

**THIRTEENTH AMENDMENT  
TO THE  
BRIARCLIFF WEST  
TAX INCREMENT FINANCING PLAN**

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**KANSAS CITY, MISSOURI**

**TIF COMMISSION APPROVAL:**

<b>7/14/20</b>	<b>7-10-20</b>
<b>DATE</b>	<b>RESOLUTION No.</b>

**CITY COUNCIL APPROVAL:**

<b>8/13/20</b>	<b>200636</b>
<b>DATE</b>	<b>ORDINANCE No.</b>

**THIRTEENTH AMENDMENT  
TO THE  
BRIARCLIFF WEST  
TAX INCREMENT FINANCING PLAN**

**I. Introduction**

The Thirteenth Amendment to the Briarcliff West Tax Increment Financing Plan (the “Thirteenth Amendment”) shall amend the Briarcliff West Tax Increment Financing Plan as approved by Ordinance No. 65497 and as amended by that First Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 911387, as amended by that Second Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 941342, as amended by that Third Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 970713, as amended by that Fourth Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 001595, as amended by that Fifth Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 040806, as amended by that Sixth Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 050093, as amended by that Seventh Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 060067, as amended by that Eighth Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 060826, as amended by that Ninth Amendment to the Briarcliff West Tax Increment Financing as approved by Ordinance No. 070047, as amended by the Tenth Amendment to the Briarcliff West Tax Increment Financing Plan as approved by Ordinance No. 160237, as amended by the Eleventh Amendment to the Briarcliff West Tax Increment Financing Plan as approved by Ordinance No. 160907 and as amended by Twelfth Amendment to the Briarcliff West Tax Increment Financing Plan as approved by Ordinance No. 180357 (collectively, referred to herein as the “Plan”).

The Thirteenth Amendment provides for (1) certain modifications to the description of Redevelopment Project Areas 24 and 38 described by the Plan, (2) certain modifications to the Site Map incorporated within the Plan, (3) certain modification to the Budget of Redevelopment Project Costs incorporated within the Plan and (4) certain modifications to the Sources of Funds described by the Plan.

**II. Specific Amendments**

The Briarcliff West Tax Increment Financing Plan shall be amended as follows:

**Amendment No. 1:** Delete Section II of the Plan, entitled “Summary” and insert in lieu thereof the following:

The Briarcliff West Tax Increment Financing Plan (this “Plan” or “Redevelopment Plan”) provides for the redevelopment of an area of approximately 360 acres generally located between the south side of Interstate 29, and the north side of the Missouri River from the Clay-Platte County Line on the west to and including land on the east side of

U.S. Highway 169 (the “Redevelopment Area”) in Kansas City, Clay County, Missouri (the “City”). This Plan provides for the development of the Redevelopment Area in 21 phases or “redevelopment project areas” (the Redevelopment Project Areas”<sup>1</sup>). This Plan contemplates that each of the 21 Redevelopment Project Areas will be separately designated by ordinance as Redevelopment Project Areas in conformance with TIF Act.

The City previously found the Redevelopment Area to be a blighted area pursuant to Chapter 353 of the Revised Statutes of Missouri. Likewise, the Redevelopment Area qualifies as blighted under the TIF Act. Economic data and conditions discussed herein indicate development will not occur within the Redevelopment Area without the adoption of this Plan. In addition, this Plan is feasible only if all 21 Redevelopment Project Areas are designated as such under the TIF Act. Accordingly, development of the initial Redevelopment Project Areas shall not impair the ability to designate subsequent phases as Redevelopment Project Areas. Furthermore, subject to the approval of the Commission, individual Redevelopment Project Areas may be redefined and remunerated by the Developer to meet market conditions and development demand.

This Plan calls for the development of the 21 Redevelopment Project Areas by the construction of approximately 700,000 square feet of office space; 90,000 square feet of retail space; 151 single family dwellings; 84 villas; 56 condominiums, 723 multi-family units; a 217 hotel rooms and a structured parking garages, together with all necessary utilities, street improvements, and appurtenances (the “Redevelopment Projects”). Subject to the approval of the Commission which shall not be unreasonably withheld, the Developer of the Redevelopment Area selected by the Commission may designate the size and location of structures and appurtenances thereto and may determine the final size and sequence that each of the Redevelopment Project Areas shall be designated as such, so long as the total square footage of all of the Redevelopment Project Areas and all of the commercial, office, residential, and warehouse structures constructed does not exceed the total square footage in the Plan. This Plan will make certain amount of payments in lieu of taxes (“PILOTS”) available for use to reimburse project costs on a pay-as-you-go basis or to retire bonds or other obligations which may be issued, the proceeds of which will be used to defray project costs. The total cost of the Plan is estimated to be \$494,568,804, of which \$131,567,038 may be reimbursed with Payments in Lieu of Taxes (PILOTS), Economic Activity Taxes (EATS) and Additional City EATS.

