, the "108th Street/Shoal Creek Street Design"); and

**WHEREAS**, on January 4, 2023 the Commission and Hunt Midwest Real Estate Development, Inc. ("Hunt Midwest") entered into an Agreement (the "Agreement"), which provides, among other things, for (1) Hunt Midwest to cause the 108th Street/Shoal Creek Street Design to be completed by December 31, 2023, and (2) the Commission, subject to the terms and conditions of the Agreement, to reimburse Hunt Midwest for certain costs related thereto in an amount not in excess of \$600,000; and

**WHEREAS**, Hunt Midwest and the Commission desire to enter into a First Amendment to the Agreement (the "First Amendment"), which shall (1) extend the date of completion of the for the 108th Street/Shoal Creek Street Design to December 31, 2025 and (2) increase the reimbursable amount for the 108th Street/Shoal Creek Street Design to \$700,000; 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 First Amendment to the 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 Agreement with Hunt Midwest, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, subject to such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon shall be 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 11<sup>th</sup> day of September 2024.



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

By: Alissia Canady  
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown  
Heather Brown (How 5, 2374 09/29/24)  
Heather A. Brown, Secretary

**RESOLUTION NO. 9-13-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO APPROVE THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE COMMISSION AND MD MANAGEMENT, INC. IN CONNECTION WITH THE IMPLEMENTATION OF CERTAIN IMPROVEMENTS CONTEMPLATED BY THE PLATTE PURCHASE DEVELOPMENT 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 by Committee Substitute for Ordinance No. 140823, as amended, 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 certain public infrastructure improvements at the west corner of Tiffany Springs Road and Platte Purchase Drive ("Public Improvement 12"), certain public infrastructure improvements at the southwest corner of Tiffany Springs Road and Platte Purchase Drive ("Public Improvement 13"), and certain public infrastructure improvements at the southeast corner of Fountain Hill Drive and Platte Purchase Drive ("Public Improvement 14" and together with the Public Improvements 12 and 13, the "Public Improvements"); and

**WHEREAS**, December 14, 2021, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") and MD Management, Inc. ("MD Management ") entered into an Agreement (the "Original Agreement"), which provides, among other things, for (1) MD Management to cause the Public Improvements to be completed, and (2) the Commission, subject to the terms and conditions of the Original Agreement, to reimburse MD Management for certain costs related thereto in an amount not in excess of \$960,000 for costs related to Public Improvement 12, 12,480,988 for costs related to Public Improvement 13 and \$2,226,959 for costs related to Public Improvement 14; and

**WHEREAS**, The Redeveloper desires to amend the amount of Reimbursable Costs as it relates to Public Improvements 12, 13 and 14 by increasing the amount of reimbursable costs

related to Public Improvement 12 and 14 and reducing the amount of reimbursable costs related to Public Improvement 13, such that the aggregate amount of reimbursable project costs for the Public Improvements remain the same; and

**WHEREAS**, staff and legal counsel recommend that the Commission approve a First Amendment to the Original Amended Redevelopment Agreement with MD Management, which shall provide for modifications to certain line items related to the design of the Public Improvements, but which does not alter the aggregate amount of costs related to the Public Improvements.

**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 Original Redevelopment Agreement.** The Commission hereby approves the First Amendment to that certain Redevelopment Agreement, dated December 14, 2021, by and between the Commission and MD Management, Inc., in substantially the form attached to this Resolution (the "First Amendment") and authorizes the Chair, Vice Chair or Executive Director of the Commission, on behalf of the Commission, to execute the First Amendment, 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 execute and deliver the First Amendment until the City Council approves the Amended Eighth Amendment to the Platte Purchase Development Plan which incorporates the budget changes set forth in the First Amendment.

**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 11<sup>th</sup> day of September 2022.

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

By: Alissia Canady  
Alissia R. Canady, Chair



Heather A. Brown  
Heather A. Brown, Secretary

**RESOLUTION NO. 10-1-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE TERMINATION OF THE 12<sup>TH</sup> & WYANDOTTE 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, 1992, by Ordinance 921351, approved the 12<sup>th</sup> & Wyandotte 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 9:30 a.m., October 9, 2024, to consider the 12<sup>th</sup> & Wyandotte Termination of the Plan; and

**WHEREAS**, the Redevelopment Area described by the Plan is generally bound by 11<sup>th</sup> Street on the north, Baltimore Street on the east, 13<sup>th</sup> and 12<sup>th</sup> Streets on the south, and Wyandotte Street and Central Street on the west, (the "Redevelopment Area"), all in Kansas City, Jackson County, Missouri; and

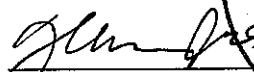
**WHEREAS**, the The purpose of the 12th and Wyandotte TIF Plan was to renovate the existing Allis Plaza Hotel, demolish the Muehlebach Tower at 12<sup>th</sup> & Wyandotte, construction of a new 450-room hotel with underground parking, the renovation of the Muehlebach Hotel Convention Center on Baltimore Street, and Construction of above grade pedestrian walkways linking the hotels and the Twelve Wyandotte Plaza Office Building; 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 12<sup>th</sup> & Wyandotte Termination to the TIF Plan.

