

RESOLUTION NO. 1-1-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 9:35 A.M. ON FEBRUARY 12, 2025, FOR THE TERMINATION TO THE JUDICIAL SQUARE TIF PLAN.

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

WHEREAS, in accordance with the Sections 99.825 and 99.830 of the Revised Statutes of Missouri, staff prepared and delivered all required notices of the public hearing scheduled FOR January 11, 2025, at 9:35 a.m.; and


WHEREAS, the TIF Commission held a public hearing at 9:35 a.m., January 11, 2025, to consider approval of the termination of the Judicial Square 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 Termination of the Judicial Square TIF Plan until 9:35 a.m., Wednesday, February 12, 2025.


DATED this 31st day of January 2025.




Alissia R. Canady (Jan 30, 2025 10:15 CST)

Alissia R. Canady, Chair

ATTEST:


LaSherry Banks (Jan 30, 2025 10:20 CST)

La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 1-2-25

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
Baltimore Place	Gee Whiz Holdings, LLC	\$70,390.50		\$70,390.50	
Shoal Creek	Mid-Continent Public Library	\$584,217.00		\$584,217.00	

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

DATED this 1st day of January 2025.



Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 1-3-25

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

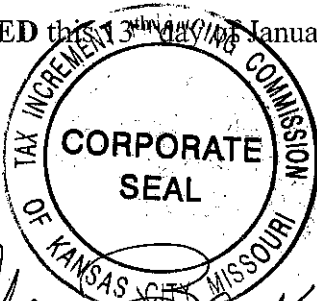
WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the "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
Historic Northeast	Historic Northeast Lofts, LLC	\$304,432.00		\$304,432.00	Bond Draw
Historic Northeast	Historic Northeast Lofts, LLC	\$266,403.00	\$65,970.00	\$200,433	Question cost ineligible.

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 January 2025.



Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 1-4-25

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. 19 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 November 18, 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.

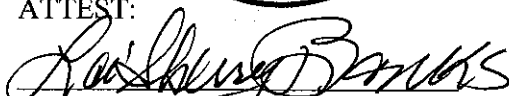
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of January



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

By: 
Heather A. Brown (Jul 1, 2025 15:26 CDT)
Heather A. Brown, Executive Director

ATTEST:


La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 1-5-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A FOURTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH THE CITY OF KANSAS CITY, MISSOURI FOR THE CONCEPTUAL DESIGN OF SHOAL CREEK PARKWAY, BEGINNING AT N. BRIGHTON ROAD AND CONTINUING TO N. WOODLAND AVENUE AND THE CONSTRUCTION OF CERTAIN IMPROVEMENTS WITHIN HODGE PARK IN CONNECTION WITH AND IN FURTHERANCE OF THE SHOAL CREEK PARKWAY TIF PLAN

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

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

WHEREAS, the Plan provides, among other things, for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including (1) the conceptual design of Shoal Creek Parkway, between N. Brighton Road and N Woodland Ave. ("Shoal Creek Conceptual Design") and (2) the construction of certain improvements within Hodge Park, including general park improvements to support facilities for a playground, trails and athletic fields and to address drainage, signage, landscaping and roadway improvements ("General Park Improvements and Trail Completion"), a multi-purpose sports field in the north portion of Hodge Park (the "Multi-Purpose Playing Field"), a destination playground project, including the installation of play equipment (the "Destination Playground"), the construction of a parking lot to support the Destination Playground, trails and athletic fields ("Parking Lot Improvements") and the construction of a water main for Hodge Park and irrigation for sports fields located within Hodge Park (the "Water Main Extension and Irrigation Improvements," and together with the General Park Improvements and Trail Completion, Multi-Purpose Playing Field, the Destination Playground and the Parking Lot Improvements, the "Hodge Park Improvements"); and

WHEREAS, the Commission and the City, on May 29, 2017, entered into an Amended and Restated Redevelopment Agreement, which was amended on May 28, 2019 and January 11, 2022 and which provides for the City to cause the design of the General Park Improvements and

Trail Completion, the Multi-Purpose Playing Field, the destination Playground and the Parking Lot Improvements to be completed by June 2020 and the Water Main Extension to be completed by July 2023; and

WHEREAS, on July 14, 2022, the City Council, pursuant to Ordinance 220570, approved the Twenty-Third Amendment to the Plan, which provides, in part, for the installation of lights for the Multipurpose Field within Hodge Park by August 2025 (the "Installation of the Multi-Purpose Field Lighting") and the reimbursement of certain costs related thereto in an amount not in excess of \$550,000 (the "Twenty-Third Amendment Modifications"); and

WHEREAS the City desires to further amend the Redevelopment Agreement to extend the date of completion for the design and construction of the Water Main Extension to August 2025 and to for or the implementation of the Installation of the Multi-Purpose Field Lighting by August 2025 and the reimbursement of certain related o the Multi-Purpose Field Lighting an amount not to exceed \$550,000 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 Third Amendment to Redevelopment Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Third Amendment to Redevelopment Agreement with the City of Kansas City, Missouri, which shall contain the provisions described in the Recitals to this Resolution. The Third Amendment to Redevelopment Agreement shall be in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as **Exhibit A**, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.

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


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


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of January 2025.

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



ATTEST

By: 
Alissia R. Canady (Jan 30, 2025 07:41 CST)
Alissia R. Canady, Chair


Heather A. Brown (Jan 29, 2025 11:52 CST)
Heather A. Brown, Secretary

RESOLUTION NO. 1-6-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE SIXTH AMENDMENT TO THE REIMBURSEMENT PRIORITIZATION AGREEMENT BY AND AMONG THE TIF COMMISSION, THE CITY OF KANSAS CITY, MISSOURI, AND HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. PURSUANT TO THE SHOAL CREEK PARKWAY TIF PLAN

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") has been created pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act") and is authorized and empowered pursuant to Ordinance No. 54556, which was adopted by the City Council of Kansas City, Missouri (the "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 Council, on November 10, 1994, adopted Ordinance No. 941443, approving the Shoal Creek Parkway Tax Increment Financing Plan (the "Plan") and designated the area described therein as a redevelopment area (the "Redevelopment Area"); and

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

WHEREAS, the Plan provides for, among other things, the improvement of certain roadways and other public infrastructure improvements within and adjacent to the Redevelopment Area, including (1) the design of improvements to Shoal Creek Parkway, between NE 96th Street and N. Brighton (the "Shoal Creek Design"), (2) the design of N. Brighton Avenue, between a point 1,941 linear feet south of NE 79th Street and Pleasant Valley Road, (the "N. Brighton Design"), (3) the construction of improvements to NE 104th Street, between MO-291 and A Highway (the "NE 104th Street Improvements"), (4) the construction of improvements within and adjacent to Hodge Park (the "Hodge Park Improvements"), (5) the construction of public infrastructure improvements adjacent to and in support of a fire station to be built at 291 Highway between N. Belmont Avenue and NE Sherman Road (the "Fire Station Infrastructure Improvements"), (6) the design of a trail segment along Shoal Creek Parkway, between N Brighton Road and Pleasant Valley Road (the "Trail Segment Design") and (7) the construction of certain street improvements and the installation of traffic signalization, sanitary sewer and storm water lines, detention basins and related improvements to support commercial development in an approximately 28 acre area that is generally bound by a point approximately 1,700 linear feet north of MO Highway 152 on the north, MO Highway 152 on the south, The Preserve Subdivision on the west and The Green Hills Subdivision on the east (the "Star Acquisition Public Improvements" and together with the Shoal Creek Design, the N. Brighton Design, the NE 104th Street Improvements, the Hodge Park Improvements, the Fire Station Infrastructure Improvements and the Trail Segment Design shall hereinafter collectively be referred as the "Original Prioritized Improvements"); and

WHEREAS, on April 12, 2017, upon the recommendation of the Shoal Creek Parkway Advisory Committee (the "Advisory Committee"), the Commission, by Resolution No. 4-2-17, approved the reimbursement of certain redevelopment project costs related to certain of the Original Prioritized Improvements, subject to the following: (1) the execution and performance of separate development agreements by and between the Commission, Star Acquisitions, Inc. and the City and (2) the availability of Economic Activity Taxes generated within the Redevelopment Area and on deposit in the Special Allocation Fund established in connection with the Redevelopment Projects described by the Plan and maintained by or on behalf of the Commission ("Available TIF Revenue"); and

WHEREAS, the Commission, Star Acquisitions, Inc. ("Star") and the City entered into a Reimbursement Prioritization Agreement, which sets forth the priority and the allocation of Available TIF Revenue to reimburse eligible redevelopment project costs incurred in connection with the implementation of the Original Prioritized Improvements (the "Original Prioritization Agreement"); and

WHEREAS, the Commission, Star, Mid-Continent Public Library ("Mid-Continent") and the City, on August 14, 2019, entered into the First Amendment to the Original Prioritization Agreement, which incorporated the modifications included in the Fifteenth Amendment to the Shoal Creek TIF Plan, including certain infrastructure improvements related to the renovation of Woodneath Library; and