The total PILOTS and EATS generated by the Redevelopment Projects are estimated to be \$92,998,802. The total Additional EATS generated by Redevelopment Project 8 and 9 are estimated to be \$17,569,075. Total PILOTS , EATS and Additional EATS generated by the Plan equals approximately 20% of the total Redevelopment Project Costs, and if present-valued, would be much less. The developer has identified approximately \$131,567,038 of the project costs, including interest, as shown on Exhibit 7 , for which they would request reimbursement or funding out of bonds or other

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<sup>1</sup> 38 separate Redevelopment Project Areas have been introduced by the Commission to the City Council for approval. However, certain of those Redevelopment Project Areas were modified, certain were renumbered and certain were either terminated or not approved by the City Council and therefore the Plan, as amended, provides for the implementation of 21 Redevelopment Project Areas.

obligations. The identified reimbursable costs far exceed the available TIF revenue stream. All available TIF revenue is anticipated to be needed to reimburse eligible costs.

**Amendment No. 2:** Delete the number “37” in the first sentence of the second paragraph of Section V of the Plan, entitled “Redevelopment Plan and Project Area” and insert the number “21” in lieu thereof.

**Amendment No. 3:** Exhibit 1B to the Plan entitled, “Legal Descriptions of the Revised Redevelopment Project Areas” shall be amended to reflect the new legal descriptions for Redevelopment Project Areas 24 and 38 that are set forth on Exhibit 1B, attached hereto.

**Amendment No. 4:** Exhibit 2 to the Plan, entitled, “Site Plan”, shall be deleted in its entirety and replaced with Exhibit 2, attached hereto, entitled “Site Plan”.

**Amendment No. 5:** Exhibit 7 to the Plan, entitled, “Estimated Redevelopment Project Costs”, shall be deleted in its entirety and replaced with Exhibit 7, attached hereto, entitled “Estimated Redevelopment Project Costs”.

**Amendment No. 6:** Exhibit 8 to the Plan, entitled, “Sources of Funds for all Estimated Redevelopment Project Costs”, shall be deleted in its entirety and replaced with Exhibit 8, attached hereto, entitled “Sources of Funds”.

**Exhibit 1B**  
**Legal Descriptions of Revised Redevelopment Project Areas 24 and 38**

**LEGAL DESCRIPTION - REDEVELOPMENT PROJECT AREA 24**  
CONTAINING 753,762 SQUARE FEET OR 17.30 ACRES

PARCEL 1

ALL THAT PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 33 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID FRACTIONAL NORTHWEST QUARTER, SAID POINT ALSO BEING ON THE COUNTY LINE BETWEEN CLAY AND PLATTE COUNTY; THENCE S00°49'11"W, ALONG SAID LINE, A DISTANCE OF 1445.44 FEET; THENCE S89°10'49"E, A DISTANCE OF 322.43 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NW 38TH STREET AS SHOWN ON THE PLAT OF RIVERFRONT APARTMENTS, A SUBDIVISION IN SAID KANSAS CITY, CLAY COUNTY, MISSOURI, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S65°01'00"E, ALONG SAID LINE, A DISTANCE OF 149.96 FEET; THENCE EASTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 293.20 FEET; THENCE N70°46'29"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 175.05 FEET; THENCE EASTERLY, CONTINUING ALONG SAID LINE, ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 197.66 FEET; THENCE N86°57'11"E, CONTINUING ALONG SAID LINE AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NW 38TH STREET AS SHOWN ON THE PLAT OF LOTS 1 AND 2, McCRITE PLAZA, A SUBDIVISION IN SAID KANSAS CITY, CLAY COUNTY, MISSOURI, A DISTANCE OF 67.51 FEET; THENCE S03°02'38"E, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 434.25 FEET TO THE SOUTHWEST CORNER OF SAID PLAT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID RIVERFRONT APARTMENTS; THENCE S86°57'12"W, ALONG THE SOUTH LINE OF SAID RIVERPARK APARTMENTS, A DISTANCE OF 36.65 FEET; THENCE S86°54'05"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 45.09 FEET; THENCE S86°51'56"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 260.59 FEET; THENCE S86°44'57"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 301.52 FEET; THENCE S62°21'36"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 118.50 FEET; THENCE S71°23'22"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 137.80 FEET; THENCE N00°49'11"E, A DISTANCE OF 546.79 FEET TO THE POINT OF BEGINNING.

