FIRST AMENDMENT
TO
METRO NORTH CROSSING
TAX INCREMENT FINANCING PLAN

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

<table>
<thead>
<tr>
<th>Date</th>
<th>Resolution No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/13/17</td>
<td>12-2-17</td>
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CITY COUNCIL APPROVAL:

<table>
<thead>
<tr>
<th>Date</th>
<th>Ordinance No.</th>
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</thead>
<tbody>
<tr>
<td>2/1/18</td>
<td>180020</td>
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</tbody>
</table>
SUMMARY

The Metro North Crossing Tax Increment Financing Plan (the “Plan”) contemplates the redevelopment of the existing Metro North Site, which is situated on approximately 92.21 acres and is generally bounded by 88th Street on the North, Wyandotte Street on the east, Barry Road on the south and US Highway 169/Summit Avenue on the west in Kansas City, Clay County, Missouri. The First Amendment provides for (a) the expansion of the Redevelopment Area by extending the northern boundary of the Redevelopment Area to a point approximately 470 linear feet north of 88th Street, as generally shown on Exhibit 2, with the newly described Redevelopment Area containing approximately 103.09 acres, (b) modifications to the general description of the Project Improvements described by the Plan to provide for a reduction in the amount of square feet of retail space to be constructed and a reduction in the number of parking spaces to be constructed, (c) modifications to the estimated construction totals for each Redevelopment Project, (d) modifications to the development schedule attached to the Plan, (e) modifications to the specific objectives set forth in the Plan.

I. Specific Amendments

The Plan shall be amended as follows:

Amendment No. 1: Delete Section I., entitled “General Description of Plan and Projects” in its entirety and insert the following in lieu thereof:

A. The Redevelopment Plan. The Metro North Crossing Tax Increment Financing Plan provides, in part, for the demolition of approximately 896,874 square feet of the existing Metro North Mall, with approximately 221,175 square feet of existing retail space to remain with some façade and parking improvements. Additionally, the Plan provides for approximately 852,700 square feet of new construction that will provide for retail, multi-family residential and hotel uses.

B. Redevelopment Area. The Redevelopment Area is a 103.09 acre area that is generally bounded by 88th Street to the North, Wyandotte Street to the East, Barry Road to the South, and US Highway 169/North Summit Avenue, (including property approximately 470 feet north of 88th Street) and as legally described in Exhibit 1.

C. Project Improvements and Public Improvements. The Project Improvements will consist of the partial demolition of approximately 896,874 square feet of the existing Metro North Mall and, in its place, and the development of a substantially-sized courtyard/gathering area for community events, approximately 757,700 square feet of retail space, approximately 60,000 square feet of office space, approximately 150 units of multi-family residential housing, an approximately 100-room limited services hotel and approximately 4,410 parking spaces. The Public Improvements may consist of streetscape, signage, signaling sidewalks and curbs and other related public infrastructure improvements that support and enhance the Project Improvements. The Project Improvements and Public Improvements will be undertaken pursuant to Exhibit 13 and in furtherance
of the objectives of the Plan. A Site Plan generally depicting the location of the Redevelopment Projects, the Project Improvements and the Public Improvements is attached as Exhibit 2. Estimated construction and employment information for the Redevelopment Projects are set forth on Exhibit 4.

D. Estimated Date of Completion. It is anticipated that demolition will continue in the spring of 2018 with occupancy and opening of retail space to begin in the spring of 2019. The completion of all Project Improvements and Public Improvements is estimated to be October 2023 and the schedule for construction is set forth on Exhibit 5B.

The completion of the Project Improvements and Public Improvements and the retirement of Obligations incurred to finance the Reimbursable Project Costs will occur no later than twenty-three (23) years from the adoption of the ordinance approving each Redevelopment Project.

In no event shall any ordinance approving a Redevelopment Project be passed by the City later than ten (10) years from the passage of the ordinance approving this Redevelopment Plan.

Amendment No. 2: Delete Exhibit 1, entitled “Legal Description” in its entirety and insert the attached Exhibit 1, in its place.

Amendment No. 3: Delete Exhibit 2, entitled “Maps” in its entirety and insert the attached Exhibit 2, in its place.