**DATED** this 9<sup>th</sup> day of October, 2024.

ATTEST:

  
Heather A. Brown, Secretary



  
Alissia R. Canady, Chair

**RESOLUTION NO. 10-2-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING THE TERMINATION OF THE 12<sup>th</sup> & WYANDOTTE TAX INCREMENT FINANCING PLAN AND THE DESIGNATION OF THE REDEVELOPMENT AREA AND REDEVELOPMENT PROJECT AREA 4 DESCRIBED THEREIN**

**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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, on November 10, 1992, the Commission, by Resolution No. 92-59, recommended to the City Council that it approve the 12<sup>th</sup> & Wyandotte Tax Increment Financing Plan (the “Plan” or “Redevelopment Plan”) and the City Council did so on December 10, 1992, by Ordinance Number 921351, and did also designate the area encompassed by the Plan (the “Redevelopment Area”); and

**WHEREAS**, the Plan has been amended several times by a series of ordinances passed by the City Council; and

**WHEREAS**, the improvements contemplated by the Plan have been completed and the Commission, pursuant to Resolution No.060117 issued to 12<sup>th</sup> & Wyandotte a Certificate of Completion and Compliance with respect to its completion of the improvements contemplated by the Plan; and

**WHEREAS**, the Commission desires to terminate the Plan and the designation of the Redevelopment Area and Redevelopment Project Area 4 described by Ordinance No. 060117 (the “Redevelopment Project Area”); and

**WHEREAS**, on October 9, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission, as established by Section 99.820.2 of the Act, held a public hearing at 9:35 a.m. at 300 Wyandotte, Suite 400, Kansas City, Missouri 64106 to consider recommending to the City Council for the termination of the Plan and the termination of the designation of the Redevelopment Area and the Redevelopment Project Area; and

**WHEREAS**, at the conclusion of the public hearing, the Commission, as established by Section 99.820.2 of the Act, desires to recommend to the City Council the termination of the Redevelopment Plan and the termination of the designation of the Redevelopment Area and the

Redevelopment Project Area, which shall require that all funds on deposit in the Special Allocation Fund(s) established in connection with the Redevelopment Project Area be declared surplus and distributed to the affected taxing districts, in accordance with the Act; and

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

**Section 1. Termination of the 12<sup>th</sup> & Wyandotte Tax Increment Financing Plan and the designation of the Redevelopment Area and Redevelopment Project Area 4 described therein.** The Commission does hereby recommend that the City Council of Kansas City, Missouri, by ordinance, (1) terminate and the designation of Redevelopment Project Area 4 of the 12<sup>th</sup> & Wyandotte Tax Increment Financing Plan (the "Plan"), as designated by Ordinance No. 060117 (the "Redevelopment Project Area") (2) declare as surplus all Payments in Lieu of Taxes and Economic Activity Taxes on deposit in the Special Allocation Fund (if any) established in connection with the Redevelopment Project Area, (3) dissolve such Special Allocation Fund and remit all funds therein to the affected taxing districts, as provided by the Act, and (4) terminate the Plan and the designation of the Redevelopment Project described by the 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 9th day of October 2024.



ATTEST:

  
Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI

By: \_\_\_\_\_

  
Alissia R. Canady, Chair

**RESOLUTION NO. 10-3-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE TERMINATION OF THE 87<sup>TH</sup> & HILLCREST 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 March 5, 2005, by Ordinance 050212, approved the 87<sup>TH</sup> & Hillcrest 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 9:35 a.m., October 9, 2024, to consider the 12<sup>th</sup> & Wyandotte Termination of the Plan; and

**WHEREAS**, the Redevelopment Area described by the Plan is generally bound by Hillcrest Road on the east, 87<sup>th</sup> Street on the north, and adjoins the Santa Fe TIF Area to the west and south, (the "Redevelopment Area"), all in Kansas City, Jackson County, Missouri; and

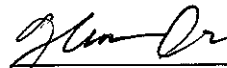
**WHEREAS**, the The purpose of the 87<sup>th</sup> & Hillcrest TIF Plan was to develop approximately 25 acres of blighted land located at 87<sup>th</sup> Street & Hillcrest Road, to be used as headquarters for Dean Machinery Co. Headquarters. The project anticipated 35,000 sf of new office space, 6,000 sf of new retail space, 100,000 sf of new industrial space, and 160 new parking spaces. The property was sold to Foley Industries in 2011; and

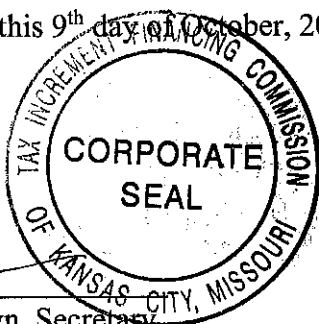
**WHEREAS**, the public was afforded an opportunity to testify either for or against the Plan and all were heard.

**NOW, THEREFORE, BE IT RESOLVED**, that the Commission hereby closes the public hearing for the 87<sup>TH</sup> & Hillcrest Termination to the TIF Plan.