PARCEL 2

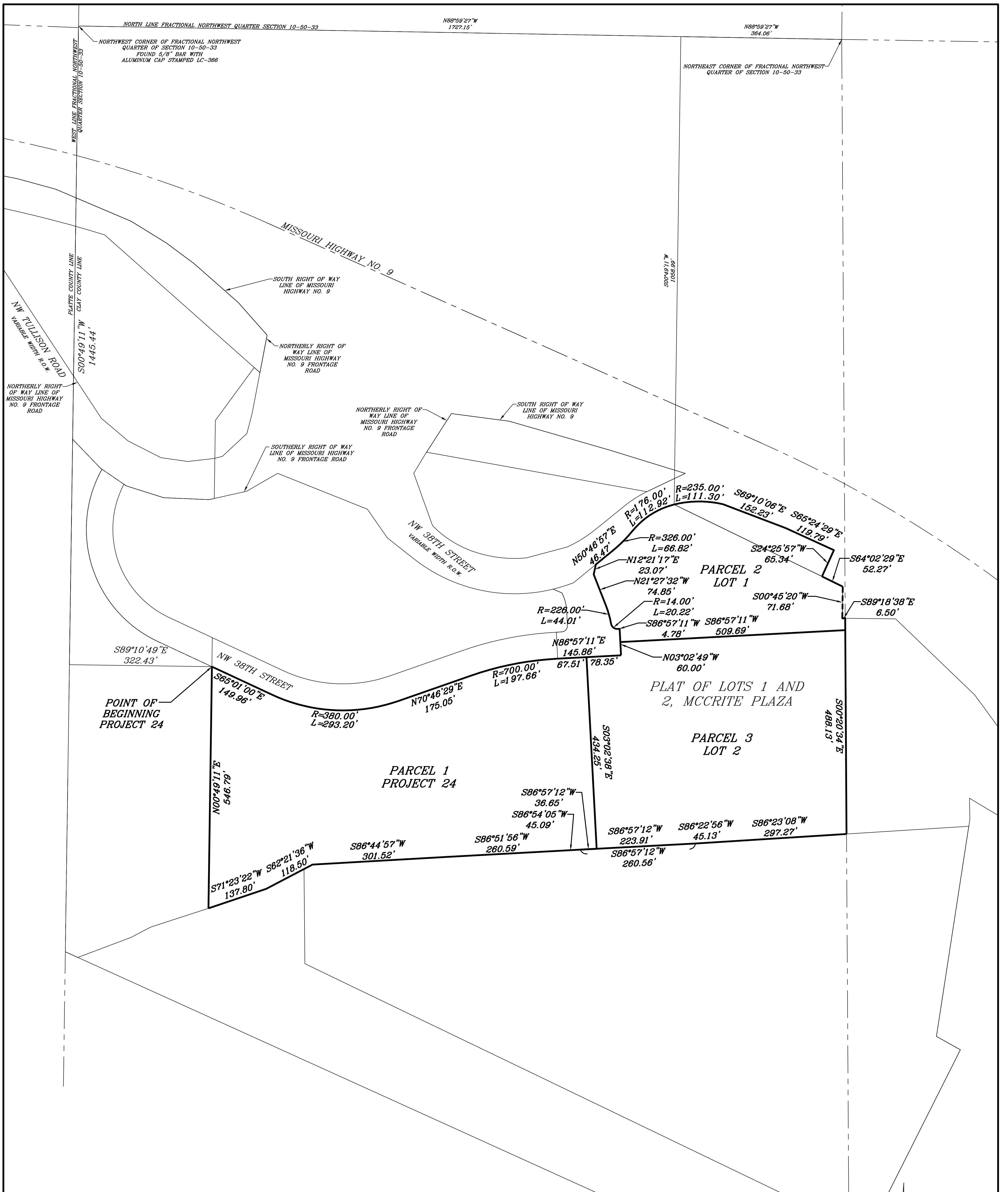
LOT 1, OF THE FINAL PLAT OF LOTS 1 AND 2, MCCRITE PLAZA, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

PARCEL 3

LOT 2, OF THE FINAL PLAT OF LOTS 1 AND 2, MCCRITE PLAZA, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

**LEGAL DESCRIPTION - REDEVELOPMENT PROJECT AREA 38**  
CONTAINING 1,691,106 SQUARE FEET OR 38.82 ACRES

ALL THAT PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 33 WEST, IN KANSAS CITY, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 50 NORTH, RANGE 33 WEST; THENCE N88°59'27"W ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 1727.15 FEET TO THE NORTHWEST CORNER OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 10; THENCE S00°49'11"W, ALONG THE WEST LINE OF THE FRACTIONAL NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 389.03 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MISSOURI HIGHWAY NO. 9, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S66°57'04"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 135.05 FEET; THENCE S58°27'03"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 92.59 FEET; THENCE S53°24'32"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 78.95 FEET; THENCE S48°37'01"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 133.64 FEET; THENCE S41°32'51"E, CONTINUING ALONG SAID LINE, A DISTANCE OF 98.48 FEET TO A POINT ON THE RIGHT OF WAY LINE OF MISSOURI HIGHWAY NO. 9 FRONTAGE ROAD; THENCE S10°46'42"W, ALONG SAID LINE, A DISTANCE OF 86.35 FEET; THENCE N48°26'29"W, A DISTANCE OF 17.26 FEET; THENCE S36°15'34"W, A DISTANCE OF 148.50 FEET; THENCE S00°49'11"W, A DISTANCE OF 176.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TULLISON ROAD; THENCE S77°27'38"W, ALONG SAID LINE, A DISTANCE OF 12.05 FEET; THENCE N87°36'36"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 102.84 FEET; THENCE N72°23'46"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 88.91 FEET; THENCE N55°33'44"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 6.37 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NW. 38TH STREET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID NW. 38TH STREET, ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S27°37'30"W, A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 355.72 FEET; THENCE S65°01'00"E, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 108.12 FEET; THENCE S00°49'11"W, A DISTANCE OF 612.55 FEET; THENCE N71°23'22"E, A DISTANCE OF 137.80 FEET; THENCE N62°21'36"E, A DISTANCE OF 118.50 FEET; THENCE N86°44'57"E, A DISTANCE OF 301.52 FEET; THENCE N86°51'56"E, A DISTANCE OF 260.59 FEET; THENCE N86°54'05"E, A DISTANCE OF 45.09 FEET; THENCE N86°57'12"E, A DISTANCE OF 260.56 FEET; THENCE N86°22'56"E, A DISTANCE OF 45.13 FEET; THENCE N86°23'08"E, A DISTANCE OF 574.55 FEET; THENCE S08°44'45"W, A DISTANCE OF 481.19 FEET; THENCE S60°51'03"E, A DISTANCE OF 62.00 FEET; THENCE S26°42'06"W, A DISTANCE OF 635.16 FEET; THENCE N65°36'02"W, A DISTANCE OF 1910.55 FEET TO A POINT ON THE WEST LINE OF SAID FRACTIONAL NORTHWEST QUARTER; THENCE N00°49'11"E, ALONG SAID LINE A DISTANCE OF 1706.15 FEET TO THE POINT OF BEGINNING.