Amendment No. 4: Delete Exhibit 3, entitled “Specific Objectives” in its entirety and insert the attached Exhibit 3, in its place.

Amendment No. 5: Delete Exhibit 4A, entitled “Construction Totals” in its entirety and insert the attached Exhibit 4A, in its place.

Amendment No. 6: Delete Exhibit 5B, entitled “Development Schedule” in its entirety and insert the attached Exhibit 5B, in its place.

Amendment No. 7: Add Exhibit 10A as a supplement to Exhibit 10 entitled “Existing Conditions Study (Blight Study).”
EXHIBIT 1
REDEVELOPMENT AREA AND PROJECT LEGAL DESCRIPTION

A Tract of land located in the East half of the Northeast Quarter of Section 10 and the
West half of the Northwest Quarter of Section 11, Township 51 North, Range 33 West of
the 5th Principal Meridian, in Kansas City, Clay County, Missouri, more particularly
described as follows:

Beginning at the Northwest Corner of the East half of the Northeast Quarter of said
Section 10, Thence South 89 degrees 33 minutes 22 seconds East along the north line of
the East half of the Northeast Quarter of said section 10, a distance of 169.67 feet; Thence
South 00 degrees 41 minutes 09 seconds West, a distance of 355.01 feet; Thence South 89
degrees 29 minutes 04 seconds East, a distance of 150.02 feet; Thence along a non-
tangential curve to the left, having an initial tangent bearing of South 26 degrees 13
minutes 33 seconds west, a radius of 50.00 feet, and an arc length of 201.95 feet; Thence
South 89 degrees 29 minutes 04 seconds West, a distance of 909.60 feet to a point on the
east line of the East half of the Northeast Quarter of Section 10; Thence continuing South
89 degrees 29 minutes 04 seconds East, a distance of 215.93 feet; Thence South 00
degrees 30 minutes 56 seconds West, a distance of 333.25 feet to a point on the Northerly
right of way line of Metro North Drive; Thence South 89 degrees 29 minutes 04 seconds
East along the Northerly Right-of-Way line of said Metro North Drive, a distance of
177.54 feet; Thence along a tangent curve to the right, being the Northerly Right-of-Way
line of said Metro North Drive and the Easterly Right-of-Way line of North Wyandotte
Avenue, having a radius of 320.00 feet and an arc length of 406.92 feet; Thence South 16
degrees 37 minutes 33 seconds East along the Easterly Right-of-Way line of said North
Wyandotte Avenue, a distance of 545.90 feet; Thence along a tangent curve to the right,
being the Easterly Right-of-Way line of said North Wyandotte Avenue, having a radius of
340.00 feet and an arc length of 101.72 feet; Thence South 00 degrees 30 minutes 56.0
seconds West, continuing along the Easterly Right-of-Way line of said North Wyandotte
Avenue, a distance of 351.29 feet; Thence along a tangent curve to the right, being the
Easterly Right-of-Way line of said North Wyandotte Avenue, having a radius of 240.00
feet and an arc length of 152.29 feet;

Thence South 00 degrees 41 minutes 09 seconds West, a distance of 117.81 feet; Thence
North 89 degrees 46 minutes 07 seconds West, a distance of 90.23 feet; Thence South 00
degrees 41 minutes 09 seconds West, a distance of 416.95 feet to a point on the Northerly
Right-of-Way line of Northwest Barry Road; Thence North 89 degrees 46 minutes 07
seconds West along the Northerly Right-of-Way line of Northwest Barry Road, a distance
of 170.30 feet to the intersection of the Northerly Right-of-Way line of said Northwest
Barry Road with the Easterly Right-of-Way line of said North Wyandotte Avenue; Thence
South 85 degrees 05 minutes 35 seconds West, a distance of 111.66 feet to the intersection
of the Northerly Right-of-Way line of said Northwest Barry Road with the Westerly
Right-of-Way line of said North Wyandotte Avenue; Thence North 89 degrees 46 minutes
07 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry
Road, a distance of 355.87 feet; Thence North 00 degrees 41 minutes 09 seconds East, a distance of 163.70 feet; Thence North 89 degrees 46 minutes 07 seconds West, a distance of 106.01 feet to a point on the west line of the West half of the Northwest Quarter of said Section 11; Thence South 00 degrees 41 minutes 09 seconds West along the west line of the West half of the Northwest Quarter of said Section 11, a distance of 163.70 feet to a point on Northerly Right-of-Way line of Northwest Barry Road; Thence North 89 degrees 29 minutes 04 seconds West along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 196.77 feet; Thence North 87 degrees 45 minutes 58 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 100.05 feet; Thence North 82 degrees 04 minutes 39 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 100.84 feet; Thence North 89 degrees 29 minutes 04 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 207.50 feet; Thence South 85 degrees 52 minutes 03 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 67.82 feet; Thence North 00 degrees 30 minutes 56 seconds East, a distance of 9.50 feet; Thence North 89 degrees 29 minutes 04 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 589.90 feet; Thence North 05 degrees 38 minutes 11 seconds West, a distance of 518.45 feet to a point on the West line of the East half of the Northeast Quarter of said section 10; Thence North 00 degrees 40 minutes 22 seconds East along the West line of the East half of the Northeast Quarter of said section 10, a distance of 2042.60 feet to the point of beginning.