**DATED** this 9<sup>th</sup> day of October, 2024.

ATTEST:

  
Heather A. Brown, Secretary



  
Alesia R. Canady, Chair

## RESOLUTION NO. 10-4-24

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING THE TERMINATION OF THE 87<sup>th</sup> & HILLCREST ROAD TAX INCREMENT FINANCING PLAN AND THE TERMINATION OF THE DESIGNATION OF THE REDEVELOPMENT AREA AND THE REDEVELOPMENT PROJECT AREA DESCRIBED THEREIN**

**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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, on February 9, 2005, the Commission, by Resolution No. 2-05-05, recommended to the Council that it approve the 87<sup>th</sup> & Hillcrest Road Tax Increment Financing Plan (the "Plan" or "Redevelopment Plan") and the Council did so on May 31, 2003, by Ordinance Number 030550, and did also designate the area encompassed by the Plan (the "Redevelopment Area"); and

**WHEREAS**, the Plan was amended on July 6, 2006 by Ordinance No. 060708 and again on May 4, 2023 by Ordinance No. 230355; and

**WHEREAS**, the improvements contemplated by the Plan have been completed and the Commission, pursuant to Resolution No.11-19-10 issued to Dean Realty Company a Certificate of Completion and Compliance with respect to its completion of the improvements contemplated by the Plan; and

**WHEREAS**, the Commission desires to terminate the Plan and the designation of the Redevelopment Area and the Redevelopment Project Area described therein and by Ordinance No. 050277 (the "Redevelopment Project Area"); and

**WHEREAS**, on October 9, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission, as established by Section 99.820.2 of the Act, held a public hearing at 9:35 a.m. at 300 Wyandotte, Suite 400, Kansas City, Missouri 64106 to consider recommending to the City Council for the termination of the Plan and the termination of the designation of the Redevelopment Area and Redevelopment Project Area; and

**WHEREAS**, at the conclusion of the public hearing, the Commission, as established by Section 99.820.2 of the Act, desires to recommend to the City Council the termination of the Redevelopment Plan and the termination of the designation of the Redevelopment Area and the

Redevelopment Project Area, which shall require that all funds on deposit in the Special Allocation Fund(s) established in connection with such Redevelopment Project Area be declared surplus and distributed to the affected taxing districts, in accordance with the Act; and

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

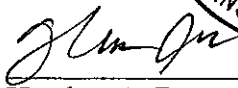
**Section 1. Termination of the 87<sup>th</sup> & Hillcrest Tax Increment Financing Plan and the designation of the Redevelopment Area and Redevelopment Project Area described therein.** The Commission does hereby recommend that the City Council of Kansas City, Missouri, by ordinance, (1) terminate and the designation of Redevelopment Project Area (the "Redevelopment Project Area") of the 87<sup>th</sup> & Hillcrest Road Tax Increment Financing Plan (the "Plan"), as designated by Ordinance No. 050277 (2) declare as surplus all Payments in Lieu of Taxes and Economic Activity Taxes on deposit in the Special Allocation Fund (if any) established in connection with the Redevelopment Project Area, (3) dissolve such Special Allocation Fund and remit all funds therein to the affected taxing districts, as provided by the Act, and (4) terminate the Plan and the designation of the Redevelopment Area described by the 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 9th day of October 2024.



ATTEST:

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

TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI

By: \_\_\_\_\_

  
Alissia R. Canady, Chair

**RESOLUTION NO. 10-5-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 9:30 A.M. ON DECEMBER 11, 2024, FOR THE PROPOSED 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 October 9, 2024 at 9:40 a.m.; and

**WHEREAS**, the TIF Commission held a public hearing at 9:30 a.m., October 9, 2024, to consider approval of the proposed First Amendment to the Pioneer Plaza 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 First Amendment to the Pioneer Plaza TIF Plan until 9:30 a.m., Wednesday, December 11, 2024.

DATED this 9<sup>th</sup> day of October 2024.



ATTEST:

*La'Sherry Banks*  
La'Sherry Banks, Assistant Secretary

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

**RESOLUTION NO. 10-6-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE TERMINATION OF THE COUNTRY CLUB 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 April 17, 1997, by Ordinance 970374, approved the Country Club Plaza 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 9:45 a.m., October 9, 2024, to consider the Country Club Plaza Termination of the Plan; and

**WHEREAS**, the Redevelopment Area described by the Plan is generally bound by Summit Street and Pennsylvania Avenue on the west, 46<sup>th</sup> Street on the north, Wyandotte and Broadway Streets on the east, Nichols; 48<sup>th</sup> Street, and Ward Parkway on the south, and an area generally bounded by Wornall Road on the west, by 46<sup>th</sup> Street on the north, J.C. Nichols Parkway on the east and by 46<sup>th</sup> Street Terrace on the south and by an generally bounded by Wornall Road on the west, 49<sup>th</sup> Street on the north, Main Street on the east and 50<sup>th</sup> Street on the south (the "Redevelopment Area"), all in Kansas City, Jackson County, Missouri; and

