NINTH AMENDMENT
TO
NORTH OAK
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>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

CITY COUNCIL APPROVAL:

<table>
<thead>
<tr>
<th>DATE</th>
<th>ORDINANCE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/9/17</td>
<td>170875</td>
</tr>
</tbody>
</table>
NINTH AMENDMENT
TO THE
NORTH OAK TIF PLAN

I. Introduction

The purpose of the Ninth Amendment to the North Oak Tax Increment Financing Plan (the "Ninth Amendment") is to amend the North Oak Tax Increment Financing Plan as approved by the Ordinance No. 050104 on February 24, 2005, the First Amendment as approved by Ordinance No. 060534 on July 20, 2006, the Third Amendment as approved by Ordinance No. 070996 on October 11, 2007, the Fourth Amendment as approved by Ordinance No. 090832 on October 1, 2009, the Fifth Amendment as approved by Ordinance No. 100083 on February 11, 2010, the Sixth Amendment as approved by Ordinance No. 100705 on September 30, 2010, the Seventh Amendment as approved by Ordinance No. 120172 on March 1, 2012 and the Eighth Amendment as approved by Ordinance No. 160670 on September 8, 2016 (collectively, referred to herein as the "Plan"). The Second Amendment was withdrawn by the developer prior to TIF Commission's consideration.

The proposed Ninth Amendment to the Plan provides for the addition of guidelines for the North Oak Façade and Site Program and clarifies the description of the improvements to the former YMCA recreational facility, specifically providing for demolition of the building.

II. Specific Plan Text Amendments

In accordance with this Ninth Amendment the Plan shall be amended as follows:

Amendment No 4: Delete the Section III.C., entitled, "Project Improvements" and insert the following paragraph in its place:

C. Project Improvements.

Project Area 1: Improvements to the old Farmland Building located at 3301 North Oak Trafficway including improvements to the parking garage. Estimated construction and employment information is shown in Exhibit 4.

Project Area 2B: Development of retail space.

Project Areas 3 through 6: Development of 211,000 square feet of retail space. Estimated construction and employment information is shown in Exhibit 4.

North Troost Trail: The North Troost Trail will be designed and constructed as a 10 foot wide and 6 inch thick concrete trail as shown on Exhibit 2A.

Former YMCA recreational facility: The former YMCA located at 1101 NE 47th Street, Kansas City, Missouri will be acquired by the City or its designee and used for such community purposes determined by the City. The building will be demolished and the pool will be renovated. A bathhouse will be constructed. The City may incorporate and implement additiona
amenities and improvements to service the community, provided the reimbursable redevelopment project costs related to such additional amenities and improvements do not exceed the budgeted amount set forth on Exhibit 5.

**Neighborhood Housing and Infrastructure Program:** A Neighborhood Housing and Infrastructure Program for the rehabilitation of single family homes within the Redevelopment Area and façade and streetscape improvements for businesses along North Oak Trafficway within the Redevelopment Area to be developed and implemented in cooperation with the City, the Commission and its designated housing administrator. The Façade and Site Improvement Program Guidelines are attached as Exhibit 13 and the Housing Guidelines are set forth on Exhibit 14.

**Design of Trails and Sidewalks:** The design and construction of trails, sidewalks, and other public infrastructure around the Crestview and Briarcliff Schools to support walkability and safety.

The North Troost Trail, former YMCA recreational facility, Neighborhood Housing and Infrastructure Program and the Design of Trails and Sidewalks shall hereinafter be referred to as the “Ninth Amendment Improvements.”

**Amendment No 2:** Delete Exhibit 3 of the Plan, entitled “Specific Objectives” and insert the attached Exhibit 3 in its place.

**Amendment No 3:** Add the attached “North Oak Façade and Site Program Guidelines” as Exhibit 13 to the Plan.

**Amendment No 4:** Add the attached “Housing Program Guidelines” as Exhibit 14 to the 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 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 rehabilitate the old Farmland building;

6. To provide for the approximately 211,000 square feet of retail development;

7. To stabilize the North Oak Trafficway by addressing the infrastructure and issues facing the businesses along the Corridor;

8. To incorporate the desire to support walkable and safe areas by preparing designs for and completing the construction of sidewalks, trails and other public infrastructure;

9. To provide support for the rehabilitation of single family homes within the Redevelopment Area;

10. To encourage private investment of businesses by creating a Neighborhood Improvement Grant Program for façade and streetscape improvements; and

11. To provide for the acquisition, demolition and rehabilitation (as funds permit) of the former YMCA recreational site at 1101 NE 47th Street.
Exhibit 5
Estimated Redevelopment Costs
## North Oak Corridor TIF Plan
### Ninth Amendment

<table>
<thead>
<tr>
<th>Projects 1 &amp; 2</th>
<th>TIF Reimbursable</th>
<th>STIF Reimbursable</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIF Staff/Legal/Administrative Expenses</td>
<td>$350,000</td>
<td>$350,000</td>
</tr>
<tr>
<td>Survey Consulting Service</td>
<td>2,800</td>
<td>2,800</td>
</tr>
<tr>
<td>Building Purchase/Rehabilitation/Tenant Improvements</td>
<td>17,000,000</td>
<td>1,980,000</td>
</tr>
<tr>
<td>Furniture, Fixture and Equipment</td>
<td>13,000,000</td>
<td>-</td>
</tr>
<tr>
<td>Infrastructure Improvements</td>
<td>3,644,800</td>
<td>3,644,800</td>
</tr>
<tr>
<td>Streetscape Design</td>
<td>500,000</td>
<td>140,040</td>
</tr>
</tbody>
</table>