Containing 4,490,898 square feet or 103.097 acres, more or less.
EXHIBIT 2

MAP AND SITE PLAN


EXHIBIT 3

SPECIFIC OBJECTIVES

1. To eliminate adverse conditions which are detrimental to public health, safety, morals, or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large;

2. To enhance the tax base of the City and the other Taxing Districts, encourage private investment in the surrounding area;

3. To increase employment opportunities;

4. To stimulate construction and development and generate tax revenues, which would not occur without Tax Increment Financing assistance;

5. To cause partial demolition of the existing Metro North Mall, to construct a mixed-use development including approximately 533,700 square feet of new retail, approximately 60,000 square feet of new office, approximately 150 units of market rate housing, approximately 100 new hotel rooms and construct necessary public improvements and infrastructure including parking, utilities, streetscaping and all other necessary appurtenances.

6. To implement public infrastructure improvements in the area.
## EXHIBIT 4A

### CONSTRUCTION TOTALS

<table>
<thead>
<tr>
<th></th>
<th>NEW CONSTRUCTION</th>
<th>Existing Structures to REMAIN AS IS</th>
<th>Existing Structures to be REHABILITATED</th>
<th>Total</th>
<th>Existing Structures to be DEMOLISHED</th>
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<tr>
<td>Square feet of OFFICE Space</td>
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<tr>
<td>Square feet of RETAIL Space</td>
<td>533,700</td>
<td>224,000</td>
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<td>757,700</td>
<td>896,874</td>
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<td>Square feet of INDUSTRIAL Space</td>
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<td>Square feet of RESIDENTIAL Space</td>
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<tr>
<td><strong>Total Square Feet</strong></td>
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<td>1,076,700</td>
<td>896,874</td>
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<td><strong>Total PARKING SPACES</strong></td>
<td>4410</td>
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<td>0</td>
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<td><strong>Total RESIDENTIAL UNITS</strong></td>
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<tr>
<td><strong>Total HOTEL ROOMS</strong></td>
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### EXHIBIT 5B

#### DEVELOPMENT SCHEDULE

<table>
<thead>
<tr>
<th>Event</th>
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<tr>
<td>City and Agency Approvals</td>
<td>November/December 2017</td>
</tr>
<tr>
<td>Project Design</td>
<td>March 2018</td>
</tr>
<tr>
<td>Demolition</td>
<td>July 2018</td>
</tr>
<tr>
<td>Begin Construction</td>
<td>July/August 2018</td>
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<tr>
<td>Retail Stores Open</td>
<td>Beginning March/April 2019</td>
</tr>
<tr>
<td>Apartment Leasing</td>
<td>Beginning September/October 2019</td>
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<tr>
<td>Anticipated Project Completion</td>
<td>September/October 2023</td>
</tr>
</tbody>
</table>
December 11, 2017

Economic Development Corporation of Kansas City
Ms. Heather Brown
TIF Commission Executive Director
1100 Walnut, Suite 1700
Kansas City, Missouri 64106

Dear Ms. Brown:

Per prior agreement, I submitted my blight study (Belke Record No. 1574) for the proposed Metro North Crossing RSMo Chapter 99 TIF Redevelopment Area located in the northeast quadrant of the interchange of US Highway 169 and NW Barry Road in Kansas City, Clay County, Missouri to the TIF Commission of Kansas City, Missouri in June 2015. The prior report was prepared in May and June 2015 and concluded the Metro North Mall property (encompassing 82.15 acres and 1,260,959 square feet of improvements), which was 82.3% vacant at time of inspection, clearly qualified as “blighted” per RSMo 99.805(1). The statutory blight definition utilized in the prior report is referenced below:

"Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use;

The 2015 blight study is incorporated by attachment to this supplemental letter. Our subsequent discussions indicate the TIF Commission of KCMO is now considering expansion of the original redevelopment area by addition of acreage located along the northwestern edge of the existing redevelopment area. You provided the revised (expanded) survey of the TIF boundary which is included on the following page and legal description included at the end of this supplement. The new surveyed land area (original + proposed expansion) is 103.097 acres, a figure including public right-of-way which were excluded in my original (2015) report (82.15 net acres). Per legal description, the proposed expansion area contributes 10.892 acres to the former (2015) land area. Because the proposed expansion area includes an eastern “tail” (roadway within N Wyandotte Street), the net added land area would be less than 10.892 acres (subtracting the right-of-way).
In June 2015, the proposed expansion area had the same B3-2, Community Business District zoning as the original redevelopment area lying south of NW Metro North Drive. The expansion had frontage along the north side of NW Metro North Drive, was slightly sloping, was located outside the flood plain, and had all utilities available.

**EXPANDED METRO NORTH CROSSING TIF REDEVELOPMENT AREA**

The expansion area was described as follows in the original report:

To the north is additional area associated with Metro North Mall, mostly excess parking and a closed 6-screen theater. A single-family subdivision is next north. (Page 27)
Two photographs showing the condition of the proposed expansion area were included in the Neighborhood Photograph section of the original report (page 34) and are included on the following page with the caption provided in the original report. Also, the consultant inspected and took photographs of the expansion area during the inspections in May and June 2015 (as part of the neighborhood inspection and inspection of adjoining properties). These additional photographs from 2015 provide indication of the existing condition of the proposed expansion area concurrent to the prior report and are included following the Neighborhood Photographs.

At the time of the original report the proposed expansion was not being utilized, except for the city recycling center. The asphalt paving provide overflow for the heyday of the mall but had not been used or maintained for many years. In 2015, the expansion area clearly suffered from deterioration of site improvements and was an economic underutilization constituting an economic liability. Regardless of the condition of the proposed expansion area, if it were included in the original report, the preponderance of blight within the areas to the south of NW Metro North Drive (82.15 acres and 1,260,959 square feet of extremely deteriorated physical mall improvements) would have constituted a blighting influence on the expansion area. Such was stated in the closing line of the original report:

"Parcels and uses not directly blighted suffer the influence of the closed and deteriorating mall complex." (Page 147)

Therefore, I believe if the proposed expansion area had been included in the original 2015 report, the Metro North Crossing Redevelopment Area would still have qualified as a "blighted area" according to the definition provided in Missouri Revised Statutes Section 99.805(1).

It would be my pleasure to address any further questions that might arise concerning blight at the expanded redevelopment area.

Sincerely,
BELKE APPRAISAL & CONSULTING SERVICES, INC.

Scott J. Belke, MAI
President
Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)
Kansas Certified General Real Property Appraiser (Certificate No. G-1214)
Unsightly Area West Of The Closed Theater

Deteriorated Parking Lot (Metro North Mall Overflow) Located West Of The Theater
Photograph Of The City Recycle Center In The Northwest Corner Of The Expansion Area

Photograph Of An Unsightly/Makeshift Sand Storage Bin At The Center Of The Expansion Area
Unkempt Landscaping & Deteriorated Asphalt Paving Near The Center Of The Expansion Area

Deteriorated Asphalt Paving In The Eastern Portion Of The Proposed Expansion Area
Deteriorated Asphalt Paving At The Southeast Corner Of The Proposed Expansion Area
REZONING DESCRIPTION B2-2, B3-2, R-7.5 TO UR:

A Tract of land located in the East half of the Northeast Quarter of Section 10 and the West half of the Northwest Quarter of Section 11, Township 51 North, Range 33 West of the 5th Principal Meridian, in Kansas City, Clay County, Missouri, more particularly described as follows:

Beginning at the Northwest Corner of the East half of the Northeast Quarter of said Section 10, Thence South 89 degrees 33 minutes 22 seconds East along the north line of the East half of the Northeast Quarter of said section 10, a distance of 198.67 feet; Thence South 00 degrees 41 minutes 09 seconds West, a distance of 355.01 feet; Thence South 89 degrees 29 minutes 04 seconds East, a distance of 150.02 feet; Thence along a non-tangential curve to the left, having an initial tangent bearing of South 26 degrees 13 minutes 33 seconds west, a radius of 50.00 feet, and an arc length of 201.95 feet; Thence South 89 degrees 29 minutes 04 seconds East, a distance of 906.60 feet to a point on the east line of the East half of the Northeast Quarter of Section 10; Thence continuing South 89 degrees 26 minutes 04 seconds East, a distance of 216.33 feet; Thence South 00 degrees 30 minutes 58 seconds West, a distance of 333.25 feet to a point on the Northerly right of way line of Metro North Drive; Thence South 89 degrees 28 minutes 04 seconds East along the Northerly Right-of-Way line of said Metro North Drive, a distance of 177.54 feet; Thence along a tangent curve to the right, being the Northerly Right-of-Way line of said Metro North Drive and the Easernly Right-of-Way line of North Wyandotte Avenue, having a radius of 320.00 feet and an arc length of 408.82 feet; Thence South 16 degrees 37 minutes 33 seconds East along the Easernly Right-of-Way line of said North Wyandotte Avenue, a distance of 545.80 feet; Thence along a tangent curve to the right, being the Easernly Right-of-Way line of said North Wyandotte Avenue, having a radius of 540.00 feet and an arc length of 101.72 feet; Thence South 00 degrees 30 minutes 56.0 seconds West, continuing along the Easernly Right-of-Way line of said North Wyandotte Avenue, a distance of 351.26 feet. Thence along a tangent curve to the right, being the Easernly Right-of-Way line of said North Wyandotte Avenue, having a radius of 240.00 feet and an arc length of 192.28 feet; Thence North 31 degrees 13 minutes 08 seconds East, a distance of 142.43 feet to a point on the centerline of said North Wyandotte Avenue; Thence North 0 degrees 30 minutes 56 seconds East along the centerline of said North Wyandotte Avenue, a distance of 561.29; Thence along a tangent curve to the left, being the centerline of said North Wyandotte Avenue, having a radius of 300.00 feet and an arc length of 99.75 feet; Thence North 16 degrees 37 minutes 33 seconds West along the centerline of said North Wyandotte Avenue, having a radius of 545.00 feet; Thence along a tangent curve to the left, being the centerline of said North Wyandotte Avenue, having a radius of 280.00 feet and an arc length of 356.05 feet to a point on the centerline of said Metro North Drive; Thence North 89 degrees 29 minutes 04 seconds West along the centerline of said Metro North Drive, a distance of 364.85 feet to a point on the east line of the East half of the Northwest Quarter of Section 10; Thence continuing Northerly 89 degrees 29 minutes 04 seconds West along the centerline of said Metropolitan North Drive, a distance of 215.83 feet; Thence South 00 degrees 30 minutes 58 seconds West, a distance of 333.25 feet to a point on the Northerly right of way line of Metro North Drive; Thence South 89 degrees 28 minutes 04 seconds East along the Northerly Right-of-Way line of said Metro North Drive, a distance of 177.54 feet; Thence along a tangent curve to the right, being the Northerly Right-of-Way line of said North Wyandotte Avenue, having a radius of 320.00 feet and an arc length of 408.82 feet; Thence South 16 degrees 37 minutes 33 seconds East along the Easernly Right-of-Way line of said North Wyandotte Avenue, a distance of 545.80 feet; Thence along a tangent curve to the right, being the Easernly Right-of-Way line of said North Wyandotte Avenue, having a radius of 540.00 feet and an arc length of 101.72 feet; Thence South 00 degrees 40 minutes 22 seconds East along the West line of the East half of the Northeast Quarter of said section 10, a distance of 478.05 feet to the point of beginning.

Containing 474.435 square feet or 10.882 acres, more or less.