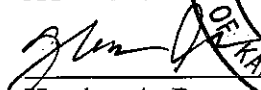
**WHEREAS**, The Country Club Plaza TIF Plan included approximately 1,705,120 square feet of new construction on the Plaza, 295,382 square feet of rehabilitation to existing structures on the Plaza, and 350 residential apartments in the Plaza area. Additionally, 2,835 new parking spaces were constructed; and

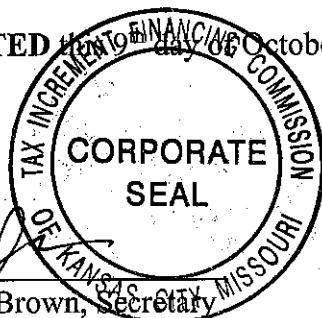
**WHEREAS**, the public was afforded an opportunity to testify either for or against the Plan and all were heard.

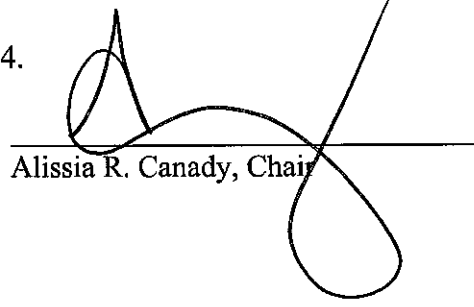
**NOW, THEREFORE, BE IT RESOLVED**, that the Commission hereby closes the public hearing for the Country Club Plaza Termination to the TIF Plan.

**DATED** this 10<sup>th</sup> day of October, 2024.

ATTEST:

  
Heather A. Brown, Secretary



  
Alissia R. Canady, Chair

**RESOLUTION NO. 10-7-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, RECOMMENDING THE TERMINATION OF THE COUNTRY CLUB PLAZA TAX INCREMENT FINANCING PLAN AND THE DESIGNATION OF THE REDEVELOPMENT AREA AND REDEVELOPMENT PROJECT AREAS 1, 7, AND 8 DESCRIBED THEREIN**

**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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, on March 12, 1997, the Commission, by Resolution No. 3-1-97, recommended to the City Council that it approve the Country Club Plaza Tax Increment Financing Plan (the "Plan" or "Redevelopment Plan") and the City Council did so on April 17, 1997, by Ordinance Number 970374, and did also designate the area encompassed by the Plan (the "Redevelopment Area"); and

**WHEREAS**, the Plan has been amended several times by a series of ordinances passed by the City Council; and

**WHEREAS**, the improvements contemplated by the Plan have been completed and the Commission, pursuant to Resolution No. 9-11-23, issued to Kirkwood Realty Company, LLC a Certificate of Completion and Compliance with respect to its completion of the improvements contemplated by the Plan; and

**WHEREAS**, the Commission desires to terminate the Plan and the designation of the Redevelopment Area and Redevelopment Project Areas 1, 7 and 8 described therein and by Ordinance No. 970374, Ordinance No. 970381, Ordinance No. 970382, respectively (collectively, the "Redevelopment Project Areas"); and

**WHEREAS**, on October 9, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission, as established by Section 99.820.2 of the Act, held a public hearing at 9:45 a.m. at 300 Wyandotte, Suite 400, Kansas City, Missouri 64106 to consider recommending to the City Council for the termination of the Plan, and the termination of the designation of the Redevelopment Area and Redevelopment Project Areas; and

**WHEREAS**, at the conclusion of the public hearing, the Commission, as established by Section 99.820.2 of the Act, desires to recommend to the City Council the termination of the

Redevelopment Plan and the termination of the designation of the Redevelopment Area and Redevelopment Project Areas, which shall require that all funds on deposit in the Special Allocation Fund(s) established in connection with such Redevelopment Project Areas be declared surplus and distributed to the affected taxing districts, in accordance with the Act; and

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

**Section 1. Termination of the Country Club Plaza Tax Increment Financing Plan and the designation of the Redevelopment Area and Redevelopment Project Areas 1, 7 and 8 described therein.** The Commission does hereby recommend that the City Council of Kansas City, Missouri, by ordinance, (1) terminate the designation of Redevelopment Project Areas 1, 7 and 8 of the Country Club Plaza Tax Increment Financing Plan (the "Plan"), as designated by Ordinance No. 970374, Ordinance No. 970381, Ordinance No. 970382, respectively (collectively, the "Redevelopment Project Areas") (2) declare as surplus all Payments in Lieu of Taxes and Economic Activity Taxes on deposit in the Special Allocation Fund (if any) established in connection with the Redevelopment Project Areas, (3) dissolve such Special Allocation Fund and remit all funds therein to the affected taxing districts, as provided by the Act, and (4) terminate the Plan and the designation of the Redevelopment Area described by the Plan.

**Section 2. Effective Date.** This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

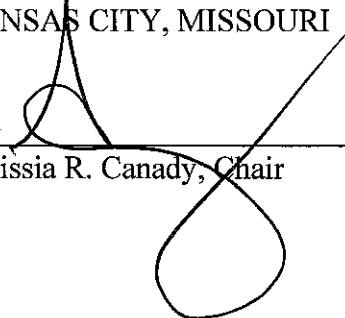
**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of October 2024.