**Subtotal**

$34,979,880 $6,617,840

<table>
<thead>
<tr>
<th>Projects 3-6</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Costs</td>
<td></td>
</tr>
<tr>
<td>Land Costs</td>
<td></td>
</tr>
<tr>
<td>Land</td>
<td>$8,219,880 $2,840,252 $</td>
</tr>
<tr>
<td>Total Land Costs</td>
<td>$8,219,880 $2,840,252 $</td>
</tr>
<tr>
<td>Hard Costs</td>
<td></td>
</tr>
<tr>
<td>Anchor Retail Shell</td>
<td>$8,100,000 $</td>
</tr>
<tr>
<td>Anchor Retail Building Upgrades</td>
<td>675,000</td>
</tr>
<tr>
<td>Anchor Retail Site Work</td>
<td>1,950,000</td>
</tr>
<tr>
<td>Junior Box Shell</td>
<td>1,640,000</td>
</tr>
<tr>
<td>Junior Box Pedestrian Upgrades</td>
<td>173,582 173,582</td>
</tr>
<tr>
<td>Buildings Constructed on Pad Site - Shell</td>
<td>7,500,000</td>
</tr>
<tr>
<td>Pad Site - Site Work/Landscape</td>
<td>2,040,000</td>
</tr>
<tr>
<td>Site/Landscape (Continental Engineering Estimate)</td>
<td>4,962,594 3,078,979</td>
</tr>
<tr>
<td>Total Hard Costs</td>
<td>$26,941,176 $3,262,561 $</td>
</tr>
<tr>
<td>Soft Costs</td>
<td></td>
</tr>
<tr>
<td>Professional Services Fees</td>
<td>$2,120,000 $</td>
</tr>
<tr>
<td>Financing Cost</td>
<td>6,468,599 6,468,599</td>
</tr>
<tr>
<td>Interest Carry</td>
<td>1,272,000</td>
</tr>
<tr>
<td>Points</td>
<td>232,000</td>
</tr>
<tr>
<td>Closing - Loan and Land</td>
<td>75,000</td>
</tr>
<tr>
<td>Development Fee</td>
<td>1,200,000</td>
</tr>
<tr>
<td>Preliminary Studies</td>
<td>25,000</td>
</tr>
<tr>
<td>Taxes During Construction</td>
<td>15,000</td>
</tr>
<tr>
<td>TIF Commission Fees</td>
<td>250,000 250,000</td>
</tr>
<tr>
<td>Investment Banking Fee (IRR &amp;P)</td>
<td>480,940</td>
</tr>
<tr>
<td>Contingency</td>
<td>2,300,000 304,500</td>
</tr>
<tr>
<td>Total Soft Costs</td>
<td>$14,668,539 $7,261,896 $</td>
</tr>
<tr>
<td>Public Improvements</td>
<td></td>
</tr>
<tr>
<td>Park Land Dedication</td>
<td>$229,900 $229,900 $</td>
</tr>
<tr>
<td>Additional Vivion Road ROW</td>
<td>405,000 405,000</td>
</tr>
<tr>
<td>Wetland Mitigation</td>
<td>14,991 14,991</td>
</tr>
<tr>
<td>Replace Water Main at Oak &amp; Vivion that Frequently Breaks</td>
<td>103,824 103,824</td>
</tr>
<tr>
<td>Replace Overhead Electric Lines with Underground Lines</td>
<td>106,442 106,442</td>
</tr>
<tr>
<td>Sidewalks along Vivion Road and North Oak</td>
<td>71,837 71,837</td>
</tr>
<tr>
<td>Ornamental Perimeter Lighting</td>
<td>153,419 153,419</td>
</tr>
<tr>
<td>Offsite Road Improvements</td>
<td>390,100 390,100</td>
</tr>
<tr>
<td>Extraordinary Cost of Runoff Detention</td>
<td>1,230,269 1,230,269</td>
</tr>
<tr>
<td>Neighborhood Improvements Fund</td>
<td>1,912,789 1,912,789</td>
</tr>
<tr>
<td>North Oak Corridor Housing &amp; Infrastructure Program</td>
<td>1,000,000 1,000,000</td>
</tr>
<tr>
<td>VSCA - Acquisition, Celeration, Environmental, Appurtenant Costs</td>
<td>300,000 300,000</td>
</tr>
<tr>
<td>VSCA - Design and Preparation of the Site, Demolition of Building(s), Renovation of the pool(s) and Construction of all necessary appurtenances</td>
<td>300,000 150,000</td>
</tr>
<tr>
<td>North Troost Trail - Design and Construction</td>
<td>300,000 300,000</td>
</tr>
<tr>
<td>Design of Trails, Sidewalks and other Public Infrastructure</td>
<td>100,000 100,000</td>
</tr>
<tr>
<td>Neighborhood Improvement Program</td>
<td>100,000 100,000</td>
</tr>
<tr>
<td>Total Public Improvements Costs</td>
<td>$6,813,371 $3,710,592 $2,662,789</td>
</tr>
<tr>
<td>Subtotal</td>
<td>$26,640,886</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>$91,239,868</td>
</tr>
</tbody>
</table>

**ASSUMPTIONS:**
In addition, 5% of the annual PILOTS and Economic Activity Taxes deposited in the Special Allocation Fund shall be retained by the TIF Commission or the City (as the case may be) to cover incidental expenses incurred by the TIF Commission and the City that relate to the be determined and allocated prior to allocation of any other reimbursable costs.