WHEREAS, the Commission, Star, Mid-Continent and the City, on April 22, 2020, entered in the Second Amendment to the Original Prioritization Agreement, which reprioritized the reimbursement of costs incurred by the City, Star and Mid-Continent in connection with the implementation of certain improvements contemplated by the Plan; and

WHEREAS, on March 10, 2021, the Commission, Star, Mid-Continent, the City and Hunt Midwest Real Estate Development, Inc. ("Hunt Midwest") entered into the Third Amendment to the Original Prioritization Agreement, which incorporated the modifications included in the Eighteenth Amendment to the Plan, including the installation of traffic signals at the intersection of NE 108th Street and NE Cookingham Drive, the installation of street lights along N Sherman between NE Cookingham Drive and 116th Terrace, and the construction of Maplewoods Parkway between Shoal Creek Parkway and NE 112th Street; and

WHEREAS, the Commission, Star, Mid-Continent, Hunt Midwest and the City, on October 5, 2021, entered into the Fourth Amendment to the Original Agreement, which provides (1) for reimbursement to Mid-Continent in an amount up to Five Hundred Eighty-Four Thousand Two hundred Seventeen Dollars (\$584,217) for certain costs it incurs in connection with the implementation of Woodneath Library Public Improvements, (2) that up to \$173,000 may be utilized to pay for costs related to the NE 108th Street Traffic Signal Project and (3) up to \$7,500,000 may be used to reimburse costs related to Phase 2 of the Maplewoods Parkway Improvements; and

WHEREAS, the Commission, Star, Mid-Continent, Hunt Midwest and the City, on April 24, 2022, entered into the Fifth Amendment to the Original Agreement, which incorporated certain of the Twenty-Second Amendment Modifications by reducing the redevelopment project costs related to the Destination Playground by \$78,000 and the Multi-Purpose Playing Field by

\$2,000 and increasing the redevelopment project costs related to the Water Main Extension and Irrigation Improvements by \$80,000; and

WHEREAS, on July 14, 2022, the City Council, by Ordinance No. 220570, approved the Twenty-Third Amendment to the Plan, which modified the budget of redevelopment project costs related to the Hodge Park Improvements by (1) providing for the installation of lighting for the Multi-Purpose Field (the “Multi-Purpose Field Lighting”) and for the reimbursement of certain costs related thereto in an amount not to exceed \$550,000 and (2) providing for the construction of improvements to Soccer Drive, between Drury Drive and I-435 (“Phase 1 Soccer Drive Improvements”) and for the reimbursement of certain costs related thereto in an amount not to exceed \$790,000 and the construction of improvements to Soccer Drive, between I-435 and Shoal Creek Parkway (“Phase 2 Soccer Drive Improvements”) and for the reimbursement of certain costs related thereto in an amount not to exceed \$740,000 (collectively, the “Twenty-Third Amendment Modifications”); and

WHEREAS, the City desires to enter into a Sixth Amendment to the Original Prioritization Agreement to incorporate the Twenty-Third Amendment Modifications; 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 Reimbursement Prioritization 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 Reimbursement Prioritization Agreement in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission’s legal counsel, Executive Director and Chair, and such officers’ signature thereon being conclusive evidence of the Commission’s approval thereof.


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

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


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of January 2025.



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

By: 
Alissia R. Canady (Jan 30, 2025 07:43 CST)
Alissia R. Canady, Chair

ATTEST:


Heather A. Brown (Jan 29, 2025 11:51 CST)
Heather A. Brown, Secretary

RESOLUTION NO. 1-7-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO APPROVE AN ACKNOWLEDGEMENT TO A FIFTH 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, 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 May 16, 2016, the Commission, by Resolution No. 5-27-16, approved the Linwood Shopping Center Tax Increment Financing Plan (the “Plan”) and recommended the Plan to the City Council; 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 Act; and

WHEREAS, the Plan has been amended from time to 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”) pursuant to 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 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 City 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"), on March 29, 2023 (the "Fourth Loan Modification Agreement") and on October 15, 2024 (the "Fifth Loan Modification Agreement"); and

WHEREAS, the Lender and the Redeveloper desire to further amend the Loan Documents to terminate the TIF Note (as defined in the Loan Documents), adjust certain definitions described therein and incorporate the DONALD L. MAXWELL TRUST, Donald L. Maxwell, trustee; and the MAXWELL FAMILY LIVING TRUST, U/T/A DATED May 9, 2006, Donald E. Maxwell, trustee (the "Sixth Loan Modification Agreement" and together with the First Loan Modification Agreement, the Second Loan Modification Agreement, the Third Loan Modification Agreement, the Fourth Loan Modification Agreement and the Fifth Loan Modification Agreement, shall be referred to as the "Loan Modification Agreements"); and

WHEREAS, as a condition to the execution of the Sixth 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 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 Sixth Loan Modification Agreement) upon disbursement of such TIF Revenue and Additional City EATs by the Commission; (ii) execute and deliver a copy of a Fifth 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 Fifth Amended and Restated Absolute Assignment of Tax Increment Payments; and

WHEREAS, the Redeveloper and Lender have requested that the Commission acknowledge the Fifth Amended and Restated Absolute Assignment of Tax Increment Payments being executed in connection with the Sixth 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 Fifth 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 Fifth 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, LLC and UMB Bank, N.A., the Acknowledgement attached to such Fifth 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 January 2024.



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

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

ATTEST:

Hu
Heather A. Brown (Jan 29, 2025 10:28 CST)
Heather A. Brown, Secretary

RESOLUTION NO. 1-8-25

RESOLUTION APPROVING THE FUNDING AGREEMENT BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI AND LAND RESERVE, INC. REGARDING CERTAIN IMPROVEMENTS CONTEMPLATED BY THE PROPOSED PIONEER CROSSING 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, Land Reserve, Inc. (the "Developer") has requested that the Commission prepare and consider a tax increment financing redevelopment plan (the "Proposed TIF Plan") and related redevelopment project(s) ("Proposed TIF Project(s)") for the implementation of a mixed-use development within an area generally bounded by Shoal Creek Parkway on the east, I-435 and on the west, I-35 on the south and N. Barry Road on the North in Kansas City, Missouri, which shall consist of the construction of (1) single family homes and multi-family residential units, retail and restaurant space, a hotel, office space, and entertainment space (the "Mixed Use Development") and (2) the construction or reconstruction of public infrastructure improvements that support and enhance the Mixed Use Development (collectively, the "Improvements"); and

WHEREAS, the Developer has requested that the Commission retain administrative and professional staff, outside counsel and consultants and incur expenses which it, in its sole discretion, deems necessary to (1) prepare and review all necessary documents, provide all statutory public notices and participate in a public meeting to consider the Proposed TIF Plan and Proposed TIF Project(s) and thereafter take all action the Commission deems necessary to administer and assist in implementing and thereafter terminating the Proposed TIF Plan and Proposed TIF Project(s), (2) if the Proposed TIF Plan is approved, prepare and negotiate a redevelopment agreement (the "TIF Redevelopment Agreement") and any and all agreements, instruments and certificates that may be necessary to implement the approved Proposed TIF Plan and Proposed TIF Project(s), and, (3) subject to the terms and conditions of the TIF Redevelopment Agreement, reimburse the Developer for all eligible certified redevelopment project costs incurred by the Developer and identified by the approved Proposed TIF Plan and Proposed TIF Project(s) (collectively, the "Commission Services"); and

WHEREAS, the Developer has expressed a desire to enter into a Funding Agreement with the Commission which provides, in part, for the Developer to pay for such costs and expenses incurred by the Commission to perform the Commission Services (the "Funding Agreement"); and

WHEREAS, the execution of the Funding Agreement and any actions undertaken by the Commission in connection with preparing and reviewing the Funding Agreement, providing public notices and/or participating in public meetings to consider the Proposed TIF Plan and Proposed TIF Project(s) shall, in no way, be a reflection of the Commission's support or approval of a Proposed TIF Plan and Proposed TIF Project(s) and such support and approval shall only be reflected by the Commission's passage of a separate resolution approving and recommending the Proposed TIF Plan and Proposed TIF Project(s) to the City Council; and

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

Section 1. Authorization and Approval of the 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 Land Reserve, 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 13th day of January 2025.