ATTEST:

  
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Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI

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

**RESOLUTION NO. 10-8-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE TERMINATION 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 of Kansas City, Missouri (the "City Council") adopted on November 24, 1982, and subsequently amended; and

**WHEREAS**, the City Council, on August 31, 1995, by Ordinance 951016, approved the Summit 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 9:50 a.m., October 9, 2024, to consider the Summit Termination of the Plan; and

**WHEREAS**, the Redevelopment Area described by the Plan is generally bound by the Kansas City Terminal Railway on the north, W. Pennway on the east, the W. 26th Street on the south, and Southwest Boulevard on the west., along with the property on the southwest corner of Pershing Road & Kessler Road (the "Redevelopment Area"), all in Kansas City, Jackson County, Missouri; and

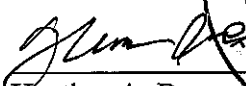

**WHEREAS**, The Summit TIF Plan provided funding through tax increment financing for a series of redevelopment projects divided into sub-projects. The last remaining active project areas are 8, 9A, and 25; and

**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 Summit Termination to the TIF Plan.

**DATED** this 9<sup>th</sup> day of October, 2024.

ATTEST:

  
Heather A. Brown, Secretary  


  
Alissia R. Canady, Chair

**RESOLUTION NO. 10-9-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING THE TERMINATION OF THE SUMMIT TAX INCREMENT FINANCING PLAN AND THE DESIGNATION OF THE REDEVELOPMENT AREA AND THE REDEVELOPMENT PROJECT AREAS DESCRIBED THEREIN**

**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; by Committee Substitute for Ordinance No. 140823, as amended, on June 18, 2015 and by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023; and

**WHEREAS**, on July 12, 1995, the Commission, by Resolution No. 95-67 recommended to the City Council that it approve the Summit Tax Increment Financing Plan (the “Plan” or “Redevelopment Plan”) and the City Council did so on August 31, 1995, by Ordinance Number 951016, and did also designate the area encompassed by the Plan (the “Redevelopment Area”); and

**WHEREAS**, the Plan has been amended several times by a series of ordinances passed by the City Council; and

**WHEREAS**, the improvements contemplated by the Plan have been completed and the Commission, pursuant to Resolution No. 9-13-23 issued to DST Output Summit Development Corporation a Certificate of Completion and Compliance with respect to its completion of the improvements contemplated by the Plan; and

**WHEREAS**, the Commission desires to terminate the Plan and the designation of the Redevelopment Area and the Redevelopment Project Areas described therein and by Ordinance No. 041381, Ordinance No. 001036, and Ordinance No. 051116, respectively (collectively, the “Redevelopment Project Areas”); and

**WHEREAS**, on October 9, 2024, after due notice in accordance with Section 99.830 of the Act, the Commission, as established by Section 99.820.2 of the Act, held a public hearing at 9:50 a.m. at 300 Wyandotte, Suite 400, Kansas City, Missouri 64106 to consider recommending to the City Council for the termination of the Plan and the designation of the Redevelopment Area and Redevelopment Project Areas; and

**WHEREAS**, at the conclusion of the public hearing, the Commission, as established by Section 99.820.2 of the Act, desires to recommend to the City Council the termination of the

Redevelopment Plan and the termination of the designation of the Redevelopment Area and the Redevelopment Project Areas, which shall require that all funds on deposit in the Special Allocation Fund(s) established in connection with such Redevelopment Project Areas be declared surplus and distributed to the affected taxing districts, in accordance with the Act; and

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

**Section 1. Termination of the Summit Tax Increment Financing and the designation of the Redevelopment Area and Redevelopment Project Areas 8, 9A, and 25 described therein.** The Commission does hereby recommend that the City Council of Kansas City, Missouri, by ordinance, (1) terminate the designation of the Redevelopment Project Areas 8, 9A, and 25 of the Summit Tax Increment Financing Plan (the "Plan"), as designated by Ordinance No. 100089, Ordinance No. 130986, Ordinance No. 140823, and Ordinance No. 230524, respectively (collectively, the "Redevelopment Project Areas"), (2) declare as surplus all Payments in Lieu of Taxes and Economic Activity Taxes on deposit in the Special Allocation Fund (if any) established in connection with the Redevelopment Project Areas, (3) dissolve such Special Allocation Fund and remit all funds therein to the affected taxing districts, as provided by the Act, and (4) terminate the Plan and the designation of the Redevelopment Area described by the Plan.

**Section 2. Effective Date.** This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

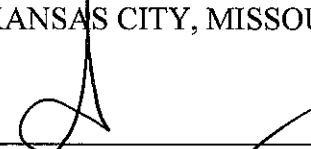
**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of October 2024.