1 This amount is an estimated total budget for plan and project administration expenses to be reimbursed to the selected consultant and the TIF Commission. The selected consultants will submit annually a budget for plan and project administration expenses which will be reviewed and approved by the TIF Commission.

2 Yet to be determined. They will be based on the recommendations of the North Oak Corridor Land Use & Development Plan.

(File: EDCKC60/HUNNORTHOAK73500115596.XLS)
Exhibit 7
Sources of Funds for All
Estimated Redevelopment Project Costs

1. Estimated Amount Reimbursable Costs from PILOTS and Economic Activity Taxes (EATS)
   Project Area 1 & 2B.................................................................................................................. $6,417,640
   Project Areas 3 through 6.......................................................................................................... $16,854,494
   TOTAL..................................................................................................................................... $23,272,134

2. Estimated Private Investment and other Sources
   Project Area 1, 2 & 2B................................................................................................................ $28,379,960
   Project Areas 3 through 6.......................................................................................................... $39,346,472
   TOTAL..................................................................................................................................... $67,726,432

Subtotal – Project Areas 1, 2 & 2B.......................................................................................... $34,797,600
Subtotal – Project Areas 3 through 6...................................................................................... $56,440,966
TOTAL..................................................................................................................................... $91,238,566

For Project Areas 1, 2 and 2B, the total investment amount of PILOTS and EATS over twenty-three years available to reimburse project costs is $10,389,850. The Commission may dedicate part or the entire amount to help support the issuance of bonds to defray the cost of the project.

For Project Areas 3 through 6, the total estimated amount of TIF Revenues available over twenty-three years to reimburse project costs in this Plan is approximately $39,527,019 and an estimated $9,828,278 from Super TIF. The Commission may dedicate part or the entire amount to help support the issuance of bonds to defray the cost of the project.

The Ninth Amendment Improvements will utilize additional funds from the Parks and Recreation Department of the City of Kansas City in the approximate amount of $1,150,000.
EXHIBIT 13:

North Oak Façade and Site Program Guidelines

Definition and Purpose

The North Oak Façade and Site Program (the Program) is designed to make exterior improvements to commercial properties in an effort to improve the aesthetic appearance of the corridor, increase commercial utility of sites along the corridor, and prolong the useful life of the existing commercial building stock. The geographic boundaries for the program are businesses that are adjacent to North Oak Trafficway between 33rd Street (KCMO City Limit) on the south and 46th Street on the north. This area has been identified within the North Oak TIF Plan as one with a high concentration of blighted buildings. While there is currently considerable commercial activity within the target area, physical conditions have only slightly changed since the creation of the plan. The North Oak Façade and Site Program was created to incentivize investment within the corridor to promote physical improvements that will increase the aesthetic appeal and attract new businesses.

Eligible Improvements

The North Oak Façade and Site Program funds will be eligible for investment in the following type of improvements:

- Any façade repair visible from the street or part of a component visible from the street
- Signage, removal of pole signs, installation of monument and building signage
- Site work related to Greening (creating a reduction in storm water runoff)
- Demolition, full or partial

The North Oak Façade and Site Program funds will not be eligible for investment in the following type of improvements:

- Pavement/parking lots
- Roofs
- Any façade improvement not visible from the street
- Plantings not related other improvements

Funding

Funding for all parcels will be capped at $20,000 per parcel. Signature developments may exceed the stated cap with approval of the TIF Commission. Signature developments add to the overall improvement of the corridor. Examples may be new construction, large scale renovations, additions, and other large scale improvements. All projects will require a 1 to 1 match with the exception of the removal of pole signs which the program will fund up to $7,500 without match.

Applicant and Repair Approval

Approval of all improvements will be looked at in 2 parts. The first part will determine the eligibility of the applicant to receive improvements from the North Oak Façade and Site Program. The second part will determine eligibility of the improvement within the North Oak Façade and Site Program Guidelines.
Applicants will submit a completed application (Attachment A) with the following documents for approval:

- Paid Tax Receipts
- KCMO Business License
- Proof of Liability Insurance
- Proof of Ownership or a signed affidavit from the owner granting permission to perform the improvements
- Articles of Incorporation/Organization
- Certificate of Good Standing with the Secretary of State (issued within two weeks of the submission of the application)

Applicants must submit documentation showing all of the above items are current and/or paid. The North Oak Façade and Site Program will not make repairs to buildings containing Nuisance Businesses as defined by The City of Kansas City, Missouri Economic Development & Incentives Policy Exhibit A, Part C, Paragraph 11. The removal of pole signs will be the only eligible activity for the following businesses:

Business types ineligible for incentives include: the sale of package liquor*, firearms*, pawn shops, short term loan establishments, gambling, blood/plasma centers, “adult-oriented” businesses, cigarette*/smoke shops and hookah lounges, scrap metal operations, tattoo/piercing parlors, and used car lots

* These business types are only ineligible when the indicated (*) product comprises more than 30% of retail sales or the sales display area (Example: A liquor store would be ineligible but a grocery store that sells liquor would be eligible)

Applications will be approved if, after review, the North Oak TIF Façade and Site Program Sub Committee determine the improvement is eligible within the North Oak Façade and Site Program Guidelines.