OVERALL UR PLAN BOUNDARY DESCRIPTION:

A Tract of land located in the East half of the Northeast Quarter of Section 10 and the West half of the Northwest Quarter of Section 11, Township 51 North, Range 33 West of the 5th Principal Meridian, in Kansas City, Clay County, Missouri, more particularly described as follows:

Beginning at the Northwest Corner of the East half of the Northeast Quarter of said Section 10, Thence South 89 degrees 33 minutes 22 seconds East along the north line of the East half of the Northeast Quarter of said section 10, a distance of 189.87 feet; Thence South 00 degrees 41 minutes 09 seconds West, a distance of 355.01 feet; Thence South 89 degrees 29 minutes 04 seconds East, a distance of 150.02 feet; Thence along a non-tangential curve to the left, having an initial tangent bearing of South 26 degrees 13 minutes 33 seconds west, a radius of 50.00 feet, and an arc length of 201.95 feet; Thence South 89 degrees 29 minutes 04 seconds East, a distance of 906.60 feet to a point on the east line of the East half of the Northeast Quarter of Section 10; Thence continuing South 89 degrees 26 minutes 04 seconds East, a distance of 216.33 feet; Thence South 00 degrees 30 minutes 58 seconds West, a distance of 333.25 feet to a point on the Northerly right of way line of Metro North Drive; Thence South 89 degrees 28 minutes 04 seconds East along the Northerly Right-of-Way line of said Metro North Drive, a distance of 177.54 feet; Thence along a tangent curve to the right, being the Northerly Right-of-Way line of said Metro North Drive and the Easernly Right-of-Way line of North Wyandotte Avenue, having a radius of 320.00 feet and an arc length of 408.82 feet; Thence South 16 degrees 37 minutes 33 seconds East along the Easernly Right-of-Way line of said North Wyandotte Avenue, a distance of 545.80 feet; Thence along a tangent curve to the right, being the Easernly Right-of-Way line of said North Wyandotte Avenue, having a radius of 240.00 feet and an arc length of 192.28 feet; Thence South 00 degrees 41 minutes 09 seconds West, a distance of 117.81 feet; Thence North 89 degrees 46 minutes 07 seconds West, a distance of 90.23 feet; Thence South 00 degrees 41 minutes 09 seconds West, a distance of 416.85 feet to a point on the Northerly Right-of-Way line of Northwest Barry Road; Thence North 89 degrees 46 minutes 07 seconds West along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 170.30 feet to the intersection of the Northerly Right-of-Way line of said Northwest Barry Road with the Easernly Right-of-Way line of said North Wyandotte Avenue; Thence South 89 degrees 06 minutes 36 seconds West, a distance of 111.85 feet to the intersection of the Northerly Right-of-Way line of said Northwest Barry Road with the Wasternly Right-of-Way line of said North Wyandotte Avenue; Thence North 89 degrees 46 minutes 07 seconds West continuing along the Wasternly Right-of-Way line of Northwest Barry Road, a distance of 356.87 feet; Thence North 00 degrees 41 minutes 09 seconds East, a distance of 163.70 feet; Thence North 89 degrees 46 minutes 07 seconds West, a distance of 106.01 feet to a point on the west line of the West half of the Northwest Quarter of said Section 11; Thence South 00 degrees 41 minutes 09 seconds West along the west line of the West half of the Northwest Quarter of said section 11, a distance of 163.70 feet to a point on Northerly Right-of-Way line of Northwest Barry Road; Thence North 89 degrees 29 minutes 04 seconds West along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 198.77 feet; Thence North 87 degrees 45 minutes 08 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 100.05 feet; Thence North 82 degrees 04 minutes 59 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 100.84 feet; Thence North 88 degrees 29 minutes 04 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 207.50 feet; Thence South 85 degrees 52 minutes 03 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 67.82 feet; Thence North 00 degrees 30 minutes 56 seconds East, a distance of 9.50 feet; Thence North 89 degrees 29 minutes 04 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 859.90 feet; Thence North 05 degrees 35 minutes 11 seconds West, a distance of 58.45 feet to a point on the West line of the East half of the Northwest Quarter of said section 10; Thence North 00 degrees 40 minutes 22 seconds East along the West line of the East half of the Northeast Quarter of said section 10, a distance of 2042.60 feet to the point of beginning.

