

**THE SEARCY CREEK
TAX INCREMENT FINANCING PLAN
KANSAS CITY, MISSOURI**

**APPROVED BY THE
TAX INCREMENT FINANCING COMMISSION
FEBRUARY 16, 1993**

TABLE OF CONTENTS

		<u>PAGE</u>
	REQUIRED PLAN ELEMENTS	
I.	GENERAL DESCRIPTION	1
	A. REDEVELOPMENT AREA	1
	B. REDEVELOPMENT PROJECTS	1
	C. REDEVELOPMENT PLAN OBJECTIVES	1
II.	ESTIMATED REDEVELOPMENT PROJECT COSTS	1
III.	ANTICIPATED SOURCES OF FUNDS	2
	A. PAYMENT IN LIEU OF TAXES	2
	B. ECONOMIC ACTIVITY TAXES	2
IV.	EVIDENCE OF THE COMMITMENTS TO FINANCE	3
V.	ANTICIPATED TYPE AND TERMS OF OBLIGATIONS	3
VI.	MOST RECENT EQUALIZED ASSESSED VALUATION	3
VII.	ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT	4
VIII.	GENERAL LAND USE	4
	STATUTORY FINDINGS	
IX.	EXISTING CONDITIONS	4
X.	BUT FOR TIF	4
XI.	CONFORMANCE TO THE COMPREHENSIVE PLAN	5
XII.	ESTIMATED DATE OF COMPLETION	5
XIII.	RELOCATION ASSISTANCE PLAN	5

OTHER CONDITIONS

XIV.	ACQUISITON AND DISPOSITION	5
	A. ACQUISITION AND CLEARANCE	5
	B. ASSEMBLAGE AND DISPOSITION OF LAND	6
XV.	AFFIRMATIVE ACTION	6
XVI.	DESIGN REVIEW PROCESS	6
XVII.	ENTERPRISE ZONE	7
XVIII.	PROVISION OF PUBLIC FACILITIES	7
XIX.	REQUEST FOR PROPOSALS	7
XX.	TAX INCREMENT FINANCING	7
XXI.	PROVISIONS FOR AMENDING THE TAX INCREMENT PLAN	7

APPENDICES

- EXHIBIT 1 - LOCATION AND LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA
- EXHIBIT 2 - SITE PLAN
- EXHIBIT 3 - SPECIFIC OBJECTIVES OF REDEVELOPMENT PLAN
- EXHIBIT 4 - ESTIMATED REDEVELOPMENT PROJECT COSTS
- EXHIBIT 5 - SOURCE OF FUNDS
- EXHIBIT 6 - ESTIMATED ANNUAL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES OVER THE LIFE OF THE REDEVELOPMENT PLAN
- EXHIBIT 7 - DEVELOPER'S PROPOSAL
- EXHIBIT 8 - EXISTING CONDITIONS STUDY
- EXHIBIT 9 - DEVELOPMENT SCHEDULE
- EXHIBIT 10 - RELOCATION PLAN
- EXHIBIT 11 - LAND ACQUISITION AND DISPOSITION MAP
- EXHIBIT 12 - DESIGN REVIEW PROCESS
- EXHIBIT 13 - DEFINITION OF TERMS

REQUIRED PLAN ELEMENTS

I. GENERAL DESCRIPTION

A. **Redevelopment Area.** The following is a Tax Increment Financing Plan (the "Plan") for an irregularly shaped redevelopment area bound by N.E. 51st Street and Ridgeway Avenue on the north, Bennington Avenue and Bristol Avenue on the east, Parvin Road on the south and Topping Road on the west (the "Redevelopment Area") in Kansas City, Clay County, Missouri (the "City"). The Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") proposes to undertake the redevelopment of the area described by legal description in Exhibit 1.

B. **Redevelopment Projects.** This Plan calls for the construction of sanitary sewer in the vicinity of Searcy Creek which will alleviate existing blight and enable future residential development of the area. The development activities within the Redevelopment Area will be undertaken as a series of approximately three Redevelopment Projects (the "Redevelopment Projects"), each of which will be approved separately approved by ordinance in conformance with Missouri's Tax Increment Financing Statute. This Plan will be implemented by construction of the depicted development described on the site plan attached as Exhibit 2 and described in the specific objectives of the Plan set forth in Exhibit 3.

C. **Redevelopment Plan Objectives.** The general objectives of the Redevelopment Plan are:

- * To eliminate conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate blighting conditions and prevent the recurrence thereof.