**Pole Signs**

One of the stated priorities of the North Oak Façade and Site Program is the removal of pole signs. Pole sign removal will be funded without a match requirement up to $7,500.00. If an improvement will remove a pole sign and install new signage then the removal of the pole sign will be funded without match up to $7,500 and the installation of the new signage will require a 1 to 1 match. Any parcel may qualify for funding to remove a pole sign. Funding requests made solely for pole sign removal must submit the following documentation with a completed application:

- Proof of Ownership or a signed affidavit from the owner granting permission to perform the improvements

Activities included in the removal of pole signs are defined as:

- Removal of pole with or without sign
- Removal of base
- Termination of power supply
Fill for disturbed area with materials matching the surrounding environment. E.g. (filling with asphalt when pole sign base was surrounded by asphalt)
- Any related permits

Grant Agreement

All applicants must be willing to sign the North Oak Façade and Site Program Grant Agreement, Attachment B.

North Oak TIF Façade and Site Program Sub Committee

The North Oak Façade and Site Program Sub Committee is comprised of no fewer than 3 and no more than 5 members. The members will be appointed by the North Oak Advisory Committee. The sole purpose of the Sub Committee is to review applications and improvements for eligibility under the program guidelines. Recommendations outside of the program guidelines will require majority approval from the full North Oak TIF Committee. Any modifications to the North Oak Façade and Site Program Guidelines will need majority approval by the North Oak TIF Committee and ratification by the TIF Commission.

Contractor Requirements

The North Oak Façade and Site Program will require the following from all contractors paid through the program:

- KCMO Business License
- Certificate of Insurance
- SAM.GOV registration without exclusions

Generally, two bids will be required on all improvements. One bid may be accepted for specialty and design trades such as Signage Contractors. Initial deposits due at contract signing may be eligible to contractors. Deposits for this service may not exceed 30% of the total contract amount.
EXHIBIT 14:

Housing Program Guidelines
ENCORE
Enhancing Neighborhoods by Concentrating Organization, Resources and Energy

HOUSING PROGRAM GUIDELINES

REHABILITATION AND FINANCING STANDARDS

I. General

A. For owner occupied, single family and rental conversion components.

The program is designed to offer homeowners funds to repair their property.

1. Code and non-code items are eligible.

2. Exterior repairs must be addressed first. Interior repairs up to 30% of the grant will be allowed.

3. Ineligible rehab:

The following are some examples of items that cannot be funded through the grant program:

a) Install swimming pools, hot tubs, saunas, skylights, Jacuzzi

b) Window air conditioners, washer/dryer, or other freestanding appliance

c) Pay owners for their own labor (Owners’ relatives may be paid only if they are licensed in the specific trade)

d) Construction of additional structure.

e) If the owner has any questions regarding any other work items to be done under this section, the TIF Housing staff will advise as to whether it can or cannot be done. Exceptions based on medical need must be supported by a physician’s letter.

4. Applicants will be made aware of code violations, which may eligible. If the owner elects not to address code violations, (unless related work requires a City Permit) then the owner will be asked to sign a statement acknowledging responsibility for any code violations cited by the City of Kansas City. Note: any serious code violations, which endanger the health and safety of the occupants, must be addressed.
5. Guidelines will require repair or replacement of specified exterior or interior deficiencies that may cause the property to become uninhabitable or substantially affect the underlying value of the collateral.

II. Financing Contribution

The Housing Program will provide grants to qualified participants for costs of exterior and interior improvements, as described in Section III below, to residential properties.

A. Single Family

1. Only owner-occupied single-family residences are eligible.

2. The maximum grant amount of up to $10,000 for single family residences.

3. Residency requirement: No pre-existing residency requirements. Post loan/grant award residency of five (5) years is required. The Housing Program loan/grant funds will be written off 20% per year for five years. Re-payment will be required for the prorated period if residency period is not accomplished.

4. Match Funding Requirements: Applicants must apply for TIF Housing Grants through the PDC. Depending upon income, grants may require matching funds. Matching funds requirements are outlined below.

<table>
<thead>
<tr>
<th>Household Income</th>
<th>Matching Private/Loan Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower than 100% of Median</td>
<td>No match required</td>
</tr>
<tr>
<td>Equal to or Greater than 100% of Median</td>
<td>1 for 1 match required</td>
</tr>
</tbody>
</table>

Households with incomes below 100% of median income are eligible to receive loan/grant funding without a matching requirement. If the household income is equal to or greater than 100% of median income, then one dollar of grant must be matched by one dollar in loan proceeds and/or owner cash.

B. Single Family and Multi-Family Rental

The Housing Program is not intended to address rental property.

III. Specific Guidelines for Program

The TIF Housing Department, upon assignment of a new case and following pre-approval, will contact the owner to arrange an appointment for inspection of the property.
Upon arrival at the property, the TIF Housing staff will present identification to the owner.