POINT OF BEGINNING PROJECT 24

PARCEL 1 PROJECT 24

PLAT OF LOTS 1 AND 2, MCCRITE PLAZA

PARCEL 3 LOT 2

PARCEL 2 LOT 1

**PROPERTY DESCRIPTION PROJECT 24**  
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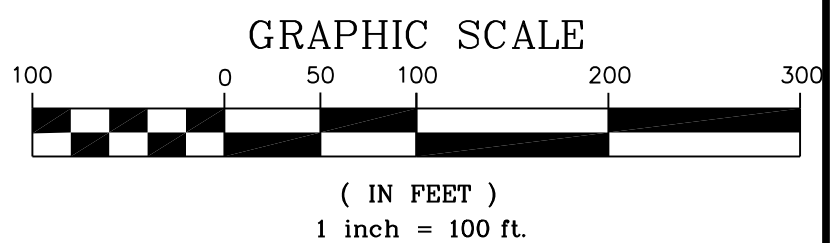
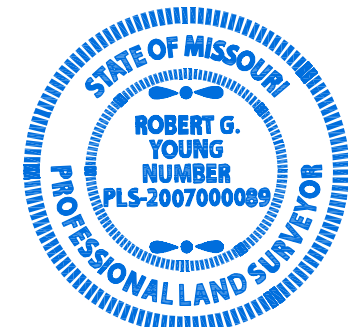
**PARCEL 2**  
LOT 1, OF THE FINAL PLAT OF LOTS 1 AND 2, MCCRITE PLAZA, A SUBDIVISION IN KANSAS CITY, CLAY COUNTY, MISSOURI.

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**R.L. Buford & Associates, LLC**  
LAND SURVEYING - DEVELOPMENT CONSULTANTS  
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977  
rls@rlbuford.com