- * To enhance the tax base of the City and the other Taxing Districts by developing the Redevelopment Area to its highest and best use and encouraging private investment in the surrounding area, increasing employment opportunities and to discourage residents, commerce, industry and manufacturing from moving to another state.

- * To increase employment in the City.

Specific objectives of this Redevelopment Plan are set forth in Exhibit 3.

II. ESTIMATED REDEVELOPMENT PROJECT COSTS

Estimated redevelopment costs are projected to be approximately \$1,146,000 over the life of the Redevelopment Plan. This Plan proposes that approximately \$396,000 of construction costs for the sewer line extension and related expenses be reimbursed.

Included as a part of the Redevelopment Project Costs are those costs of construction of sanitary sewer improvements necessitated by the Redevelopment Project and any costs incidental to a redevelopment plan or redevelopment projects. These costs, along with the estimated Project Costs, are set forth in Exhibit 4.

The Commission has determined that those planning and special services

expenses of the Commission which cannot be directly attributable to a particular project are nonetheless reasonable and necessary for the operation of the Commission and are incidental costs to the project. These incidental costs will be recovered by the Commission from the Special Allocation Fund in an amount not to exceed five percent (5%) of PILOTS paid annually into the fund.

III. ANTICIPATED SOURCES OF FUNDS

Anticipated sources and amounts of funds to pay Redevelopment Project Costs and amounts to be available from those sources are shown on Exhibit 5. The expected source of funds to be used to reimburse eligible expenses include PILOTS and Economic Activity Tax proceeds.

If bonds are issued, bond proceeds will be deposited in a special construction fund for use in payment of Reimbursable Project Costs. If property is sold or leased to a selected Developer, land disposition or lease proceeds will be utilized by the Commission for payment of Reimbursable Project Costs.

A. Payment in Lieu of Taxes. The total Payment in lieu of taxes ("PILOTS") generated by the development over the duration of the Plan is estimated to be approximately \$4,305,000. The annual Payments in Lieu of Taxes available to pay redevelopment project costs are shown in Exhibit 6.

Calculations of expected proceeds of PILOTS are based on current real property assessment formulas and current property tax rates, both of which are subject to change due to many factors, including statewide reassessment, the effects of real property classification for real property tax purposes, and the roll back in tax levies resulting from reassessment or classification. Furthermore calculations are based on increases in assessments of 4% every other year that can be expected to result from inflation with no levy increases, which would also increase PILOT.

The amount of PILOTS in excess of the funds deemed necessary by the Commission for implementation of this Plan, may be declared as surplus by the Commission. The declared surplus will be made available for distribution to the various Taxing Districts in the Redevelopment Area in the manner provided by the Act.

B. Economic Activity Taxes. Over the life of the Plan, the total Economic Activity Tax revenues are estimated to be approximately \$154,000. Of the total additional revenue from taxes imposed by the municipality or other taxing districts and which are generated by economic activities within the Redevelopment Project Areas, as defined in Section 99.845.3, fifty percent (50%), or approximately \$77,000 will be made available upon annual appropriation to pay eligible Redevelopment Project Costs. Those Economic Activity Taxes available to pay project costs are shown in Exhibit 6.

Anticipated Economic Activity Taxes are based upon projected net earnings taxes paid by businesses and employees, as well as sales tax. It is assumed that net earnings, and sales tax revenues will increase due to inflation at a rate of from 4% a year in addition to the assumed increases due to job creation and business expansion. The estimated PILOTS and Economic Activity Tax revenues are set forth in Exhibit 6 attached hereto.

The amount of Economic Activity Taxes in excess of the funds deemed necessary by the Commission for implementation of this Plan, may be declared as

surplus by the Commission. The declared surplus will be made available for distribution to the various Taxing Districts in the Redevelopment Area in the manner provided by the Act.

IV. EVIDENCE OF THE COMMITMENTS TO FINANCE

The Commission intends to work with the City to implement this Plan. It is envisioned that the City will use existing financing mechanisms, such as issuing sewer bonds or sales tax bonds, to finance the construction of the sewer project. The City will then be reimbursed through Payments in lieu of tax proceeds and Economic Activity Taxes.