Before beginning the inspection of the property, TIF Housing staff will explain to the owner why the inspection is required. During this discussion, the TIF Housing staff will learn what problems exist and what other work the owner would like done. When the interview has been completed, the PDC will proceed with the property inspection.

If there exists a condition that will hinder proper inspection of the property, the TIF Housing staff will request the owner to remedy the condition and to notify the TIF Housing staff when it is done, so the inspection can be completed. The TIF Housing staff will take pictures of entire property (before) and also specific areas showing the condition at the time of initial inspection.

The TIF Housing staff will check the following items and make recommendations to the owner(s) as warranted.

A. Exterior
   1. Grading and drainage
   2. Concrete/asphalt
   3. Roofing
   4. Windows, doors, soffits, fascia, walls and other surface areas, including porches
   5. Gutters and downspouts
   6. Paint/tuck pointing

B. Interior
   1. Walls, ceilings, windows, doors
   2. Floors and floor coverings
   3. Paint
   4. Basements
      a) Plumbing (incl. hot water tanks)
      b) Electrical
      c) Heat
      d) Walls
      e) Beam, joists, support columns

5. Termite extermination/Pest control
   a) Check wood beam, wood joists, wood support columns, windows and other surfaces

   b) If there is evidence of active infestation, the owner needs to be advised that a termite inspection must be conducted, and may be required. Only licensed exterminators are to treat properties. If
there is active infestation of roaches, mice or rats, the property must be treated by a licensed pest control company.

Property Inspections will consider the following:

A. Exterior

1. Roof
   a) When the inspection of roof shingles or confirmation by the owner indicates that the roof has five (5) years or more of remaining life, the existing roof can remain.
   
   b) If, upon inspecting, the roof proves to have 3 or more overlays and is in good condition, the existing roof can remain, with the recommendation of PDC.
   
   c) If an inspection by the PDC shows shingles are curling, loss of granules, missing and broken shingles, or leaking, the roof must be replaced.
   
   d) Inspect attic for visible signs of leakage.
   
   e) If there is only (1) layer and basically the roof is in fair condition, an overlay is permissible.
   
   f) When replacing or installing roof shingles, a 30 year laminated shingle is to be used.
   
   g) Rafters and ridge board need to be inspected for warping, splitting, broken and collar ties after shingles are removed, or the attic in case of overlays.
   
   h) At the request of the owner, install a minimum of two (2) roof vents, as per manufacturer’s specifications and soffit vent, if possible.
   
   i) Chimneys, vent pipes, dormers, and edges, install new galvanize or aluminum metal flashing. Asphalt base tar is not acceptable as flashing.
   
   j) The PDC must inspect and approve plywood sheathing and shingles prior to installation. If the contractor installs without notifying the PDC, the contractor could be subject to removing shingles at the contractor’s expense to allow an inspection by PDC.

2. Chimneys
a) There are basically three types of chimneys used in properties that will be inspected. They are lined and unlined brick, rock and metal bestoes.

b) Inspect cleanout in basement to check if bricks or other material has been dislodged, which could be hazardous in using the chimney. Chimney cleaning is an allowable expense.

c) Exterior inspection of chimney should be made to see if it is pulling away from the structure. If the chimney has not moved very much, caulking generally will take care of the problem.

d) Tuck point mortar joints as needed.

e) At owner’s request, installation of a rain cap with screening is allowed.

f) In cases where the chimney has excessive height, it can be reduced to approximately 3 linear feet in height above roof.

g) In cases where there is an existing furnace / hot water heater is vented into the chimney an inspection from a Heating & Cooling company should be made to determine if the chimney should be re-lined. If so this requires an inspection from the City Codes Department and a permit for the installation of the liner.

3. Gutters, downspouts and storm drains
   a) Galvanized or aluminum downspouts that are in good condition and appear to be draining property need not be replaced.

   b) Gutters and downspouts that are not being replaced should be cleaned and painted, if galvanized, and inspected for proper drainage fall.

   c) Storm drains in good condition and operating properly can remain. Drains not operating property (letting water enter the basement or drains with broken tile) must be removed and sealed.

   d) Box gutters that indicate no visible signs of damage or leaking can remain.

   e) Box gutters that are damaged or leaking may be repaired, relined, or covered up and replaced with traditional guttering.
4. Soffits, fascia and rafter tails:
   a) Soffits, fascia and rafter tails can remain as-is if they are in good conditions. If needed, they can be repaired or replaced. Wrapping is allowable.

5. Siding
   a) The PDC will find the following types of siding generally used: Wood siding shingles and various types of lap siding, including wood, vinyl, steel and aluminum. Vinlys, aluminum or steel siding can be repaired, installed or replaced in order to make maintenance easier for the owner.

6. Windows – exterior
   a) Operating windows that have missing ropes, locks, lifts and small glass cracks can remain at the owner’s request or can be repaired.
   b) Windows showing excessive damage and missing parts need to be replaced with new window units.
   c) Window units being replaced must meet an Energy Star Rating.
   d) Replacement of storm windows are eligible, any broken or missing storm windows must be replaced to conserve energy.

7. Doors
   a) Exterior solid core doors with operable keyed lock set, hinges, in good operating condition are acceptable.
   b) Hollow core doors are not acceptable for exterior use.
   c) Exterior doors should have a proper fitting threshold and weather-stripping to provide a seal against weather.
   d) Screen or aluminum combination storm doors can be installed, repaired or replaced.
   e) Exterior doors that are replaced need to be a pre-hung insulated door.