Containing 4,490,886 square feet or 103.97 acres, more or less.
ORDINANCE NO. 180020

Accepting the recommendations of the Tax Increment Financing Commission as to the First Amendment to the Metro North Crossing Tax Increment Financing Plan and approving the First Amendment to the Metro North Crossing Tax Increment Financing Plan.

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

WHEREAS, the Metro North Crossing Tax Increment Financing Plan (the "Redevelopment Plan") was approved by the Council by passage of Ordinance No. 151011 on December 10, 2015; and

WHEREAS, the first amendment to the Redevelopment Plan ("First Amendment") was proposed to the Commission; and

WHEREAS, after all proper notice was given, the Commission met in public hearing regarding the First Amendment on December 13, 2017, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 12-2-17 ("Resolution") recommending to the City Council the approval of the Redevelopment Plan; and

WHEREAS, the First Amendment provides for expansion of the Redevelopment Area and the Redevelopment Project by the addition of approximately 10 acres; a corresponding change to the legal description of the Redevelopment Area and Redevelopment Project Area 1; modifications to the general description of the Project Improvements, the estimated construction totals for the Redevelopment Project; modifications to the development schedule by extending the time for completion by approximately 2 years; and modifications to the specific objectives by decreasing the approximate square feet of new retail space from 605,000 square feet to 533,700 square feet; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the First Amendment to the Redevelopment Plan as set forth in the Resolution are hereby accepted and the First Amendment, a copy of which is attached hereto, is hereby approved and adopted as valid and the Redevelopment Project contained therein is hereby approved and adopted.
ORDINANCE NO. 180020

Section 2. That 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. That the following described area is hereby designated as a Redevelopment Area:

A Tract of land located in the East half of the Northeast Quarter of Section 10 and the West half of the Northwest Quarter of Section 11, Township 51 North, Range 33 West of the 5th Principal Meridian, in Kansas City, Clay County, Missouri, more particularly described as follows:

Beginning at the Northwest Corner of the East half of the Northeast Quarter of said Section 10, Thence South 89 degrees 33 minutes 22 seconds East along the north line of the East half of the Northeast Quarter of said section 10, a distance of 169.67 feet; Thence South 00 degrees 41 minutes 09 seconds West, a distance of 355.01 feet; Thence South 89 degrees 29 minutes 04 seconds East, a distance of 150.02 feet; Thence along a non-tangential curve to the left, having an initial tangent bearing of South 26 degrees 13 minutes 33 seconds west, a radius of 50.00 feet, and an arc length of 201.95 feet; Thence South 89 degrees 29 minutes 04 seconds East, a distance of 909.60 feet to a point on the east line of the East half of the Northeast Quarter of Section 10; Thence continuing South 89 degrees 29 minutes 04 seconds East, a distance of 215.93 feet; Thence South 00 degrees 30 minutes 56 seconds West, a distance of 333.25 feet to a point on the Northerly right of way line of Metro North Drive; Thence South 89 degrees 29 minutes 04 seconds East along the Northerly Right-of-Way line of said Metro North Drive, a distance of 177.54 feet; Thence along a tangent curve to the right, being the Northerly Right-of-Way line of said Metro North Drive and the Easterly Right-of-Way line of North Wyandotte Avenue, having a radius of 320.00 feet and an arc length of 406.92 feet; Thence South 16 degrees 37 minutes 33 seconds East along the Easterly Right-of-Way line of said North Wyandotte Avenue, a distance of 545.90 feet; Thence along a tangent curve to the right, being the Easterly Right-of-Way line of said North Wyandotte Avenue, having a radius of 340.00 feet and an arc length of 101.72 feet; Thence South 00 degrees 30 minutes 56.0 seconds West, continuing along the Easterly Right-of-Way line of said North Wyandotte Avenue, a distance of 351.29 feet; Thence along a tangent curve to the right, being the Easterly Right-of-Way line of said North Wyandotte Avenue, having a radius of 240.00 feet and an arc length of 152.29 feet;