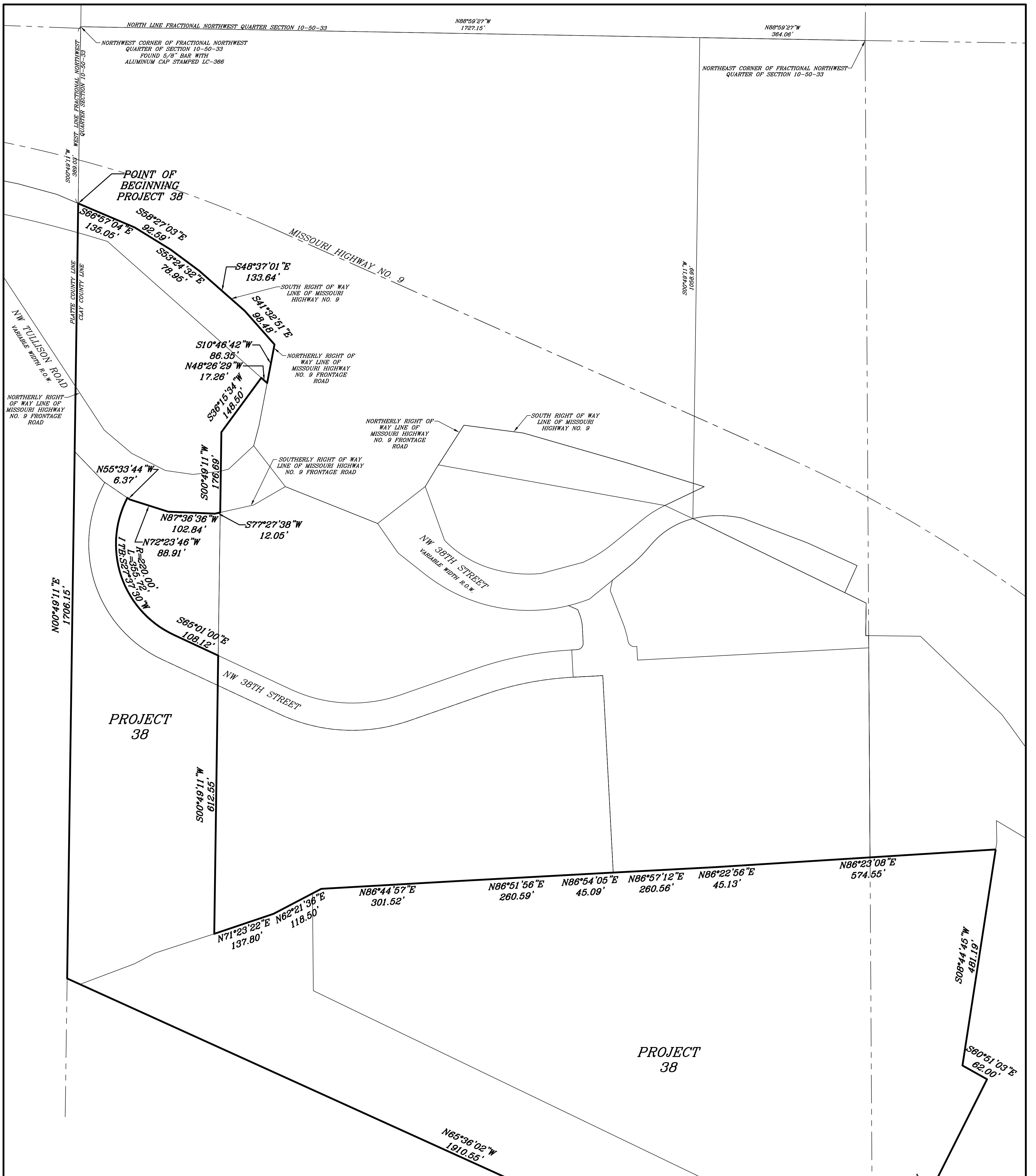
**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THE DRAWING AND DESCRIPTION SHOWN HEREON WERE PREPARED UNDER MY DIRECT SUPERVISION AND DOES NOT REPRESENT A BOUNDARY SURVEY. SOME INFORMATION SHOWN HEREON WAS TAKEN FROM A BOUNDARY SURVEY PREPARED BY THIS SURVEYOR FOR BRIARCLIFF DEVELOPMENT COMPANY AS JOB NO. L-15035, DATED 05/18/15



FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
BRIARCLIFF DEV. CO.	10-50-33	CLAY	L-20057
	DATE	FIELD BOOK	
	04/30/2020	NONE	
	DRAWN BY		
	R.G.Y.		

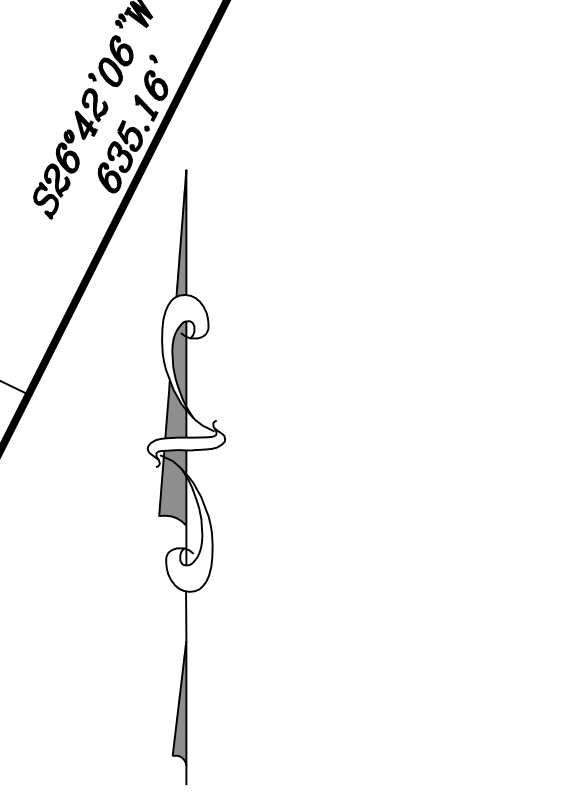
ROBERT G. YOUNG PLS-2007000089 04/30/2020 DATE

PLAT OF DESCRIPTION (AREA 24)



**PROPERTY DESCRIPTION PROJECT 38**  
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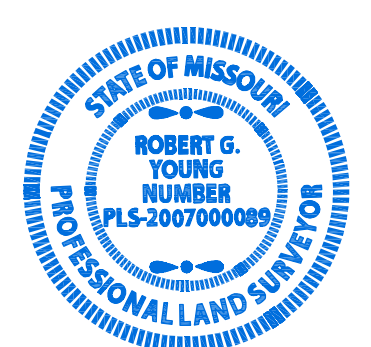


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**R.L. Buford & Associates, LLC**  
LAND SURVEYING - DEVELOPMENT CONSULTANTS  
R.L. BUFORD & ASSOCIATES, LLC - MO CERT. OF AUTHORITY LICENSE NO. LS-2010031977  
rbs@rlbuford.com