8. Sidewalks and Driveways
   a) Private sidewalks and driveways shall have an all-weather surface to prevent mud tracking.
   b) Sidewalk surfaces are to be concrete. Driveway surfaces can be asphalt or concrete.
c) Sidewalks and driveways with: An offset displacement exceeding three (3) inches, cracks exceeding one (1) inch, or ponding water (for more than 5 days) shall be repaired or replaced unless otherwise requested by owner.

9. Porches
a) Porches are to be inspected to determine safety and soundness.

b) Porch decking, headers, joists, support columns, ceiling, and rafters should be solid, secure and safe to use.

c) Balustrades to be anchored securely. Balustrades missing or not in usable condition should be replaced.

d) Wood type porches, at the request of owner, can be converted to a concrete deck porch including new steps, balustrade and support columns.

e) Existing concrete porch decks that are badly cracked, ponding water and presenting a safety hazard should be replaced with either wood or concrete.

10. Foundations
a) If visual inspection of the foundation cannot determine the problems, the PDC is to obtain an engineering report with the approval of the TIF Commission staff. This may be an allowable expense.

b) Foundation walls can be tuck-pointed, parged, replaced, repaired, or rebuilt as needed/required.

11. Lead-Base Paint/Asbestos*
a) If there are children under the age of 7 residing in the property, TIF Housing staff is to inspect interior and exterior of the property for obvious lead-base paint hazards.

b) The contractor is responsible for removal and disposal of lead-base paint as per the work specification and contract for all purchase-rehab properties. In the case of owner-occupied single family, may do the disposal. Remedy wet sanding, drop clothes removed daily, encapsulation, 2 layers 100% acrylic latex (25 year)paint, follow work safe standards.
c) Asbestos remediation is not permitted. However, leaking asbestos relative to heating elements, old ductwork, etc, must be removed in plastic sealed bags following standard rules contractor waste management old furnaces.

c) The PDC, at the time of the final inspection, will ensure compliance with the above and has adhered to lead/asbestos-safe practices.

12. Painting – Exterior and Interior
a) Exterior and interior painting by the contractor will be done in compliance with the work specifications.

b) The contractor will remove and dispose of lead-base paint scrapings as outlined in the work specifications.

c) The contractor should notify the TIF Housing staff for paint inspections as required by the work specifications.

13. Existing Garages/Outbuildings/Fences. If the TIF Housing staff determines that the condition constitutes a code violation, remediation of violation is allowable (e.g. repair/demolition) paid by the property owner

B. Interior
After the TIF Housing staff completes the exterior inspection, the interior will be reviewed.

1. Plumbing (includes interior and exterior lines)
a) Galvanized water lines with sufficient pressure and showing no signs of leakage or corrosion need not be replaced.

b) Vertical and horizontal galvanized water lines that are replaced will be done with hard copper piping and lead free solder or pix tubing.

c) If horizontal galvanized water lines are being replaced, vertical lines above the first floor need to be replaced at the same time. If not replaced, a loss of water pressure to the upper floors could be caused due to calcium in the galvanized pipe

d) Existing copper water lines connected to galvanized pipe must have dielectric couplings (see 1 above).

e) Owners should be told of the advisability of repairing/replacing leaking faucets and/or fittings. Replacement of faucets shall include a low flow aerator.
f) Hot water tanks older than 5 years old may be replaced, however, if not leaking or showing any signs of rust at the base of the tank, replacement is not required. If the tank is to be replaced, install minimum of 40-gallon Energy Star Rated tank complete with new vent pipe and pop off valve with overflow pipe for single family. If the hot water tank is not replaced, inspect vent pipe for rust, holes, leaking pop off valve, and drip leg.

g) Copper gas lines must be replaced with black iron pipe.

h) Waste lines going to the kitchen or bath that re leaking or showing extensive corrosion should be replaced or repaired.

i) Repairs to septic systems are allowed. However, if public sanitary sewer is available, hook up to the system is strongly recommended in most cases a city requirement. (Check with city before any repairs are made).

2. Heating and Air Conditioning*

a) Gravity flow furnaces and ducts that appear to be in good condition and showing no deterioration can remain. However, the TIF Housing staff should suggest to the owner that a mechanical inspection is advised. If any wrapping on heat runs or furnace itself that show deterioration need to be check for asbestos and abated or sealed by a certified company.

b) The mechanical inspection can be waived for forced air furnaces and ducts that have been installed in the past 5 years. Units over 5 years, or at the request of owner, should have a mechanical inspection.

c) Hot water or steam systems can remain as long as there is no sign of leakage. The system should have a mechanical inspection to verify the condition of the unit. If steam pipes are wrapped the y should be check for asbestos and abated or sealed by a certified company.

d) If there is any doubt regarding the condition of the furnace, the TIF Housing staff can request a mechanical inspection of the furnace. The owner will pay for inspection.

e) Flue pipes that are missing, defective, rusted, and/or have improper fall, should be replaced or repaired. All flue pipes going into the chimney must be sealed.
f) Free standing gas or oil heating units, e.g., space heaters, must be disconnected. Vented heaters sitting on fire resistant mats are the only units that are approved for heating.

g) If there is central air conditioning, the same procedure as used to inspect furnaces will be used.

h) There are no requirements regarding mercury thermostats.

i) Replacement of furnace shall be with a new unit that has a minimum of 90% energy efficiency and side vented.

j) Replacement of a/c unit shall have a minimum of 13 SEER rating.