ATTEST:

Heather A. Brown
Heather A. Brown (Jan 29, 2025 11:53 AM)
Heather A. Brown, Secretary

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

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

RESOLUTION NO. 1-9-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING REVISIONS TO THE CERTIFICATION OF COSTS AND REIMBURSEMENT POLICY

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 January 14, 2004, the Commission adopted its Certification of Costs and Reimbursement Policy (the "Policy"), which outlines the procedure and sets forth all such requirements and obligations that redevelopers of Redevelopment Plans ("Redeveloper(s)"), the Commission and the Commission's independent cost certifier (the "Cost Certifier") must observe and comply with such that Redevelopers may be reimbursed for eligible redevelopment project costs incurred in connection with the implementation of a Redevelopment Plan, Redevelopment Project or public improvement; and

WHEREAS, the Commission has previously amended the Policy eight (8) times; and

WHEREAS, the Commission desires to accept the recommendations of the Governance, Finance and Audit Committee's recommendation to amend the Policy: (i) to add a section for definitions used throughout the Policy, (ii) to remove the obligation for a Developer to submit redevelopment project costs for certification within 18 months of such costs being incurred and replace such obligation with an obligation to submit redevelopment project costs for certification within 9 months of "Substantial Completion" of the improvements related to such costs (the "9 Month Rule"), (iii) to clarify the process for amending a tax increment financing plan to address redevelopment project costs submitted in excess of the Budget, (iv) to provide for an exception to the 9 Month Rule for governmental entities, and (v) to incorporate all such other modifications recommended by the Committee to streamline the process for the certification of redevelopment project costs; and

WHEREAS, staff to the Commission has prepared and legal counsel has reviewed the revised Policy, which was presented to the Commission for its review and consideration; and

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the revisions to the Certification of Costs and Reimbursement Policy, attached hereto as Exhibit A.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 13th day of January 2025.



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

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

ATTEST
Hu
Heather A. Brown (Jan 29, 2025 11:27 AM)
Heather A. Brown, Secretary

EXHIBIT A

[Certification of Costs and Reimbursement Policy]

RESOLUTION NO. 2-1-25

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

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

WHEREAS, the City Council, on August 27, 2020, by Ordinance 200638, approved the Pioneer Plaza 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., February 12, 2025, to consider the First Amendment to the Plan; and

WHEREAS, the First Amendment has been withdrawn; therefore, no recommendation is made to City Council.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby closes the public hearing for the First Amendment to the Pioneer Plaza TIF Plan, with no recommendation to City Council.

DATED this 26th day of February 2025.



ATTEST:

[Signature]

Heather Brown (Feb 26, 2025 09:48)
Heather A. Brown, Secretary

[Signature]
Alissia R. Canady (Feb 25, 2025 16:36 CST)

Alissia R. Canady, Chair

RESOLUTION NO. 2-2-25

APPROVE THE COST CONSENT AGENDA AND AUTHORIZE AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

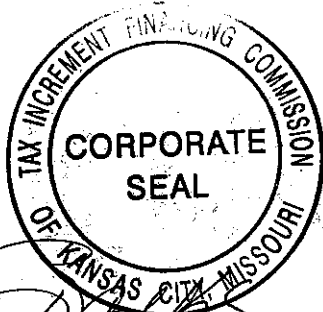
WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the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

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Historic Northeast	Historic Northeast Lofts LLC	\$200,196		\$200,196	
Bannister & Wornall	Burns McDonnell	\$2,015,355.70		\$2,015,355.70	

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

DATED this 12th day of February 2025.



Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 2-3-25

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 T 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 081123 approving Project Area T of the Plan; and

WHEREAS, on July 12, 2021 and amended on December 8, 2020 and June 8, 2021, the Commission and the Mid-Continent Public Library (the "Redeveloper") entered into an Agreement for the implementation of the Public Improvements (the "Redevelopment Agreement") for the design and construction of public infrastructure improvements that are in support of the renovation of Woodneath Library, including paving, asphalt trails and walkways, lighting, bridges, access roads and utility work (the "Public Improvement T"); 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 November 8, 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 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 Mid-Continent Public Library, 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 12th day of February, 2025.




ATTEST:


Heather A. Brown (Feb 26, 2025 08:48 CST)

Heather A. Brown, Secretary

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

By: 
Alissia R. Canady (Feb 25, 2025 16:36 CST)
Alissia R. Canady, Chair

RESOLUTION NO. 3-1-2025

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

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

WHEREAS, the City Council, on 5/12/2016, by Ordinance 160163, approved the Grand Reserve 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., March 12, 2025, to consider the Grand Reserve termination to the Plan; and

WHEREAS, the Redevelopment Area and Redevelopment Project Area are generally bounded by E. 9th Street on the north, McGee Street on the east, E. 10th Street on the south, and Grand Boulevard on the west, in Kansas City, Jackson County, Missouri; and

WHEREAS, the Grand Reserve TIF Plan contemplates the rehabilitation and adaptive reuse of the former Federal Reserve Bank of Kansas City tower into an all-suite approximately 284-room hotel, an approximately 40,000 square foot family entertainment center, and the rehabilitation of an existing adjacent approximately 450-stall parking garage; 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 Grand Reserve TIF Plan.

DATED this 12th day of March 2025.



ATTEST:

Heather Brown

Heather Brown (Jul 1, 2025)

Heather A. Brown, Secretary

Alissia R. Canady

Alissia R. Canady, Chair

RESOLUTION NO. 3-2-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING THE TERMINATION OF THE GRAND RESERVE 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 December 9, 2015, the Commission, by Resolution No. 12-9-15, recommended to the Council that it approve the Grand Reserve Tax Increment Financing Plan (the "Plan" or "Redevelopment Plan") and designated the Redevelopment Project Area described therein and the Council did so on May 16, 2016, by Ordinance Number 160163, and did also designate each of the Redevelopment Area (the "Redevelopment Area") and the Redevelopment Project Area described by the Plan (the "Redevelopment Project Area"); and

WHEREAS, the Plan was amended on May 14, 2020 by Ordinance No. 200265; and

WHEREAS, the Plan provides for (A) the historic rehabilitation and adaptive reuse of the approximately 301,533 square foot, 21-story former Federal Reserve Bank of Kansas City building located at 925 Grand Boulevard into an all-suite approximately 301 room hotel that will include restaurants, meeting and event facilities (the "Project Improvements") and (B) the redevelopment of a four-story Annex Building into an approximately 24-room boutique hotel and coffee house, along with an approximately 86,443 square foot data center and the rehabilitation of the existing adjacent 150-stall parking garage (the "Adjoining Improvements" and, together with the Project Improvements, the "Improvements"); and

WHEREAS, on July 29, 2020, the Redeveloper and the Commission entered into the Redevelopment Agreement, which provides for the Redeveloper to implement the Improvements in accordance with the terms and conditions of the Redevelopment Agreement (the "Redevelopment Agreement"); and;

WHEREAS, as a result of certain instances of default in the Redevelopment Agreement identified by the Commission's Notice of Default to the Redeveloper, dated September 13, 2023, which were not cured to the satisfaction of the Commission, the Commission, on November 13,

2023, notified the Redeveloper that the Redevelopment Agreement was terminated on November 13, 2023 (the "Notice of Termination"); and

WHEREAS, as a result of the Notice of Termination the Commission desires to terminate the Plan and the designation of the Redevelopment Area and 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 9:30 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 Grand Reserve 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 Grand Reserve Tax Increment Financing Plan (the "Plan"), as designated by Ordinance No. 160163 (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 12th day of March 2025.




TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

ATTEST:


Heather Brown Loan 15, 7025 0751 GMF+20

Heather A. Brown, Secretary

By: 
Alissia R. Canady 11, 2025 2049 CPT1
Alissia R. Canady, Chair

RESOLUTION NO. 3-3-25

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	Hunt Midwest	\$149,110.15		\$149,110.15	
Platte Purchase	Ashlar Homes	\$80,821.65		\$80,821.65	
Downtown Library	DTC One, LLC	\$19,007.00		\$19,007.00	
Historic Northeast	Historic Northeast Lofts, LLC	\$408,606.00		\$408,606.00	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 12th day of March 2025.



Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 3-6-25

RESOLUTION APPROVING THE FIRST AMENDMENT TO FUNDING AGREEMENT BETWEEN CITY OF KANSAS CITY, MISSOURI AND THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI REGARDING THE TS7 TRAIL IMPROVEMENTS, 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 construction of a trail connector, beginning at N. Holly Street and continuing west approximately 2,700 linear feet to Platte Purchase Drive; and

WHEREAS, on May 17, 2024, the Commission and the City entered into a Funding Agreement (the "Original Agreement"), which provides for, among other things for the City, subject to appropriation, to contribute (\$250,000) toward the cost of certain trail improvements contemplated by the Redevelopment Plan; and

WHEREAS, the City desires to enter into a First Amendment to the Original Agreement (A) to modify the location of the trail improvements the City intends to fund, which shall begin at N. Holly Street and extend west approximately 2,750 liner feet to N. Platte Purchase Drive (the "TS7 Trail Improvements") and (B) to provide that the City shall contribute an additional (\$50,000) toward the costs of the TS7 Trail 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 First Amendment to Funding Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a First Amendment to Funding Agreement with the City of Kansas City, Missouri, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and the Commission's approval thereof.