P.O. BOX 14069, PARKVILLE, MO. 64152 (816) 741-6152

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THE DRAWING AND DESCRIPTION SHOWN HEREON WERE PREPARED UNDER MY DIRECT SUPERVISION AND DOES NOT REPRESENT A BOUNDARY SURVEY. SOME INFORMATION SHOWN HEREON WAS TAKEN FROM A BOUNDARY SURVEY PREPARED BY THIS SURVEYOR FOR BRIARCLIFF DEVELOPMENT COMPANY AS JOB NO. L-15035, DATED 05/18/15

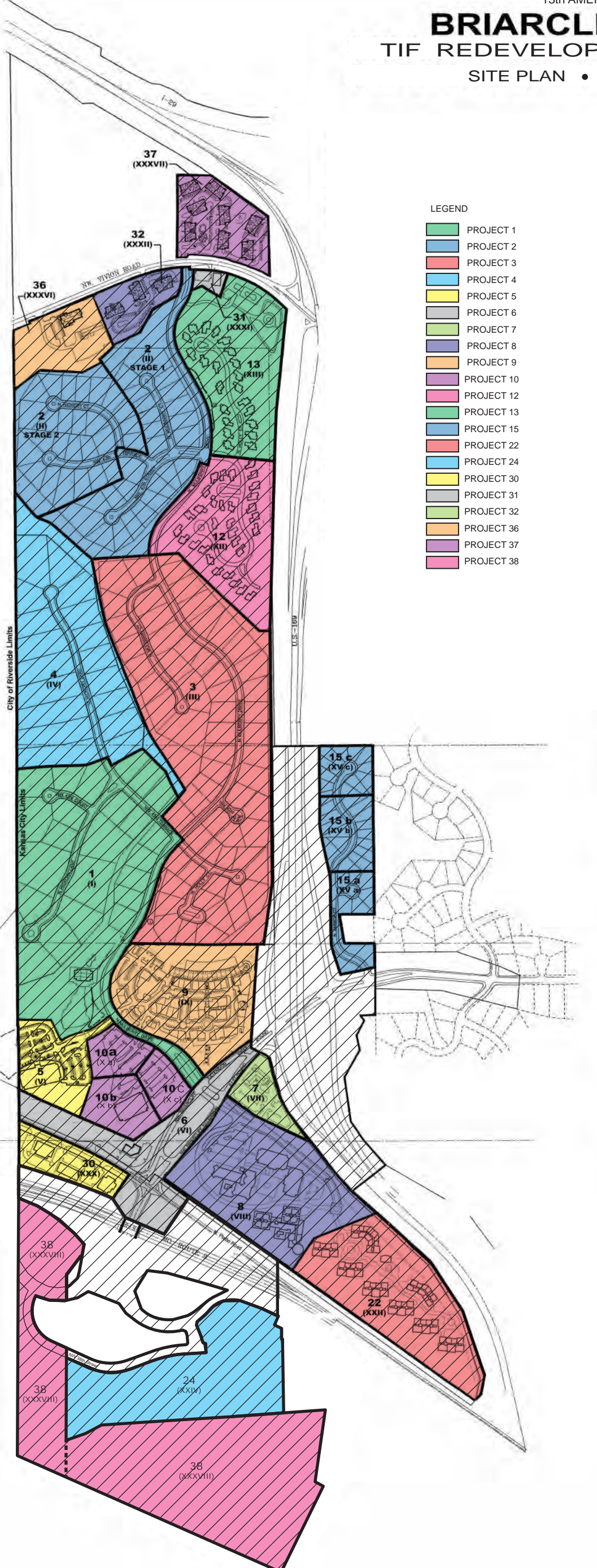


FOR	SEC.-TWP.-RGE.	COUNTY	JOB NO.
BRIARCLIFF DEV. CO.	10-50-33	CLAY	L-20057
	DATE	FIELD BOOK	
	04/16/2020	NONE	
PLAT OF DESCRIPTION (AREA 38)		DRAWN BY	DATE
		R.G.Y.	04/16/2020

ROBERT G. YOUNG PLS-2007000089 04/16/2020

**Exhibit 2**  
**Site Plan**

13th AMENDED  
**BRIARCLIFF WEST**  
**TIF REDEVELOPMENT DISTRICT**  
 SITE PLAN • EXHIBIT 2



LEGEND

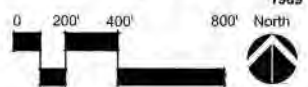
- PROJECT 1
- PROJECT 2
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- PROJECT 4
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- PROJECT 13
- PROJECT 15
- PROJECT 22
- PROJECT 24
- PROJECT 30
- PROJECT 31
- PROJECT 32
- PROJECT 36
- PROJECT 37
- PROJECT 38



Dates:  
 Rev. 07.15.91  
 Rev. 04.03.92  
 Rev. 05.28.92  
 Rev. 06.07.93  
 Rev. 06.23.93  
 Rev. 06.22.94  
 Rev. 07.11.94  
 Rev. 08.11.94  
 Rev. 01.16.95  
 Rev. 06.13.95  
 Rev. 07.03.99  
 Rev. 02.10.97  
 Rev. 05.06.97  
 Rev. 07.10.96  
 Rev. 10.28.2000  
 Rev. 12.10.00  
 Rev. 05.20.03  
 Rev. 01.08.16  
 Rev. 05.12.20