3. Electrical

a) Existing 30 or 60 amp services are acceptable, if a minimal number of appliances are being used.

b) Services that are blowing fuses or circuit breakers due to overload should be replaced with either a 100 or 200 amp service panel depending on the amount of load being used. The homeowner can inform the PDC of this situation. (Examples of some items that could cause overload in services with less than 100 amps are electric stoves, window or central air conditioners, garbage disposals, or a combination of various appliances.)

c) Installation of updated service could require a masthead. It will be determined by KCP&L as to where the service entrance will be located. The PDC should include this item when doing an electric service update.

d) Knob and tube wiring that has not been tampered with is acceptable. If the wiring has been tampered with, the wiring and service panel must be replaced to comply with electrical code. (This includes wiring in the attic).

e) In any room above basement level, when removal of plaster or drywall has resulted in the exposure of knob and tube wiring, replacement with Romex must be done and a permit for city inspection pulled. If done, installation of outlets every twelve feet should be included.

f) Electric outlets in rooms where plaster or drywall is not being removed do not have to comply with paragraph e above. One (1) outlet is all that will be required unless the owner requests additional units. Appliance outlets may be installed as needed.
g) Existing two (2) hole outlets do not have to be replaced with grounded units. New outlets must be grounded.

h) GFI outlets need not be installed unless the electric wiring in the home is being updated. However, the owner should be advised as to the GFI safety factor and the need for grounded outlets in kitchen and bath areas.

i) Electric switches operating properly need not be replaced. Pull chain switch fixtures operating properly need not be replaced except in kitchens and bathrooms. These two (2) areas must have wall switches installed if electrical work is being done.

j) Electric fixtures that are working properly need not be replaced even though shades are missing. Light fixtures equipped with pull chain switches and operating properly can remain. The owner can decide if any fixtures are to be replaced.

k) Ceiling fans equipped with light kit can be installed at the owner’s request.

l) Existing doorbells can be made operable or installed new at the owner’s request.

m) Exterior floodlights can be repaired, replaced or installed new at the owner’s request.

n) There should be a smoke detector on each floor, located generally in basements, hallways, and other areas adjacent to bedrooms. The PDC should advise owners that they can purchase and install their own units. Units must be in place prior to final inspection of the property.

4. Walls and Ceilings
   a) Plaster walls and ceilings having few cracks or holes, and in wallpaper in good condition, will not require any action.

   b) Large holes and cracks in walls and ceilings may be indicative of other problems, and should be thoroughly reviewed by the PDC regarding resolution.

   c) Depending on the condition severity of walls and ceilings, overlay with drywall is acceptable.
d) Defective ceiling plaster, adjacent to the attic, should generally be repaired (if small) or covered with sheetrock if removed.

e) Removal of plaster from walls and ceiling may require that the wiring be brought up to electrical code. Therefore, it is recommended that walls/ceilings be laminated with sheetrock if serious cracks/deterioration occurs.

5. Doors and Trim
   a) Missing or non-operable interior doors can be replaced or repaired.
   b) Bathroom doors should be equipped with operable locks.
   c) Interior doors should fit openings, and have working passage sets and hinges.
   d) Door trim that is missing, may be repaired or replaced.

6. Windows and Trim
   a) Windows that are non-operable can remain, at the request of the owner.
   b) Missing hardware and sash cords can be repaired or replaced.
   c) Sashes with broken or rotted wood should be repaired or replaced.
   d) Window glass that is missing or with large holes and cracks exceeding 1/4 inch displacement should be replaced.
   e) Basement windows should be operable or sealed and glass not broken. Small cracks in glass are permissible. Basements should have one operating window for ventilation.
   f) Windows nailed shut can be left as-is at the request of the owner (unless this causes a safety hazard).

7. Floors and Floor covering
   a) Hardwood and pine floors needing repair or refinishing can remain as-is at the request of the owner, provided there is no safety hazard.
   b) Hardwood floors can be sanded and refinished at the request of the owner.
   c) Pine or softwood floors are not to be sanded. They can be refinished only.
d) Floors can be carpeted instead of being refinished.

e) Kitchens, dinettes, and adjoining walls may have new vinyl floor covering at the request of the owner. Existing floor covering must be removed if there are soft spots or several layers.

f) Carpet may sometimes be repaired at the request of the owner, or new carpet can be installed. (Carpet stretching is also allowed).

8. Stairs, Steps and Handrails
a) Stairs, steps, and handrails in good condition can be left as-is.

b) Owners should be told of the advisability of repair and/or replacement of basement stairs, steps and handrails that are missing or broken, as well as mill finished stairs, steps and handrail parts that are missing or broken.