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

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


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 12th day of March 2025



TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI

By:  _____
Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 3-7-25

RESOLUTION APPROVING THE REDEVELOPMENT AGREEMENT BETWEEN THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, AND HUNT MIDWEST REAL ESTATE DEVELOPMENT INC. FOR THE IMPLEMENTATION OF THE TS7 TRAILS, 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, including a connector trail beginning at N. Holly Street and continuing west approximately 2,700 linear feet to Platte Purchase Drive (the "TS7 Trail Improvements"); and

WHEREAS, the Commission desires to enter into a Redevelopment Agreement (the "Redevelopment Agreement") with Hunt Midwest which shall for Hunt Midwest to complete the TS-7 Trail Improvements, in accordance with the terms and conditions of such Redevelopment Agreement, by October 1, 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 \$300,000 contribution the Commission receives from the City, pursuant to that certain Funding Agreement, as amended, between and the City and the Commission that relates to the TS-7 Trail 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 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.

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 2025.



ATTEST

Heather Brown

Heather Brown (Jul 2, 2025 08:17:00)

Heather A. Brown, Secretary

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

By: *Alissia R. Canady*

Alissia R. Canady, Chair

RESOLUTION NO. 3-8-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE TERMINATION AND MUTUAL RELEASE OF THE TIF AGREEMENTS BETWEEN THE COMMISSION AND WI 909 WALNUT, LLC IN CONNECTION WITH REDEVELOPMENT PROJECT H OF THE TOWER PROPERTIES DOWNTOWN REDEVELOPMENT AREA 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, on November 27, 1995, the City Council, upon the recommendation of the Commission, passed Ordinance No. 951469 approving the Tower Properties Downtown Redevelopment Area Tax Increment Financing Plan (the "Plan"), which has been subsequently amended from time to time by a series of ordinances passed by the City Council; and

WHEREAS, the Plan provides, in part, for rehabilitation and redevelopment of the 34-story building located at 909 Walnut for use as residential and commercial uses, rehabilitation and redevelopment of the 9-story building located at 927 Walnut for commercial space and amenities for the residential development, and construction of approximately 350-space parking garage (the "Project H Improvements") within an area described as Redevelopment Project Area H of the Plan ("Redevelopment Project Area H"), together with all necessary utilities and street improvements, including streetscape to support the Project H Improvements;

WHEREAS, on December 20, 2018, WI 929 Walnut, LLC (the "Developer") and the Commission entered into that Amended and Restated Redevelopment Agreement for the implementation of the Project H Improvements (the "Redevelopment Agreement"); and

WHEREAS, on December 20, 2018, the Developer and the Commission entered into that certain Funding Agreement which provides, in part, for the Developer to pay the Commission for certain costs and expenses incurred by the Commission in connection with certain services to be undertaken by the Commission in connection with the implementation of the Project H Improvements (the "Funding Agreement" and together with the Redevelopment Agreement, the "TIF Agreements"); and

WHEREAS, the Developer has successfully completed its obligations under the TIF Agreements in connection with the implementation of the Project H Improvements; and

WHEREAS, pursuant to Section 23 of Schedule 1 of the Redevelopment Agreement, the obligations of the Developer and Commission arising under the terms and conditions of the Redevelopment Agreement are to cease on May 30, 2024; and

WHEREAS, pursuant to the foregoing recitals, the Developer and Commission desire to acknowledge the termination of the TIF Agreements and release one another from any obligation arising thereunder; 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 TIF Agreements. 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 TIF Agreements by and between the Commission and the Developer, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.


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

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


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 12th day of March 2025.



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

By: 
Alissia R. Canady, Chair

ATTEST:


Heather A. Brown, Secretary

RESOLUTION NO. 3-9-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI TO APPROVE THE TERMINATION AND MUTUAL RELEASE OF THE REDEVELOPMENT AGREEMENT, FUNDING AGREEMENT, AND SALES CONTRIBUTION AGREEMENT AMONG THE COMMISSION AND DELTA QUAD HOLDINGS, LLC, IN CONNECTION WITH THE IMPLEMENTATION OF THE GRAND RESERVE 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, on December 10, 2014, the Commission and Delta Quad Holdings, LLC (the "Redeveloper") entered into a Funding Agreement which provides, in part, for the Redeveloper to pay certain costs and expenses incurred by the Commission in connection with certain services to be undertaken by the Commission in connection with its preparation and consideration of the Grand Reserve Tax Increment Financing Plan; and

WHEREAS, on May 12, 2016, the City Council, upon the recommendation of the Commission and by Committee Substitute for Ordinance No. 160163, approved the Grand Reserve Tax Increment Financing Plan, which has been amended from time to time by a series of ordinances passed by the City Council (the "Plan"); and

WHEREAS, the Plan provides for (A) the historic rehabilitation and adaptive reuse of the approximately 301,533 square foot, 21-story former Federal Reserve Bank of Kansas City building located at 925 Grand Boulevard into an all-suite approximately 301 room hotel that will include restaurants, meeting and event facilities (the "Project Improvements") and (B) the redevelopment of a four-story Annex Building into an approximately 24-room boutique hotel and coffee house, along with an approximately 86,443 square foot data center and the rehabilitation of the existing adjacent 150-stall parking garage (the "Adjoining Improvements" and, together with the Project Improvements, the "Improvements"); and

WHEREAS, on July 29, 2020, the Redeveloper and the Commission entered into the Redevelopment Agreement, which provides for the Redeveloper to implement the Improvements in accordance with the terms and conditions of the Redevelopment Agreement (the "Redevelopment Agreement"); and

WHEREAS, On June 14, 2016, the Redeveloper, the Commission and the City of Kansas City Missouri (the "City") entered into that certain Sales Tax Contribution Agreement

(the "Sales Tax Contribution Agreement" and together with the Funding Agreement and Redevelopment Agreement, the "Grand Reserve Agreements"), which was amended on July 29, 2020, which provides, in part, for the City to provide additional financing for the Improvements by committing, subject to annual appropriation and actual collection, a sum equal to certain additional revenue from taxes which are imposed by the City and generated by economic activities within the Redevelopment Area, which are not subject to capture, in accordance with the Act, and would otherwise be deposited into the City's general municipal funds (the "Additional City Contribution"), to be used for the payment of an amount not to exceed \$10,461,180 in Certified Costs related to the implementation of the Improvements; and

WHEREAS, as a result of certain instances of default in the Redevelopment Agreement identified by the Commission's Notice of Default to the Redeveloper, dated September 13, 2023, which were not cured to the satisfaction of the Commission, the Commission, on November 13, 2023, notified the Redeveloper that the Redevelopment Agreement was terminated on November 13, 2023 (the "Notice of Termination"); and

WHEREAS, as a result of the Notice of Termination, no Redevelopment Project Costs can be certified, including Redevelopment Project Costs to be reimbursed with the Additional City Contribution, and, pursuant to Section 10 of the Sales Tax Contribution Agreement, the City shall have no obligation to reimburse Redevelopment Project Costs with Additional City Contribution that are not certified in accordance with the Redevelopment Agreement; and

WHEREAS, due to the Notice of Termination and its impact on the City's ongoing obligation to reimburse Redevelopment Project Costs with the Additional City Contribution, the Commission, the City and the Redeveloper desire to acknowledge the termination of each of the Grand Reserve Agreements; 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 the Grand Reserve Agreements. 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 the Grand Reserve Agreements by and between the Commission, the City and the Redeveloper, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of the Commission's approval thereof.

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

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

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this
12th day of March 2015




Alissia R. Canady (Jun 17, 2015 12:56 CDT)

Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 4-1-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 9:30 A.M. ON MAY 14, 2025, FOR THE APPROVAL OF THE SECOND AMENDMENT TO THE WEST BOTTOM 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, 2025, at 9:30 a.m.; and

WHEREAS, the TIF Commission held a public hearing at 9:30 a.m., April 9, 2025, to consider approval of the second amendment of the West Bottom 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 Second Amendment to the West Bottoms TIF Plan until 9:30 a.m., Wednesday, June 11, 2025.

DATED this 9th day of April 2025.



ATTEST:

LaSherry Banks
LaSherry Banks-Linn-10, 2025 11283 CD71
La'Sherry Banks, Assistant Secretary

Alissia R. Canady
Alissia R. Canady, Chair

RESOLUTION NO. 4-2-2025

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVE CLOSING THE PUBLIC HEARING FOR THE SECOND AMENDMENT TO 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 subsequently amended; and

WHEREAS, the City Council, on 12/3/2020, by Ordinance 200942, approved the Overlook 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., April 9, 2025, to consider the Overlook TIF Plan; and

WHEREAS, the Redevelopment Area described by the Plan is generally bound by E. Swope Parkway on the north, 49th Street on the south, Chestnut Avenue on the west, and College Avenue on the east, all in Kansas City, Jackson County, Missouri; and

WHEREAS, the Estimated Budget of Redevelopment Project Costs, the Sources of Funds described in the TIF Plan, and the Development Schedule. These proposed amendments will require updating the various portions of text in the TIF Plan, and Exhibits; 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 Second Amendment to the Overlook TIF Plan.

DATED this 9th day of April 2025.



ATTEST:

La'Sherry Banks
La'Sherry Banks, Assistant Secretary

Alissia R. Canady
Alissia R. Canady, Chair

RESOLUTION NO. 4-4-25

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	\$741,621		\$741,621	
Parvin Road	Hunt Midwest	\$658,181		\$658,181	
Parvin Road	Hunt Midwest	\$1,376,208		\$1,376,208	

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 4th day of April 2025.