Thence South 00 degrees 41 minutes 09 seconds West, a distance of 117.81 feet; Thence North 89 degrees 46 minutes 07 seconds West, a distance of 90.23 feet;
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Thence South 00 degrees 41 minutes 09 seconds West, a distance of 416.95 feet to a point on the Northerly Right-of-Way line of Northwest Barry Road; Thence North 89 degrees 46 minutes 07 seconds West along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 170.30 feet to the intersection of the Northerly Right-of-Way line of said Northwest Barry Road with the Easterly Right-of-Way line of said North Wyandotte Avenue; Thence South 85 degrees 05 minutes 35 seconds West, a distance of 111.66 feet to the intersection of the Northerly Right-of-Way line of said Northwest Barry Road with the Westerly Right-of-Way line of said North Wyandotte Avenue; Thence North 89 degrees 46 minutes 07 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 355.87 feet; Thence North 00 degrees 41 minutes 09 seconds East, a distance of 163.70 feet; Thence North 89 degrees 46 minutes 07 seconds West, a distance of 106.01 feet to a point on the west line of the West half of the Northwest Quarter of said Section 11; Thence South 00 degrees 41 minutes 09 seconds West along the west line of the West half of the Northwest Quarter of said Section 11, a distance of 163.70 feet to a point on Northerly Right-of-Way line of Northwest Barry Road; Thence North 89 degrees 29 minutes 04 seconds West along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 196.77 feet; Thence North 87 degrees 45 minutes 58 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 100.05 feet; Thence North 82 degrees 04 minutes 39 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 100.84 feet; Thence North 89 degrees 29 minutes 04 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 207.50 feet; Thence South 85 degrees 52 minutes 03 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 67.82 feet; Thence North 00 degrees 30 minutes 56 seconds East, a distance of 9.50 feet; Thence North 89 degrees 29 minutes 04 seconds West continuing along the Northerly Right-of-Way line of Northwest Barry Road, a distance of 589.90 feet; Thence North 05 degrees 38 minutes 11 seconds West, a distance of 518.45 feet to a point on the West line of the East half of the Northeast Quarter of said section 10; Thence North 00 degrees 40 minutes 22 seconds East along the West line of the East half of the Northeast Quarter of said section 10, a distance of 2042.60 feet to the point of beginning.

Containing 4,490,898 square feet or 103.097 acres, more or less.

Section 4. That the Council hereby finds that:

(a) Good cause has been shown for amendment of the Plan, and that the findings of the Council in Ordinance No. 151011 with respect to the Plan are not affected by the First Amendment and apply equally to the First Amendment;

(b) The Redevelopment Area as a whole is a blighted area, evidenced by defective or inadequate street layout, unsanitary or unsafe conditions
including deterioration and dilapidation of site improvements, excessive vacancies, presence of structures below minimum code standards, lack of ventilation, light or sanitary facilities.

(c) The Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan;

(d) The Redevelopment Plan conforms with the City's current comprehensive plan and will not alter the land use contemplated by the Gashland/Nashua Land Use Plan and the implementation of the Redevelopment Plan will not change the existing zoning for the Redevelopment Project Areas. The Redevelopment Project shall be subject to the applicable provisions of the City's Zoning Ordinance as well as other codes and ordinances as may be amended from time to time.

(e) The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements;

(f) The estimated dates of completion of the respective Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs, have been stated in the Redevelopment Plan, and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area;

(g) A plan has been developed for relocation assistance for businesses and residences;

(h) A cost-benefit analysis showing the impact of the Redevelopment Plan on each taxing district at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act; and

(i) The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment.

A blight study has been completed and the findings of such study satisfy the requirements provided under subdivision (1) of Section 99.805, RSMo.

Section 5. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Metro North Crossing Account of the Special Allocation Fund to finance Redevelopment Project Costs within the Redevelopment Area and subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of, land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and
options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and stake all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan pursuant to the power delegated to it in Ordinance No. 080726. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 and 99.865, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of all funds generated from Redevelopment Projects that are deposited into the Metro North Crossing Account of the Special Association Fund to the payment of Redevelopment Project Costs within the Redevelopment Area and authorizes the Commission to pledge such funds on its behalf.

Approved as to form and legality:

[Signature]
Brian T. Rabineau
Assistant City Attorney

Authenticated as Passed

[Signature]
Sly James, Mayor

[Signature]
Marilyn Sanders, City Clerk

Date Passed
FEB 1 2018