V. ANTICIPATED TYPE AND TERMS OF OBLIGATIONS

Without excluding other methods of financing, Bonds may be issued pursuant to this Plan for a term not to exceed 23 years from the adoption of the ordinance approving a redevelopment project within a redevelopment area, at an interest rate determined by the Issuing Body. In order to market such Bonds, it is estimated that available Project revenues must equal 125% - 175% of the annual debt service payments required for the retirement of the Bonds. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the Bonds or for reserves, sinking funds, or allowable project costs may be used to call Bonds in advance of their maturities or may become available for distribution annually to the Taxing Districts. Bonds may be sold in one or more series in order to implement this Plan. All obligations shall be retired no later than 23 years after the adoption of the Ordinance approving the redevelopment project, the costs of which are to be paid from the proceeds thereof. No redevelopment project may be approved by Ordinance adopted more than ten years from the adoption of the ordinance approving the redevelopment plan under which the project is authorized. Therefore the latest date of retirement of the Bonds, if the ordinance approving the redevelopment plan is adopted in 1993, will be 2026.

VI. MOST RECENT EQUALIZED ASSESSED VALUATION

The total initial equalized assessed valuation of the Redevelopment Plan Area according to the Kansas City Assessor's records is \$2,210,830. The current tax levy is projected to be \$8.16 (including 1987 M & M replacement surcharge tax) per \$100 assessed valuation on land and \$7.41 (including 1987 M & M replacement surcharge tax) per \$100 assessed valuation on improvements. The current annual tax revenue, without any property tax exemptions, is approximately \$168,400.

The total initial equalized assessed valuation of an area selected for a redevelopment project will be determined when the individual Redevelopment Project is approved by ordinance. The municipality or the Commission may then issue tax increment bonds to finance redevelopment within the Redevelopment Project. PILOTS measured by subsequent increases in property tax revenue which would have resulted from increased valuation had Tax Increment Financing not been adopted, will be segregated from taxes resulting from the Total Initial Equalized Assessed Valuation as defined herein, and deposited in a special allocation fund earmarked for bond retirement or payment of Redevelopment Project Costs as defined herein.

VII. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

Upon construction of the Redevelopment Projects, the assessed valuation of the Redevelopment Plan Area is anticipated to be approximately \$6,000,580. The increase in assessed valuation is anticipated to be \$3,789,750. The resulting Payments in Lieu of Taxes available to pay Redevelopment Project Costs by year are shown in Exhibit 6. Upon expiration of the Tax Increment Financing designation, an estimated \$283,000 in additional real property taxes will be paid annually on the property. This assumes that 138 new homes having a market value of approximately \$70,000 are constructed in the Redevelopment Area as a result of the sanitary sewer extension.

VIII. GENERAL LAND USE

The general land use for the area is envisioned as moderately priced residential development. The Site Plan, Exhibit 2, attached hereto and made part of this Redevelopment Plan, designates the intended predominant land use categories for which tracts in the area will be sold, leased, or otherwise conveyed. The individual Redevelopment Projects shall be subject to the applicable provisions of the Municipality's Zoning Ordinance as well as other codes and ordinances as may be amended from time to time.

STATUTORY FINDINGS

IX. EXISTING CONDITIONS

The Redevelopment Area, including each of the Redevelopment Projects contained therein, qualifies as a "Blighted Area" under Missouri's Tax Increment Financing Statute. The area currently lacks sanitary sewers. The northern portion of the area is densely developed with residential uses on soils which can no longer safely handle the existing septic tank usage. The lack of sanitary sewers is a hazard to the health, safety and welfare of the residents within the Redevelopment Area and the surrounding neighborhoods. These conditions preclude any further development without the adoption of this Tax Increment Financing Plan. Furthermore, this Plan is feasible only if all of the specified Redevelopment Projects are designated as such under Missouri's Tax Increment Financing Statute.

A study of the Redevelopment Area has been conducted documenting existing conditions and is attached as Exhibit 8.

X. "BUT FOR TIF"

The best and most economically viable use for the property in the Redevelopment Area is for moderately priced, single family residential uses as set forth in Section VIII herein. Because of the lack of sanitary sewers, it has not been subject to growth or redevelopment. The cost of curing the existing conditions and construction of the improvements contemplated by the Plan would not be economically viable if fully borne by a developer. The use of Tax Increment Financing to offset part of this cost makes

the Plan feasible and thus attractive to private enterprise investment.