Heather A. Brown

Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks
La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 4-5-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., IN CONNECTION WITH THE DESIGN OF MAPLEWOODS PARKWAY, BETWEEN NE 112TH STREET AND NE COOKINGHAM DRIVE, 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, as amended, provides, among other things, for the design and construction of roadways and other public infrastructure within and adjacent to the Redevelopment Area, including the design of certain improvements to Maplewoods Parkway between NE 112th Street and NE Cookingham Drive (the "Maplewoods Parkway Design"); and

WHEREAS, on January 6, 2022, the Commission and Hunt Midwest Real Estate Development, Inc. (the "Developer") entered into a Redevelopment Agreement (the "Original Agreement") which provides, among other things, for the Developer to complete the Maplewoods Parkway Design, in accordance with the terms and conditions of the Original Agreement, by December 31, 2022, and the reimbursement by the Commission of certain costs related thereto in an amount not to exceed \$600,000; and

WHEREAS, the Developer and the Commission desire to enter into a First Amendment to the Original Agreement, which shall extend the date of completion for the Maplewoods Parkway Design to December 31, 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 Original 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 Original Agreement with the

Developer, 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 9th day of April 2025.



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

By: 
Alissia R. Canady (Jun 24, 2025 18:39 CDT)
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown (Jun 25, 2025 07:17 GMT+2)
Heather A. Brown, Secretary

RESOLUTION NO. 4-6-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING A CONSENT TO A LICENSE AGREEMENT BETWEEN CITY OF KANSAS CITY, MISSOURI AND SOUTHPOINT, LLC IN CONNECTION WITH THE SOUTHPOINTE 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, adopted on June 18, 2015, by Committee Substitute for Ordinance No. 230524 adopted on June 22, 2023 and by Committee Substitute for Ordinance No. 240045 adopted on March 21, 2024; and

WHEREAS, in December 2012, Commission approved the terms of a Settlement Agreement, which provides, in part, that in connection with the settlement by the City of Kansas City, Missouri (the "City") of various lawsuits with Citadel Plaza, LLC ("Citadel"), its parent company, the Community Development Corporation of Kansas City, Missouri (CDCKC), and several creditors of Citadel and CDCKC, the Commission agreed to (1) terminate certain development and financing agreements related to the implementation of Redevelopment Project G of the Southtown Corridor/31st & Baltimore TIF Plan (the "Southtown TIF Plan"), (2) execute a release as to all claims against the City, Citadel and the CDCKC and (3) accept title to certain parcels of property (the "Project Properties") located within Redevelopment Project Area G, as described by Southtown TIF Plan (the "Commission's Covenants"); and

WHEREAS, in consideration of the Commission's Covenants listed above, the City agreed to (1) terminate certain development and financing agreements related to the implementation of Redevelopment Project G of the Southtown TIF Plan, (2) execute a release as to all claims against the Commission, Citadel and the CDCKC, (3) transfer title to the Project Properties to the Commission and (4) execute and deliver to the Commission a Ground Lease, which shall provide that the Commission shall lease the Project Properties to the City for one Dollar (\$1), plus, in connection with such lease, the City shall pay such amounts that are necessary to remove any environmentally hazardous material from the Project Properties, and shall provide, at its own expense: insurance, necessary fencing and security, staffing, and maintenance of the Project Properties until such Project Properties are disposed of for development purposes (the "City's Covenants"); and

WHEREAS, pursuant to the Commission's Covenants and the City's Covenants, the City and the Commission, on February 29, 2012, entered into a Ground Lease, which was amended on October 10, 2014 (collectively, the "Ground Lease"); and

WHEREAS, the Ground Lease provides, in part, that the City may not sublet or license the whole or any part of the Project Properties or permit any other persons or entity to occupy same without the prior written consent of the Commission; and

WHEREAS, UA KC Southpointe, LLC, pursuant to the terms of that certain Development Agreement, dated February 4, 2022, as amended, among the City, UA KC Southpointe, LLC and the Commission, desires to development certain of the Project Properties in accordance with the Southpointe TIF Plan; and

WHEREAS, Southpoint, LLC, an affiliate of UA KC Southpointe, LLC, desires to undertake certain site preparation work that is necessary to develop the Project Properties in accordance with the Southpointe TIF Plan; and

WHEREAS, Southpoint, LLC has requested that the City grant Southpoint, LLC a license to access certain Project Properties for the purpose of (a) relocating soil, (b) maintaining erosion control, (c) cutting down trees, bushes, and other growth, (d) removing trash, foreign objects and other debris, (e) maintaining security fences, and (f) completing regrading work (collectively, the "Authorized Work"); and

WHEREAS, the City requests that the Commission consent to the form of License Agreement, attached as Exhibit A to this Resolution, which provides, in part, that the City shall license the property described on Exhibit A thereto (1) for a period of the earlier of (a) one (1) year beginning on or (b) termination or expiration of the term of the Ground Lease, (2) for the purpose of conducting the Authorized Work and (3) that such license shall be conditioned upon the Developer complying with maintenance, indemnity and insurance requirements described therein; and

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

Section 1. Authorization and Approval of a Consent to a License Agreement. The Chair, Vice Chairman or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute a Consent to the License Agreement., subject to the Commission's receipt of a fully-executed License Agreement in a form substantially similar to the form presented to and reviewed by the Commission at this meeting and attached to this Resolution as Exhibit A, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair, and such officers' signatures thereon being conclusive evidence of their approval and of the Commission's approval thereof.


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

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


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of April 2025.



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

By: 
Alissia R. Canady (Jun 24, 2025 18:46 CDT)
Alissia R. Canady, Chair

ATTEST:


Heather Brown (Jun 25, 2025 07:18 GMT+2)
Heather A. Brown, Secretary

RESOLUTION NO. 5-1-2025

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE JUDICIAL SQUARE 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 5/22/2023, by Ordinance 030550, approved the Judicial Square 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., May 14, 2025, to consider the Judicial Square termination to the Plan; and

WHEREAS, the Redevelopment Area described by the Plan is generally bound by E. 13th Street on the north, Locust Street on the east, E. 13th Terrace on the south, and Oak Trafficway on the west (the "Redevelopment Area"), all in Kansas City, Jackson County, Missouri; and

WHEREAS, the Judicial Square TIF Plan was to renovate the existing Griffith Building, originally called the Mutual Building, a 7-story brick building located at the southeast corner of 13th & Oak streets. The Plan consists of new HVAC, electrical, and fire alarm systems. The building was renovated to be professional office space with a restaurant and retail store located on the first floor. The parking garage to the south of the building was also repaired and rehabilitated; 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 Judicial Square TIF Plan.

DATED 14th of May 2025.



ATTEST:


Heather Brown July 2, 2025 10:10 CDT
La' Sherry Banks, Assistant Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 5-2-25

**RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF
KANSAS CITY, MISSOURI, RECOMMENDING THE TERMINATION OF THE
JUDICIAL SQUARE 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, passed on June 22, 2023; and

WHEREAS, on April 9, 2003, the Commission, by Resolution No. 4-12-03, recommended to the City Council that it approve the Judicial Square Tax Increment Financing Plan (the "Plan" or "Redevelopment Plan") and the City Council did so on May 22, 2003, by Ordinance Number 030550, 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 Redevelopment Area and Redevelopment Project Area are generally bounded by E. 13th Street on the north, Locust Street on the east, E. 13th Terrace on the south, and Oak Trafficway on the west in Kansas City, Jackson County, Missouri; and

WHEREAS, the purpose of the Judicial Square TIF Plan was to renovate the existing Griffith Building, originally called the Mutual Building, a 7-story brick building located at the southeast corner of 13th & Oak streets. The Plan consists of new HVAC, electrical, and fire alarm systems. The building was renovated to be professional office space with a restaurant and retail store located on the first floor. The parking garage to the south of the building was also repaired and rehabilitated; and

WHEREAS, The Plan has a Total Project Cost of \$4,396,735, and TIF Reimbursable Project Costs of \$687,496. All costs have been certified and paid. Although the 23-year clock does not expire until 2029, staff and the developer recommend terminating the Plan and project areas early.

NOW, THEREFORE, BE IT RESOLVED, that the Commission recommend to the Council that it terminate the Judicial Square TIF plan and terminating the designation of the project area, (b) declaring all payments in lieu of taxes and economic activity taxes on deposit in the special allocation fund established in connection with the redevelopment project area, if any, as surplus, and dissolving the special allocation fund.


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of May 2025.