Zoning Sheet 1

Conceptual Redevelopment Plan  
 1989



**Exhibit 7**  
**Estimated Redevelopment Project Costs**

**BRIARCLIFF DEVELOPMENT COMPANY  
13th AMENDMENT BUDGET  
EXHIBIT 7**

**NO CHANGE IN  
REIMBURSABLE COST BUDGET**

Prepared by Briarcliff Development Company - 7/6/2020

	Reimbursable Project Costs from PILOTS and EATS	Reimbursable Project Costs from Additional City EATS	12th Amendment Estimated Total Project Costs (All Project Areas)	Total Project Costs Variance 12th to 13th Amendment (All Project Areas)	13th Amendment Estimated Total Project Costs (All Project Areas)
<b>TIF PUBLIC IMPROVEMENT PHASES</b>					
1 Land Acquisition	1,711,840	-	1,711,840		1,711,840
2 Demolition	100,000	-	225,000		225,000
3 Construction (Hotel, Garage and Office) Office add for 220,000 msf bldg)	46,250,808	15,000,000	447,555,175	(55,000,000)	392,555,175
4 Mine Stabilization	8,547,006	-	9,636,920		9,636,920
5 Land Reclamation	827,937	-	6,612,500		6,612,500
6 Legal/Financial Fees & Project Contingencies (1)	1,700,000	-	1,700,000		1,700,000
7 Construction Contingencies (1)	1,358,849	-	13,914,138		13,914,138
8 TIF Bond Debt Service Payments	36,945,663	-	35,835,000		35,835,000
9 Developer Bond Expenses & Financing Costs (Est.)	19,124,935	-	32,378,231		32,378,231
	-	-	-		-
<b>TOTAL PROJECT COSTS</b>	<b>116,567,038</b>	<b>15,000,000</b>	<b>549,568,804</b>	<b>(55,000,000)</b>	<b>494,568,804</b>
<b>RECAPITULATION OF REIMBURSABLE COSTS</b>					
LAND ACQUISITION	1,711,840	-			
TOTAL LAND ACQUISITION	1,711,840	-			
DEMOLITION	100,000	-			
TOTAL LAND DEMOLITION	100,000	-			
<b>PUBLIC WORKS PROJECTS</b>					
CITY:					
Briarcliff West Parkway (East)	748,483	-			
Briarcliff West Utilities (Under 169 Hwy)	107,765	-			
Briarcliff West Parkway (West)	3,157,796	-			
Briarcliff West Utilities Relocations (Within ROW)	419,654	-			
Utilities Relocation: KCP&L Power Lines, KCMO Sanitary Sewer Force Main & Life Station, Raw Water Line	2,492,538	-			
Mulberry South	4,206,641	-			
Mulberry North	938,156	-			
N. Platte Road (Hwy 9)	1,335,070	-			
Vivion Road (1/2 of street improvement. Cost)	411,513	-			
Vivion Road (Apartments)	2,200,000	-			
North Drainage Ditch	344,389	-			
Parkway Fountain	940,975	-			
Permits (7% of City Work - New Interchange: \$7,821,283)	547,490	-			
Garage	-	-			
Roadways, Commercial, Retail, Industrial (Total of \$7,252,002 Detailed by next 4 lines):					
Hilltop Office Site - Grading, Excavation, Utilities, Sitework, Retaining Walls, Hardscapes, Garages, Hotel, ATF	4,717,008	15,000,000			
Retail Site - Grading, Excavation, Utilities, Sitework, Waterlines, Retaining Walls, Hardscapes/Paving	4,008,579	-			
Industrial Site (3.05 Acres) - Fill Material, Grading, Wetlands, Storm Sewer Extns, KCP&L Utility Relocation	300,000	-			
Riverfront Industrial Site (41 Acres) - Roadways, Utilities, Site Work	6,888,344	-			
Riverfront-Wetland Mitigation & Wetland Construction	562,123	-			
Riverfront-Fill Material, Compaction & Testing	2,991,699	-			
STATE:					
Briarcliff West Interchange	4,101,647	-			
Southbound Missouri Highway 9 Off Ramp to Briarcliff Pkwy	4,791,800	-			
I-29/Vivion Road Ramp (1/2 Project Cost)	39,138	-			
<b>TOTAL CONSTRUCTION (PUBLIC WORKS PROJECTS)</b>	<b>46,250,808</b>	<b>15,000,000</b>			
<b>UNDERGROUND REPAIRS:</b>					
In Public ROW	8,272,006	-			
In Other Underground Areas	275,000	-			
<b>TOTAL MINE STABILIZATION (UNDERGROUND REPAIRS)</b>	<b>8,547,006</b>	<b>-</b>			
<b>LAND RECLAMATION</b>					
Land Reclamation	827,937	-			
Slope Stabilization	-	-			
Storm Water Detention	-	-			
<b>TOTAL LAND RECLAMATION</b>	<b>827,937</b>	<b>-</b>			
<b>LEGAL/FINANCIAL FEES</b>					
TOTAL LEGAL /FINANCIAL FEES	1,700,000	-			
<b>CONTINGENCIES:</b>					
Contingencies - Approximately 3% of Construction Costs	1,358,849	-			
<b>TOTAL CONSTRUCTION CONTINGENCIES</b>	<b>1,358,849</b>	<b>-</b>			
<b>DEVELOPER BOND EXPENSE &amp; FINANCING COSTS</b>					
Developer Bond Expense & Financing Costs	17,538,931	-			
TIF Administrative Fees	1,586,004	-			
<b>TOTAL DEVELOPER BOND EXPENSE</b>	<b>19,124,935</b>	<b>-</b>			
<b>TIF BOND DEBT SERVICE PAYMENTS</b>					
TOTAL TIF BOND DEBT SERVICE PAYMENTS	36,945,663	-			
<b>TOTAL REIMBURSABLE COSTS</b>	<b>116,567,038</b>	<b>15,000,000</b>			