ATTEST:

  
Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION  
OF KANSAS CITY, MISSOURI

By:   
Aklissia R. Canady, Chair

**RESOLUTION NO. 10-13-24**

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

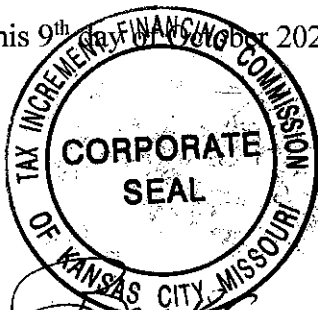
**WHEREAS**, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri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

**WHEREAS**, the following costs were certified:

<b>TIF Plan</b>	<b>Developer</b>	<b>Costs Requested</b>	<b>Questioned Costs</b>	<b>Costs Certified</b>	<b>Notes</b>
Parvin Road	Hunt Midwest	\$868,247		\$868,247	
Parvin Road	Hunt Midwest	\$356,331		\$356,331	
KCI Corridor	MD Management	\$250,041.40		\$250,041.40	
Historic Northeast	Historic Northeast Lofts	\$14,235,001	\$12,500	\$14,222,501	Bond Draw

**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 9<sup>th</sup> day of November 2024.



Heather A. Brown, Executive Director

ATTEST

La' Sherry Banks, Assistant Secretary

**RESOLUTION NO. 10-14-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 3 IN CONNECTION WITH THE IMPLEMENTATION OF PUBLIC IMPROVEMENT 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 (the “Public 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 (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 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**, 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 Project 7D 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. September 4,

2024 (the “Cost Certifier Report”), has investigated whether MD Management 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 MD Management 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 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 October, 2024.

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

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

ATTEST:

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

## **RESOLUTION NO. 10-15-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE PARVIN ROAD CORRIDOR TIF PLAN CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 18 IN CONNECTION WITH IMPLEMENTATION OF PUBLIC IMPROVEMENTS 1-4 WITHIN THE PARVIN ROAD 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 December 14, 2000, the City Council passed Ordinance No. 001638 approving the Parvin Road Corridor and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

**WHEREAS**, the Parvin Road Corridor Plan has been subsequently amended from time to time by the Council (collectively, the “Plan”); and

**WHEREAS**, the Plan provides for design of, expansion, and improvement of the public infrastructure within the Redevelopment Area necessary to accommodate an expansion of the existing above-ground industrial park and the underground industrial and commercial complex known as the SubTropolis, together with all appurtenances necessary to adequately address the existing conditions qualifying the Redevelopment Area as an Economic Development Area, which proposed infrastructure improvements include constructing and/or improving roadways, curbing, traffic signals, storm sewers, water lines, utilities, and related items necessary to adequately serve the expansion of the development complex, (the “Public Improvements”); and

**WHEREAS**, on December 14, 2000, the City Council passed Ordinance No. 001585 approving Project 1 of the Plan, on December 14, 2000, the City Council passed Ordinance No. 001586 approving Project 2 of the Plan, on September 18, 2008, the City Council passed Ordinance No. 0011587 approving Project 3 of the Plan, and on June 10, 2010, the City Council passed Ordinance No. 001592 approving Project 4 of the Plan ; and

**WHEREAS**, 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”) dated June 8, 2013 and amended on March 16, 2018 , April 1, 2022, October 17, 2022, and June 27, 2024; 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 August 30, 2024 (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 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 9<sup>th</sup> day of October, 2024.

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

By:  Alissia R. Canady (Mar 27, 2025 11:07 CDT)  
\_\_\_\_\_  
Alissia R. Canady, Chair

ATTEST:

 Heather Brown (Mar 27, 2025 12:21 CDT)  
\_\_\_\_\_  
Heather A. Brown, Secretary

**RESOLUTION NO. 11-1-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE FOURTH AMENDMENT TO THE UNION HILL 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 18, 1997, by Ordinance 971698, approved the Union Hill Tax Increment Financing Plan (the "Plan"); and

**WHEREAS**, upon notice duly given pursuant to State Statutes, the TIF Commission held a public hearing at 9:30 a.m., November 13, 2024, to consider the Fourth Amendment to the Plan; and

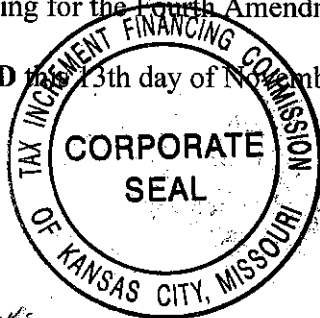
**WHEREAS**, the Redevelopment Area described by the Plan is generally bounded by Union Cemetery on the north, Main Street on the west, E. 31st Street on the south and Forest Street on the east in Kansas City, Jackson County, Missouri; and

**WHEREAS**, the Fourth Amendment does not alter the Commission's and City's previous finding that the Redevelopment Area, on the whole, based upon the report attached to the Plan as Exhibit 12 and as supplemented by Exhibit 12A, is a Conservation Area; 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 Fourth Amendment to the Union Hill TIF Plan.


**DATED** the 13th day of November 2024.



ATTEST:

*La'Sherry I. Banks*

La'Sherry I. Banks, Assistant Secretary

  
Alissia R. Canady, Chair

Alissia R. Canady (Feb 11, 2025 11:21 CST)

RESOLUTION NO. 11-3-24

**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
Parvin Road	Hunt Midwest	\$362,449		\$362,449	
Platte Purchase	Ashlar Homes, LLC	\$291,954.54		\$291,954.54	

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 13<sup>th</sup> day of November 2024.