Alissia R. Canady (Jan 17, 2025 14:44 CST)

Alissia R. Canady, Chair

ATTEST:


Heather Brown (Apr 2, 2025 09:55 CST)

Heather A. Brown, Secretary

RESOLUTION NO. 5-3-2025

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE 12th & 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 12/10/1992, by Ordinance 921351, approved the 12th & 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 9:40 a.m., May 14, 2025, to consider the 12th & Wyandotte termination to the Plan; and

WHEREAS, the Redevelopment Area is generally bounded by 11th Street on the north, Baltimore Street on the east, 13th and 12th Streets on the south, and Wyandotte Street and Central Street on the west, in Kansas City, Jackson County, Missouri; and

WHEREAS, the 12th & Wyandotte TIF Plan was to was to renovate the existing Allis Plaza Hotel, demolish the Muehlebach Tower at 12th & 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.

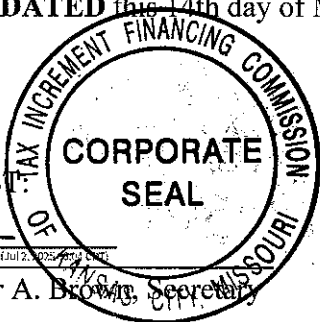
NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby closes the public hearing for the 12th & Wyandotte TIF Plan.


DATED this 14th day of May 2025.

ATTEST


Heather A. Brown (Jun 2, 2025 10:02 AM CDT)

Heather A. Brown, Secretary




Alissia R. Canady (Jun 17, 2025 14:44 CDT)
Alissia R. Canady, Chair

RESOLUTION NO. 5-4-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, RECOMMENDING THE TERMINATION OF THE 12th & WYANDOTTE 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, passed on June 22, 2023; and

WHEREAS, on November 5, 2005, the Commission, by Resolution No. 11-19-05, approved the funding agreement by and between Kansas City, MO Hotel Partners LP and the TIF Commission of Kansas City, MO for the Aladdin Hotel within the 12th & Wyandotte TIF plan; and

WHEREAS, the Redevelopment Area is generally bounded by 11th Street on the north, Baltimore Street on the east, 13th and 12th Streets on the south, and Wyandotte Street and Central Street on the west, in Kansas City, Jackson County, Missouri; and


WHEREAS, the 12th and Wyandotte TIF Plan was to renovate the existing Allis Plaza Hotel, demolish the Muehlebach Tower at 12th & 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 project's total is \$34,043,780, and all certified costs have been reimbursed. Although the 23-year clock does not expire until 2029, staff and the developer recommend terminating the Plan and project areas early.

NOW, THEREFORE, BE IT RESOLVED, that the Commission recommend to the Council that it terminate the 12th & Wyandotte TIF plan

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri, this 14th day of May 2025.




Alissia R. Canady (Jun 17, 2025 14:43 CDT)

Alissia R. Canady, Chair

ATTEST:



Heather A. Brown, Secretary

RESOLUTION NO. 5-5-2025

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR THE SOUTHTOWN CORRIDOR/31ST & BALTIMORE TAX INCREMENT FINANCING PLAN.

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

WHEREAS, the City Council, on 5/19/1994, by Ordinance 940564, approved the Southtown Corridor/31st & Baltimore 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., May 14, 2025, to consider the Southtown Corridor/31st & Baltimore termination to the Plan; and


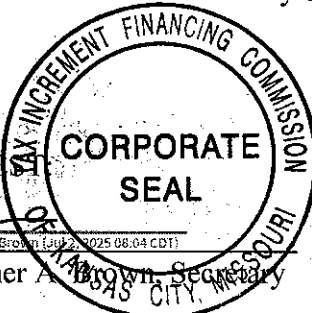
WHEREAS, the Redevelopment Area described by the Plan consists of 2 non-contiguous areas (1) generally bounded by 59th Street on the north, 75th Street on the south, Holmes Road on the west, and Chestnut Street on the east; and (2) Memorial Drive on the north, 31st Street on the south, Wyandotte on the west and Main Street on the east, all in Jackson County, Kansas City, Missouri; and


WHEREAS, the purpose of the non-contiguous Southtown Corridor/31st & Baltimore TIF Plan was to retain urban hospitals in their present locations for the long term, permitting them to retain professional staff, encouraging economic vitality in other business establishments, and ensuring continued secure and livable residential neighborhoods; 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 Southtown Corridor/31st & Baltimore TIF Plan.

DATED this 14th day of May 2025.

ATTEST


Heather A. Brown, Secretary
Heather A. Brown (Jul 2, 2025 08:04 CDT)


Alissia R. Canady (Jun 17, 2025 14:43 CDT)
Alissia R. Canady, Chair

RESOLUTION NO. 5-6-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING THE TERMINATION OF THE SOUTHTOWN CORRIDOR/31ST AND BALTIMORE TAX INCREMENT FINANCING PLAN AND THE TERMINATION OF CERTAIN 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 May 19, 1994, by Ordinance Number 940564, the City Council and approved the plan, and did also designate each of the Redevelopment Areas (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 Redevelopment Area described by the Plan consists of 2 non-contiguous areas (1) generally bounded by 59th Street on the north, 75th Street on the south, Holmes Road on the west, and Chestnut Street on the east; and (2) Memorial Drive on the north, 31st Street on the south, Wyandotte on the west and Main Street on the east, all in Jackson County, Kansas City, Missouri; and

WHEREAS, the purpose of the non-contiguous Southtown Corridor/31st and Baltimore TIF Plan was to retain urban hospitals in their present locations for the long term, permitting them to retain professional staff, encouraging economic vitality in other business establishments, and ensuring continued secure and livable residential neighborhoods; 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 9:30 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

The Plan has a Total Project Cost of \$122 million and TIF Reimbursable Project Costs of \$48 million.

Project Area G was deleted from the Plan in the Twelfth Amendment in July 2021.

Project Areas J and K (both commercial areas) expired in 2024 and 2021, respectively.

Project Areas E, F, L and M have been completed, and all Project Costs for E, F, L and M have been certified and reimbursed to the appropriate Redevelopers.

Project Area H (Metro Plaza) will expire in 2027, and approximately \$1.5 million in certified costs to be reimbursed.


WHEREAS, as a result of the Notice of Termination, the Commission recommends to the Council to terminate the designation of Project Areas E, F, L, and M and acknowledge the expiration of Project Areas J and K of the Southtown Corridor/31st and Baltimore TIF Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Commission recommend to the Council that it terminate the Southtown/31st & Baltimore TIF plan.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of May 2025.




ATTEN:


Heather A. Brown (Jul 2, 2025 6:59:42 CDT)

Heather A. Brown, Secretary

TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 
Alissia R. Canady (Jun 17, 2025 14:42 CDT)
Alissia R. Canady, Chair

RESOLUTION NO. 5-7-2025

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR WINCHESTER CENTER TAX INCREMENT FINANCING PLAN.

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

WHEREAS, the City Council, on 12/19/1991, by Ordinance 911435, approved the Winchester Center 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., May 14, 2025, to consider the Winchester Center termination to the Plan; and

WHEREAS, the Redevelopment Area described by the Plan is generally bounded by 63rd Street Trafficway on the north, Interstate 435 and Manchester Avenue on the east, 64th and 67th Street on the south, and Kansas City Southern Railroad tracks on the west in Kansas City, Jackson County, Missouri; and

WHEREAS, the purpose of the Winchester Center TIF Plan was to develop the redevelopment area, the majority of which consisted of rocky, steep, and uneven terrain. The property was isolated, under-accessed, and under-serviced. Under the Plan, needed public infrastructure to make the land developable and accessible, as well as over a million square feet of office space, was 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 Winchester Center TIF Plan.

DATE: this 14th day of May 2025.



ATTEST:


Heather A. Brown, Secretary


Alissia R. Canady, Chair

RESOLUTION NO. 5-8-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING THE TERMINATION OF THE WINCHESTER CENTER 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, passed on June 22, 2023; and

WHEREAS, on December 19, 1991, by Ordinance Number 911435, the City Council approved the plan, and did also designate each of the Redevelopment Areas (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 Redevelopment Area described by the Plan is generally bounded by 63rd Street Trafficway on the north, Interstate 435 and Manchester Avenue on the east, 64th and 67th Street on the south, and Kansas City Southern Railroad tracks on the west in Kansas City, Jackson County, Missouri; and

WHEREAS, the purpose of the Winchester Center TIF Plan was to develop the redevelopment area, the majority of which consisted of rocky, steep, and uneven terrain. The property was isolated, under-accessed, and under-serviced. Under the Plan, needed public infrastructure to make the land developable and accessible, as well as over a million square feet of office space, was constructed.

Projects 1-12 and 14 have a Total Project Cost of \$136 million and TIF Reimbursable Project Costs of \$15.5 million. The remaining projects, including the Housing Program and Neighborhood Public Infrastructure Program, have Total Project Costs of \$2.8 million, all of which are reimbursable. All eligible costs have been certified and paid.

WHEREAS, on May 14, 2025, 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 termination of the designation of the Redevelopment Area; and


WHEREAS, as a result of the Notice of Termination, the Commission recommends to the Council to terminate the Winchester Center TIF Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Commission recommend to the Council that it terminate the Winchester Center TIF plan.


ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of May 2025.



TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 
Alissia R. Canady (Jun 17, 2025 14:42 CDT)
Alissia R. Canady, Chair

ATTEST:


Heather A. Brown (Jun 17, 2025 08:04 CDT)
Heather A. Brown, Secretary

RESOLUTION NO. 5-9-25

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	MD Management	\$35,076.86		\$35,076.86	Bond Fund
Historic Northeast	Historic Northeast Lofts, LLC	\$606,422		\$606,422	Bond Draw
Historic Northeast	Historic Northeast Lofts, LLC	\$695,452		\$695,452	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 11th day of May 2025.



Heather A. Brown, Executive Director

ATTEST:

La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 5-10-25

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. 20 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 March 26, 2025 (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.

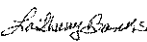
ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 14th day of May, 2025.



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

By: 
Heather A. Brown (Jun 22, 2025 20:03 GMT+2)
Heather A. Brown, Executive Director

ATTEST:


La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 5-11-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING ACCEPTANCE OF THE HEART OF THE CITY NEIGHBORHOOD STABILIZATION TAX INCREMENT FINANCING PLAN ADVISORY COMMITTEE'S RECOMMENDATIONS TO INCREASE THE MAXIMUM GRANT FOR SINGLE-FAMILY REHABILITATION BE RAISED TO \$20,000 AND EXPAND THE HOUSING PROGRAM BE EXPANDED TO SERVE THE ENTIRE BENEFIT AREA.

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

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

WHEREAS, the Plan Advisory Committee (the "Advisory Committee") was established as contemplated by the Plan to provide for the construction and rehabilitation of single-family homes and multifamily structures in the Redevelopment Area in a manner like housing programs established in connection with other tax increment financing plans; and

WHEREAS, on May 12, 2025, the Advisory Committee met and recommended that the maximum grant for single-family homes be increased from \$10,000 to \$20,000 and the housing program be expanded to serve the entire benefit area, not just the previously designated target areas.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the Advisory Committee's recommendations that the maximum grant for single-family homes be increased from \$10,000 to \$20,000 and the housing program be expanded to serve the entire benefit area.

DATED this 17th day of May, 2025.



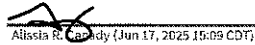
ATTEST:



Heather A. Brown (Jul 2, 2025 08:06 CDT)

Heather A. Brown, Secretary

By:


Alissia R. Canady (Jun 17, 2025 15:09 CDT)

Alissia Canady, Chair

RESOLUTION NO. 5-12-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE FUNDING AGREEMENT AMONG THE COMMISSION AND EDWARD FRANKLIN BUILDING COMPANY, LLC AND POLAR DEV, LLC FOR SERVICES TO BE PERFORMED BY THE COMMISSION AND ITS OUTSIDE COUNSEL AND ITS CONSULTANTS IN THE PROCESSING OF THE COLUMBUS PARK REDEVELOPMENT PROJECT APPLICATION, AND IF APPROVED, FOR THE IMPLEMENTATION OF ITS RELATED TAX INCREMENT FINANCING PLAN.

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

WHEREAS, Edward Franklin Building Company, LLC and Polar Dev, LLC have filed a joint application for the development of new for sale homes on vacant lots in the Columbus Park Neighborhood, Kansas City, Jackson County, Missouri, and

WHEREAS, the Commission and Edward Franklin Building Company, LLC and Polar Dev, LLC have desire to enter into Funding Agreement for the Commission's services, including outside counsel and consultants in the processing of the application and implementation, if approved, of the proposed Columbus Park Tax Increment Financing Plan.

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

Section 1. Authorization and Approval of the Funding Agreement. The Chair, Vice Chair or Executive Director of the Commission is hereby authorized, on behalf of the Commission, to execute the Funding Agreement with Edward Franklin Building Company, LLC and Polar Dev, LLC, in substantially the form presented to and reviewed by the Commission at this meeting and attached to this Resolution, except for such modifications accepted by the Commission's legal counsel, Executive Director and Chair or Vice Chair, and such officer's signatures thereon being conclusive evidence of the Commission's approval thereof.


Section 2. Further Authority. The Commission shall, and the officers, agents and employees of the Commission are hereby authorized and directed to, take 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 May 2025.




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

By: 
Alissia R. Canady (Jun 17, 2025 15:09 CDT)

Alissia R. Canady, Chair

ATTEST:


Heather A. Brown (Jul 2, 2025 08:01 CDT)

Heather A. Brown, Secretary

RESOLUTION NO. 6-1-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE PUBLIC HEARING TO 9:30 A.M. ON AUGUST 13, 2025, FOR THE APPROVAL OF THE SECOND AMENDMENT TO THE WEST BOTTOM 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 June 11, 2025, at 9:30 a.m.; and


WHEREAS, the TIF Commission held a public hearing at 9:30 a.m., June 11, 2025, to consider approval of the second amendment of the West Bottom 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 Second Amendment to the West Bottoms TIF Plan until 9:30 a.m., Wednesday, August 13, 2025.

DATED this 11th day of June 2025.





Alissia R. Canady, Chair

ATTEST:

La'Sherry Banks
La'Sherry Banks (June 18, 2025 11:07 AM)
La'Sherry Banks, Assistant Secretary

RESOLUTION NO. 6-2-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE RECOMMENDATIONS OF THE NORTH OAK ADVISORY COMMITTEE TO APPROVE FUNDS FOR CERTAIN PROJECTS THAT HAVE APPLIED TO THE NORTH OAK DEVELOPMENT PROGRAM AS ESTABLISHED BY THE 14TH AMENDMENT TO THE NORTH OAK TIF PLAN.

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

WHEREAS, the City Council, on February 24, 2005, adopted Ordinance No. 050104 approving the North Oak Tax Increment Financing Plan ("Plan"); and

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

WHEREAS, The purpose of the Plan was to provide for the ongoing redevelopment and revitalization of the Redevelopment Area which was described as an area generally bounded by NE 43rd Street on the north, old Farmland building on the south and property line of commercial properties facing North Oak Traffic way (the "Redevelopment Area") in Kansas City, Clay County, Missouri (the "Redevelopment Area").

The Plan was created with infrastructure improvements that would be guided in the future by the North Oak Corridor Study (i.e., facade improvements, streetscape improvements, and other neighborhood improvements). The 8th Amendment to the Plan created the Neighborhood Infrastructure and Site program to address the infrastructure improvements. The Plan has been amended from time to time to allow for the addition of four new noncontiguous Plan Areas. It has also been amended twice to increase the maximum matching grant from the Neighborhood Infrastructure and Site Program. In October of 2024, the City Council approved an amendment recommended by the North Oak TIF Advisory Board to modify the Neighborhood Infrastructure and Site Program, renaming it to the North Oak Development Program. The North Oak TIF Advisory Board established a smaller advisory group to create and review applications, named the North Oak Development Program Oversight Committee.

The North Oak TIF Advisory Committee met on June 4, 2025, to review applications and recommendations and to make their own. Below are the recommendations of the North Oak TIF Advisory Committee: (a) Briarwood Property, 4232 N Oak: No Funds, (b) MBJ Holdings, 3851 N Oak: \$4,820, (c) MBJ Holdings, 4003-4005 N Oak: No Funds, (d) 4108 N Oak LLC, 4108 N Oak: \$88,151.25, (e) NP North Oak Residential, LLC, 3713,3519, 3701-05 N Oak: \$1,375,000, and (f) Aristocrat Réalty & Development, 3920 N Oak: \$2,000,000, and


WHEREAS staff acknowledge and approve the recommendations made by the North Oak TIF Advisory Committee.


NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves the North Oak TIF Advisory Committee's recommendations for approval of funds for certain projects that have applied to the North Oak Development Program established by the 14th Amendment to the North Oak TIF

DATED this 11th day of June 2025.



ATTEST:


Heather A. Brown (June 16, 2025 07:46:04)
Heather A. Brown, Secretary

By: 
Alissia Canady (June 17, 2025 13:51:00)
Alissia Canady, Chair

RESOLUTION NO. 6-3-25

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	City of Kansas City	\$79,590		\$79,590	
Historic Northeast	Historic Northeast Lofts LLC	\$749,300		\$749,300	Bond Draw
Parvin Road	Hunt Midwest	\$246,687		\$246,687	

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 11th day of June 2025.



Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 6-4-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, CONTINUING THE AGENDA ITEM TO JULY 9, 2025, FOR THE APPROVAL OF 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 June 11, 2025, at 9:30 a.m.; and

WHEREAS, the TIF Commission discussed the 18th month waiver for the Pioneer Plaza TIF Plan ("Plan"); and continued the agenda item until July 9, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby continues the Pioneer Plaza TIF Plan until Wednesday, July 9, 2025.


DATED this 11th day of June 2025.