**Exhibit 8**  
**Sources of Funds for all Estimated Redevelopment Project Costs**

**EXHIBIT 8**

**A. SOURCE OF FUNDS FOR ALL  
ESTIMATED REDEVELOPMENT PROJECT COSTS**

1	Estimated Amount of Reimbursable Costs from PILOTS and EATS within proposed Redevelopment Project Areas	\$116,567,038
2	Estimated Amount of Reimbursable Costs from Additional EATS within proposed Redevelopment Project Areas	\$15,100,000
3	Estimated Private Investment and other Public Sources within proposed Redevelopment Project Area	<u>\$362,901,766</u>
	<b>TOTAL</b>	<b>\$494,568,804</b>

**B. BONDS**

The total estimated amount of PILOTS and EATS over twenty-three years available to reimburse project costs is \$92,998,802. The total Additional EATS generated by Redevelopment Projects 8 and 9 are estimated to be \$17,569,075. The Commission may dedicate part or all of this amount to help support the issuance of bonds to pay or reimburse Redevelopment Project Costs.

ORDINANCE NO. 200636

Approving the Thirteenth Amendment to the Briarcliff West Tax Increment Financing Plan; and directing the City Clerk to transmit copies of this ordinance.

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

WHEREAS, on May 3, 1990, the City Council passed Ordinance No. 65497, which accepted the recommendations of the Commission as to the Briarcliff West Tax Increment Financing Plan ("Redevelopment Plan") and designated the Redevelopment Area therein to be a blighted area; and

WHEREAS, the City Council, by its passage of a series of ordinances, has amended the Redevelopment Plan on numerous occasions since it was first approved; and

WHEREAS, the Thirteenth Amendment removes a portion of each of Project 24 and 38 modifies the legal descriptions of Project 24 and 38, modifies the budget of redevelopment project costs by reducing the total project costs by \$55,000,000.00; and modifies the Sources and Uses to reflect this reduction; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Thirteenth Amendment, attached to this ordinance as Exhibit A, is hereby approved and adopted.

Section 2. All terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Section 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

Section 3. The Council hereby finds that:

- (a) Good cause has been shown for amendment of the Redevelopment Plan, and that all previous findings of the Council with respect to the Redevelopment Plan, as amended, are not affected by the Thirteenth Amendment and apply equally to the Thirteenth Amendment;
- (b) The Redevelopment Area, as amended, is a blighted area, as a whole, and has not been subject to growth and development through investment by

ORDINANCE NO. 200636


private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan, as amended, and the Thirteenth Amendment;

- (c) The areas identified by the Thirteenth Amendment to the Plan as Redevelopment Projects include only those parcels of real property and improvements which will be directly and substantially benefited by the Redevelopment Project improvements;
- (d) The Redevelopment Plan, as amended by the Thirteenth Amendment to the Plan, and each Redevelopment Project described therein, conform to the comprehensive plan for the development of the City as a whole;
- (e) The estimated dates of completion of the respective Redevelopment Projects and retirement of any obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Thirteenth Amendment to the Plan, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area, as amended;
- (f) A plan has been developed for relocation assistance for businesses and residences located within the Redevelopment Area, as amended by the Thirteenth Amendment to the Plan;
- (g) The Thirteenth Amendment to the Plan does not alter the cost-benefit analysis previously incorporated within the Redevelopment Plan;
- (h) The Thirteenth Amendment to the Plan does not include the initial development or redevelopment of any gambling establishment; and
- (i) A study has been completed and the findings of such study satisfy the requirements set out in subdivision (1) of Section 99.810, RSMo.

Section 4. That the City Clerk is hereby directed to send a copy of this ordinance to Clay County.



Authenticated as Passed


  
\_\_\_\_\_  
Quinton Lucas, Mayor

\_\_\_\_\_  
Marilyn Sanders, City Clerk

AUG 13 2020

\_\_\_\_\_  
Date Passed

Approved as to form and legality:

  
\_\_\_\_\_  
Katherine Chandler  
Assistant City Attorney