*Heather A. Brown*

Heather A. Brown, Executive Director

ATTEST:

*La'Sherry Banks*  
La'Sherry Banks, Assistant Secretary

## **RESOLUTION NO. 11-4-24**

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF COMPLETION AND COMPLIANCE IN CONNECTION WITH IMPLEMENTATION OF CID PUBLIC IMPROVEMENTS WITHIN 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 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 11, 1999, the City Council passed Ordinance No.991556 approving the River Market TIF Plan and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

**WHEREAS**, the River Market TIF Plan has been subsequently amended from time to time by the Council (collectively, the “Plan”); and

**WHEREAS**, the Plan provides for certain public infrastructure improvements within and the Redevelopment Area that are targeted toward support of the Town of Kansas Archaeological park, as well as other area-wide improvements including infrastructure and streetscape improvements, maximization of access to the area to the area and view corridors, green spaces, transportation and access linkages, and other neighborhood enhancements, together with parking, and all necessary utilities and street improvements to serve the area (the “Public Improvements”),

**WHEREAS**, the Tax Increment Financing Commission of Kansas City, Missouri and The River Market Community Improvement District (the “Redeveloper”) entered into a Cooperative Agreement, dated February 9, 2012, and amended on August 14, 2023 (the “Agreement”) for the implementation of the design and construction of certain public infrastructure improvements; and

**WHEREAS**, Section 13 of the 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 13 of the Agreement and requested that the Commission issue a Certificate of 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. December 5, 2023 (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 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 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 River Market Community Improvement District a Certificate of Completion and 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 13<sup>th</sup> day of November, 2024.

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

By:  \_\_\_\_\_  
Alissia R. Canady (Mar 27, 2025 11:08 CDT)  
Alissia R. Canady, Chair

ATTEST:

 \_\_\_\_\_  
Heather Brown (Mar 27, 2025 11:55 CDT)  
Heather A. Brown, Secretary

**RESOLUTION NO. 11-5-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO APPROVE AN ACKNOWLEDGEMENT TO A FOURTH AMENDED AND RESTATED ABSOLUTE ASSIGNMENT OF TAX INCREMENT PAYMENTS 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 Tax Increment Financing Commission of Kansas City, Missouri (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 "City Council"); and

**WHEREAS**, on June 16, 2016, the City Council passed Ordinance No. 160448, approving the Plan, pursuant to the authority granted to the City 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 renovation of approximately 55,000 square feet of retail space and related infrastructure improvements within Redevelopment Project Area 4 of the Plan ("Project Area 4"), including parking and landscaping improvements (the "Project 4 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**, on March 19, 2019, the Commission and Linwood Shopping Center Redevelopment Company, LLC (the "Redeveloper") entered into an Amended and Restated Redevelopment Agreement, which provides, inter alia, for the implementation of the Project 4 Improvements and the Blight Remediation, which Amended and Restated Redevelopment Agreement has been amended four times (the "Amended Redevelopment Agreement"); and

**WHEREAS**, on September 26, 2019, the Redeveloper became indebted to UMB Bank, N.A. (the "Lender") under the terms of a Construction Loan Agreement dated September 26, 2019 (as hereafter modified, amended or restated, the "Loan Agreement"), and those certain Promissory Notes, each dated September 26, 2019, in the aggregate principal amount of \$4,000,000, plus interest, charges and allowances (as hereafter modified, amended or restated, collectively, the "Loan" or the "Notes") (the Notes, the Loan Agreement and all other documents and instruments now or at any time hereafter evidencing and/or securing all present and future indebtedness of Redeveloper to Lender are hereinafter collectively referred to as the "Loan Documents"); and

**WHEREAS**, as a condition to the consummation of the Loan Documents, the Lender and the Redeveloper entered into an Absolute Assignment of Tax Increment Payments, which provides that the Redeveloper shall absolutely assign to the Lender (and grant the Lender a security interest

in) all of the Redeveloper's right, title and interest in and to certain tax proceeds or payments, including, without limitation, (i) certain amounts budgeted and, if necessary, appropriated by the City Council attributable to economic activity taxes (EATS), and (ii) payments in lieu of taxes (PILOTS) generated within Project Area 4 of the Plan (collectively, the "TIF Revenue") along with such additional earnings taxes, utility taxes and the capital improvements portion of sales taxes generated by Redevelopment Project Area 4 of the 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"); and

**WHEREAS**, the Loan Documents were modified on March 23, 2021 (the "First Loan Modification Agreement"), on November 24, 2021 (the "Second Loan Modification Agreement"), on October 15, 2022 (the "Third Loan Modification Agreement") and on March 29, 2023 (the "Fourth Loan Modification Agreement"); and

**WHEREAS**, the Lender and the Redeveloper desire to further amend the Loan Documents to adjust the "Extended Maturity Date," as more specifically set forth in the Fifth Loan Modification Agreement (the "Fifth Loan Modification Agreement" and together with the First Loan Modification Agreement, the Second Loan Modification Agreement, the Third Loan Modification Agreement and the Fourth Loan Modification Agreement, shall be referred to as the "Loan Modification Agreements"); and