ATTEST:

La'Sherry Banks
La'Sherry Banks (Jan 18, 2025 11:00 CDT)

La'Sherry Banks, Assistant Secretary


Alissia R. Canady (Jun 17, 2025 15:52 CDT)

Alissia R. Canady, Chair

RESOLUTION NO. 6-5-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI ELECTING OFFICERS FOR 2025

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"), was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1986, as amended (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri, adopted on November 24, 1982, and amended by Ordinance No. 911076 adopted on August 29, 1991; and


WHEREAS, the TIF Commission, on June 11, 2025, held its Annual Meeting to elect officers for the year 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby elects the following slate of officers for 2025:

Chairman – Alissia Canady
Vice Chairman – Open
Treasurer – Tammy Queen
Secretary – Heather Brown
Assistant Secretary – La' Sherry Banks



ATTEST:


Heather A. Brown (EIN: 18, 20250725 64112)
Heather Brown, Secretary


Alissia Canady (EIN: 18, 20250725 64112)
Alissia Canady, Chairwoman

RESOLUTION NO. 7-2-2025

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING CLOSING THE PUBLIC HEARING FOR 1200 MAIN/SOUTH LOOP 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 4, 2004, by Ordinance 040154, approved the 1200 Main/South Loop 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., July 9, 2025, to consider the 1200 Main/South Loop termination to the Plan; and

WHEREAS, the Redevelopment Area described by the Plan is generally bound by McGee on the east, Highway 670 on the south, Wyandotte on the west, and 12th Street on the north (the "Redevelopment Area"), all in Kansas City, Jackson County, Missouri; and

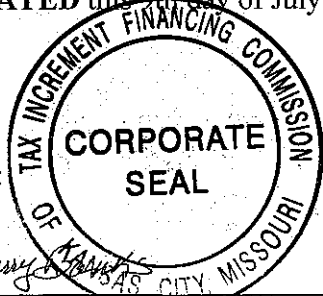
WHEREAS, the 1200 Main/South Loop TIF Plan was to construct and redevelop real property and public improvements for the purpose of establishing an entertainment district; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby closes the public hearing for the 1200 Main/South Loop TIF Plan.

DATED this 9th day of July 2025.

ATTEST:



La' Sherry Banks
La' Sherry Banks, Assistant Secretary

Alissia R. Canady
Alissia R. Canady (Jul 31, 2025 12:21:49 CDT)
Alissia R. Canady, Chair

RESOLUTION NO. 7-3-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI RECOMMENDING THE TERMINATION OF THE 1200 MAIN/SOUTH LOOP TAX INCREMENT FINANCING PLAN AND THE TERMINATION OF CERTAIN 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 March 4, 2004, by Ordinance Number 040154, the City Council approved the plan, and did also designate each of the Redevelopment Areas (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 Redevelopment Area described by the Plan is generally bounded by McGee on the east, Highway 670 on the south, Wyandotte on the west, and 12th Street on the north (the "Redevelopment Area"), all in Jackson County, Kansas City, Missouri; and

WHEREAS, the purpose of the 1200 Main/South Loop TIF Plan was to construct and redevelop real property and public improvements for the purpose of establishing an entertainment district.

The budget for Projects 4-6 had Total Project Costs of \$0 and TIF Reimbursable Project Costs of \$0. Project Areas 4, 5, and 6 were written into the Plan for future consideration but were never amended to define the improvements for these Redevelopment Project Areas; and

WHEREAS, on July 9, 2025, 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 project areas 4, 5, and 6 from the 1200 Main/South Loop Project Area; and


WHEREAS, as a result of the Notice of Termination, the Commission recommends to the Council to terminate the designation of Project Areas 4, 5, and 6, and acknowledge the expiration of Project Areas 4 thru 6 of the 1200 Main/South Loop TIF Plan.


NOW, THEREFORE, BE IT RESOLVED, that the Commission recommend to the Council that it terminate the 1200 Main/South Loop TIF plan.

ADOPTED by the Tax Increment Financing Commission of Kansas City, Missouri this 9th day of July 2025.



TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

By: 
Alissia R. Canady (Jul 31, 2025 12:22:11 CDT)
Alissia R. Canady, Chair

ATTEST

Heather A. Brown (Jul 17, 2025 11:35 CDT)
Heather A. Brown, Secretary

RESOLUTION NO. 7-4-25

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	MD Management	\$838,472.69		\$838,472.69	
Baltimore Place Neighborhood Improvement Fund	LaRue Baltimore	\$48,743.45		\$48,743.45	

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 11th day of June 2025.



Heather A. Brown
Heather A. Brown, Executive Director

ATTEST:

La' Sherry Banks
La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 07-05-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATION OF COSTS TOTALING \$2,313,702 FOR THE 9TH & MAIN 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 February 22, 2018, the Council adopted Ordinance No. 180124, approving the 9th & Main Tax Increment Financing Plan pursuant to the authority granted to the Council by the Act; and

WHEREAS, 9th & Main 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 January 13, 2025; and

WHEREAS, 9th & Main's request for certification of reimbursable costs was presented to the Commission's Governance, Finance and Audit Committee (the "Committee") on July 2, 2025; and

WHEREAS, the Committee has recommended that the requirement that a request for certification of reimbursable costs be submitted within 18th months of being incurred be waived for the 9th & Main TIF Plan, and

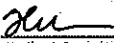
WHEREAS, the following costs were certified:

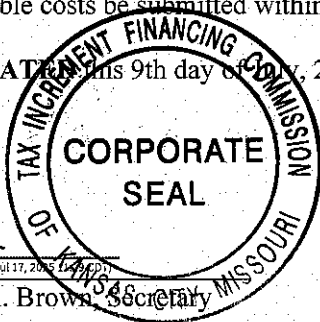
TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
9 th & Main	McCown Gordon	\$2,313,702	\$2,313,792		18-month Waiver


NOW, THEREFORE, BE IT RESOLVED, that the Commission hereby approves certification of costs totaling \$2,313,702 for McCown Gordon and waives the requirement that a request for certification of reimbursable costs be submitted within eighteen months of being incurred for the 9th & Main TIF Plan.

DATE: this 9th day of July, 2025.

ATTEST:


Heather A. Brown (Jul 17, 2025 1:49 PM)
Heather A. Brown, Secretary




Alissia R. Canady (Jul 31, 2025 12:22:45 CDT)
Alissia R. Canady, Chair

RESOLUTION NO. 8-3-25

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

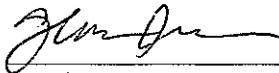
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Historic Northeast	Historic Northeast Lofts, LLC	\$408,312		\$408,312	
Historic Northeast	Historic Northeast Lofts, LLC	\$393,989		\$393,989	

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 August 2025.





Heather A. Brown, Executive Director

ATTEST:



La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 8-4-25

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

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

WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Antioch Crossing	Antioch Development Partner, LLC	\$3,409,037	\$211,009	\$3,198,028	Waive 18-month rule
Metro North Crossing	Metro North Crossing	\$1,022,240	None	\$1,022,420	
Briarcliff	Briarcliff Development Company	\$39,294	None	\$39,294	

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

DATED this 13th day of August, 2025.



Heather A. Brown

 Heather A. Brown, Executive Director

ATTEST:
La Sherry Banks

 La Sherry Banks, Assistant Secretary

RESOLUTION NO. 8-5-25

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI APPROVING THE CERTIFICATE OF PARTIAL COMPLETION AND COMPLIANCE NO. 21 TO HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC. FOR COSTS RELATED TO PUBLIC IMPROVEMENTS WITHIN THE PARVIN ROAD CORRIDOR TIF PLAN AND DIRECT THE CHAIR, VICE-CHAIR, OR EXECUTIVE DIRECTOR TO EXECUTE A RESOLUTION APPROVING THE SAME.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 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 June 2, 2025, as amended on July 10, 2025 and supplemented on August 8, 2025 (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 13th day of August, 2025.



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

By: _____

Heather A. Brown, Executive Director

ATTEST:

La Sherry Banks, Assistant Secretary

RESOLUTION NO. 9-8-25

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

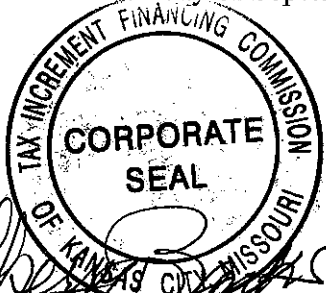
WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, sections 99.800 to 99.865 RSMo 2000 (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri (the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

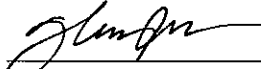
WHEREAS, the following costs were certified:

TIF Plan	Developer	Costs Requested	Questioned Costs	Costs Certified	Notes
Metro North Crossings	Metro North Crossings	\$2,156,549		\$2,156,549	
Shoal Creek	City of KCMO	\$794,355		\$794,355	
Parvin Road	Hunt Midwest	\$900,109	\$900,109	\$900,109	Subject to the issuance of the Certificate of Partial Completion & Compliance

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 10th day of September 2025.





Heather A. Brown, Executive Director

ATTEST:



La' Sherry Banks, Assistant Secretary

RESOLUTION NO. 9-11-25

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
Historic Northeast	Historic Northeast Lofts LLC	\$668,433		\$668,433	

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 10th day of September 2025.





Heather A. Brown, Executive Director

ATTEST:



La'Sherry Banks, Assistant Secretary