9. Insulation
a) Attic insulation needs to be inspected by the TIF Housing staff as to the R-factor.

b) Attic insulation should be brought up to a minimum (R-30) standard using cellulose or fiberglass. (R-42 recommended).

c) Sidewall insulation can be blown-in as needed to fill the space.

d) Insulating outside walls from the interior: Remove plaster/lathe and install vapor barrier battens, then re-sheetrock.

e) Insulating outside walls from the exterior: Blow-in cellulose or fiberglass insulation through a series of drilled holes. When the cavity is filled, holes must be plugged and repainted.

f) Install adequate amount of roof venting depending on square footage of attic.

g) Exterior doors and windows should be weather-stripped to prevent entry of air and moisture.

h) Caulk all areas around doors, windows, and other adjoining surfaces as requested by the owner.

i) Basement area between rim joists: Install batts to an acceptable, by current standards, insulation value.

Energy Reduction
a) When making changes to any energy related items all efforts shall be made to achieve a reduction in energy usage.
ORDINANCE NO. 170739

Accepting the recommendations of the Tax Increment Financing Commission as to the Ninth Amendment to the North Oak Tax Increment Financing Plan; and approving the Ninth Amendment to the North Oak 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 “Act”), and Ordinance No. 545556 adopted on November 24, 1982, as amended by Committee Substitute for Ordinance No. 911076 adopted on August 29, 1991, by Ordinance No. 100089 adopted on January 28, 2010, by Ordinance No. 130986 adopted on December 19, 2013 and by Committee Substitute for Ordinance No. 140823 adopted on June 18, 2015 (collectively, the “Enabling Ordinances”) the City Council of Kansas City, Missouri created the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”); and

WHEREAS, on February 24, 2005, the City Council of Kansas City, Missouri (the “Council”) passed Committee Substitute for Ordinance No. 050104, which accepted the recommendations of the Commission and approved the North Oak Tax Increment Financing Plan (the “Redevelopment Plan”) and designated the Redevelopment Area described therein to be a blighted area (the “Redevelopment Area”); and

WHEREAS, on July 20, 2006, the Council passed Committee Substitute for Ordinance No. 060534 approving the First Amendment to the Redevelopment Plan; and

WHEREAS, a Second Amendment to the Redevelopment Plan was presented to the Commission but was never approved; and

WHEREAS, on October 11, 2007, the Council passed Committee Substitute for Ordinance No. 070996 approving the Third Amendment to the Redevelopment Plan; and

WHEREAS, on October 1, 2009, the Council passed Committee Substitute for Ordinance No. 090832 approving the Fourth Amendment to the Redevelopment Plan; and

WHEREAS, on February 11, 2010, the Council passed Ordinance No. 100083 approving the Fifth Amendment to the Redevelopment Plan; and

WHEREAS, on September 30, 2010, the Council passed Ordinance No. 100705 approving the Sixth Amendment to the Redevelopment Plan; and

WHEREAS, on March 1, 2012, the Council passed Ordinance No. 120172 approving the Seventh Amendment to the Redevelopment Plan; and

WHEREAS, on September 8, 2016, the Council passed Ordinance No. 160670 approving the Eighth Amendment to the Redevelopment Plan; and
ORDINANCE NO. 170739

WHEREAS, a Ninth Amendment to the Redevelopment Plan, after due and proper notice required by Sections 99.825 and 99.830 RSMo, was introduced to the Council (the “Ninth Amendment”); and

WHEREAS, the Ninth Amendment provides for the addition of guidelines for the North Oak Façade and Site Program and the North Oak Housing Program and clarifies the description of the improvements to the former YMCA recreational facility, specifically providing for demolition of the building; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Ninth Amendment, a copy of which is attached hereto as Exhibit A, is hereby approved and adopted as valid and the Redevelopment Projects contained therein are hereby authorized.

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

Section 3. That the Council hereby finds that:

(a) The findings of the Council in Committee Substitute for Ordinance Nos. 050104, 060534, 070996, and 090832, Ordinance No. 100083, Ordinance No. 100705, Ordinance No. 120172 and Ordinance No. 160670 with respect to the Redevelopment Plan are not affected by the Ninth Amendment and apply equally to the Ninth Amendment;

(b) The Redevelopment Area, as amended, is a conservation area, as a whole, and 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, as amended, by the Ninth Amendment;

(c) The Redevelopment Plan includes a detailed description of the factors that qualify the Redevelopment Area as a conservation area and an affidavit as required by Section 99.810.1(1), RSMo;

(d) The Redevelopment Plan, as amended, by the Ninth Amendment conforms to the comprehensive plan for the development of the City as a whole;
ORDINANCE NO. 170739

(e) The areas selected for Redevelopment Projects described by the Redevelopment Plan, as amended by the Ninth Amendment, include only those parcels of real property and improvements therein 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, as amended by the Ninth Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project authorized by the Redevelopment Plan and located within the Redevelopment Area, as amended;

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

(h) The Ninth Amendment does not alter the cost benefit analysis attached to the Plan showing the impact of the Redevelopment Plan, as amended, on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act;

(i) The Ninth Amendment does not include the initial development or redevelopment of any gambling establishment; and

(j) A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810.1, RSMo.

Section 4. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to finance Redevelopment Project Costs 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 undertake all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended, pursuant to the power delegated to it in the Enabling Ordinances. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 through 99.865, RSMo, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.
Section 5. That pursuant to the provisions of the Redevelopment Plan, as amended, the Council approves the pledge of all funds generated from Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs, 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

Sly James, Mayor

Marilyn Sanders, City Clerk

OCT 05 2017

Date Passed