**WHEREAS**, as a condition to the execution of the Fifth Loan Modification Agreement, the Lender has required that the Redeveloper (i) grant Lender a security interest in and to the right to receive and control such TIF Revenue and Additional City EATs that the Redeveloper is entitled to receive under the Amended Redevelopment Agreement and that certain Tax Contribution and Disbursement Agreement, dated September 26, 2019, as amended, among the Commission, the Redeveloper, the City of Kansas City, Missouri, Cochran Head Vick & Co., P.C., as the Commission's designated cost certifier, and First American Title Insurance Company, as escrow agent (the "Tax Contribution and Disbursement Agreement") in an amount not to exceed the "Secured Obligations" (as that term is defined in the Deed of Trust described by the Loan Modification Agreements, including the Fifth Loan Modification Agreement) upon disbursement of such TIF Revenue and Additional City EATs by the Commission; (ii) execute and deliver a copy of a Fourth Amended and Restated Absolute Assignment of Tax Increment Payments to the Commission; (iii) take such steps as may be necessary to evidence and perfect the assignment of (and first priority security interest in) such TIF Revenue and Additional City EATs to Lender in applicable public records and any other means necessary; and (iv) direct the Commission to forward all TIF Revenue and Additional City EATs to Lender pursuant to the terms of the Fourth Amended and Restated Absolute Assignment of Tax Increment Payments; and

**WHEREAS**, the Redeveloper and Lender have requested that the Commission acknowledge the Fourth Amended and Restated Absolute Assignment of Tax Increment Payments being executed in connection with the Fifth Loan Modification Agreement and pay those funds 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 form of the Fourth 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 Fourth 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 Fourth 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.

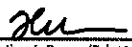
**Section 3. Effective Date.** This Resolution shall take effect and be in full force immediately after its adoption by the Commission.

**ADOPTED** by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of November 2024.

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

By:   
Alissia R. Canady, Chair

ATTEST:

  
Heather A. Brown (Feb 11, 2025 12:54 CST)  
Heather A. Brown, Secretary

**RESOLUTION NO. 12-1-24**

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 9:30 A.M. ON FEBRUARY 12, 2025, FOR THE PROPOSED 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 December 11, 2024 at 9:30 a.m.; and

**WHEREAS**, the TIF Commission held a public hearing at 9:30 a.m., December 11, 2024, to consider approval of the proposed First Amendment to the Pioneer Plaza 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 First Amendment to the Pioneer Plaza TIF Plan until 9:30 a.m., Wednesday, February 12, 2024.

**DATED** this 11<sup>th</sup> day of December 2024.



ATTEST:

*La'Sherry Banks*  
\_\_\_\_\_  
La'Sherry Banks, Assistant Secretary

  
\_\_\_\_\_  
Alissia R. Canady (Jan 20, 2025 01:41 CST)  
Alissia R. Canady, Chair

**RESOLUTION NO. 12-2-24**

**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
Parvin Road	Hunt Midwest	\$978,494		\$978,494	
Parvin Road	Hund Midwest	\$1,687,886		\$1,687,886	
Historic Northeast	Historic Northeast Lofts LLC	\$463,088		\$463,088	
Downtown Library District	DTC One, LLC	\$572,454		\$572,454	

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 11<sup>th</sup> day of December 2024.



Heather A. Brown, Executive Director

ATTEST:

La Sherry Banks, Assistant Secretary

## RESOLUTION NO. 12-3-24

### **RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE IN CONNECTION WITH IMPLEMENTATION OF A PORTION OF THE PUBLIC IMPROVEMENTS WITHIN THE HISTORIC NORTHEAST 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 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 21, 2024, the City Council passed Ordinance No.240258 approving the Historic Northeast Tax Increment Financing Plan and designated the area described therein as a redevelopment area (the “Redevelopment Area”); and

**WHEREAS**, the Plan provides for implementation of a portion of the Uncompleted Project Improvements and Uncompleted Public Improvements within the Redevelopment Area, (the “Public Improvements”); and

**WHEREAS**, on September 1, 2024, the Commission and Historic Northeast Lofts, LLC (the “Redeveloper”) entered into an Agreement for the implementation of the Public Improvements (the “Redevelopment Agreement”); and

**WHEREAS**, Section 20 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 20 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 Hood & Associates, CPAs, PC’s Independent Accountant’s Report, dated November 21, 2024 (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 Historic Northeast Lofts, LLC a Certificate of Partial Completion and Compliance in a form substantially similar to Exhibit D, attached hereto, which shall certify that the Redeveloper has completed a portion of the Public Improvements contemplated by the Plan and the Redevelopment Agreement (as specifically described on Exhibit B), 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 11<sup>th</sup> day of December 2024.

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

By:   
Alissia R. Canady (Mar 27, 2025 12:34 CDT)  
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Alissia R. Canady, Chair

ATTEST:

  
Heather Brown (Mar 27, 2025 12:37 CDT)  
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Heather A. Brown, Secretary