XI. CONFORMANCE TO THE COMPREHENSIVE PLAN

The Plan conforms with the City's Comprehensive Plan. The proposed construction of sanitary sewers and new residential development are consistent with the City Planning and Development Department's Area Plan for Area Number 37, the Winnwood Area, which shows the proposed land use as low density residential use and open space along Searcy Creek. This Tax Increment Financing Plan also conforms with the existing prescribed zoning for the area and compliments proposed plans for the Searcy Creek Parkway.

XII. ESTIMATED DATE OF COMPLETION

The completion of any redevelopment project and retirement of obligations incurred to finance redevelopment costs will be completed no later than twenty three (23) years from the adoption of the ordinance approving the redevelopment project within the Redevelopment Area, provided that no ordinance approving a redevelopment project shall be adopted later than ten (10) years from the adoption of the ordinance approving this Redevelopment Plan.

The Development Schedule is set forth in the attached Exhibit 9.

XIII. RELOCATION ASSISTANCE PLAN

In order to achieve the objectives of this Redevelopment Plan, the developer will be required to provide relocation assistance to all eligible displaced occupants in conformance with the Relocation Assistance Plan as set forth in Exhibit 10. No relocation assistance is anticipated under this Plan.

OTHER PLAN CONDITIONS AND CONSIDERATIONS

XIV. ACQUISITION AND DISPOSITION

A. Acquisition and Clearance. To achieve the redevelopment objectives of this Plan, property or interests therein, including easements and rights-of-way, identified on Exhibit 11, "Land Acquisition and Disposition Map", attached hereto, and made a part of this Plan, may be acquired by purchase, donation, lease or eminent domain in the manner provided for corporations in Chapter 523, R.S.Mo. by the Municipality or the Commission. The property acquired by the Municipality or the Commission may be cleared, and either (1) sold or leased for private redevelopment or (2) sold, leased, or dedicated for construction of public improvements or facilities. The Municipality or the Commission may determine that to meet the redevelopment objectives of the Redevelopment Plan, other properties listed on said map and not scheduled for acquisition should be acquired or certain property currently listed for acquisition should not be acquired. In any case, no property for a redevelopment project shall be acquired by eminent domain later than five (5) years from adoption of the ordinance approving the Redevelopment Plan under which such project is authorized.

Individual structures may be exempted from acquisition if they are located so as not to interfere with the implementation of the objectives of this Redevelopment Plan or the projects implemented pursuant to the Redevelopment Plan and their owner(s) agree to rehabilitate or redevelop their property, if necessary, in accordance with the objectives of this Redevelopment Plan.

Clearance and demolition activities will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tracts of land do not remain vacant for extended periods of time and so that the adverse affects of clearance activities may be minimized.

The Municipality or the Commission may devote property which it has acquired to temporary uses prior to such time as property is needed for redevelopment. Such uses may include, but are not limited to, project office facilities, parking or other uses the Municipality or the Commission may deem appropriate.

B. Assemblage and Disposition of Land. Land assemblage shall be conducted for (1) sale, lease or conveyance to private developers or (2) sale, lease, conveyance or dedication for the construction of public use, improvements or facilities. The terms of conveyance shall be incorporated in appropriate disposition agreements which may contain more specific planning and design controls than those stated in this Plan.

XV. AFFIRMATIVE ACTION

It is the Commission's policy to encourage participation in the bidding process by socially and economically disadvantaged business concerns. The Commission has developed an affirmative action process and a minority business enterprise (MBE) participation goal of 15% and a women business enterprise (WBE) participation goal of 5% of both professional services and consultants and a similar goal for all construction activity within all phases of the redevelopment projects.

XVI. DESIGN REVIEW PROCESS

The Commission has adopted a design review process which shall be carried out to review all proposed improvements in the Redevelopment Area. This Design Review Process is attached hereto as Exhibit 12.

The following design controls shall apply to the Plan:

A. General: New development shall be designed and constructed so that it is integrated into and complements the surrounding environment. Any buildings that remain shall be made to conform to the development guidelines as approved by the Commission.

B. Pedestrian Walkways, Streets and Open Walk Spaces: Streets, pedestrian paths or open walk spaces shall be designed as an integral part of the overall site design, properly related to existing and proposed buildings and City streetscape elements.

C. Parking: Parking areas shall be designed with careful regard given to orderly arrangement, landscaping, ease of access, and as an integral part of the total site design. Vehicular access to the parking areas shall minimize conflicts with other vehicular and pedestrian movements. Ingress and egress points shall be well distanced from intersections in order to avoid congestion and interference with traffic.

D. Landscape Design: A coordinated landscape program shall be developed in the Redevelopment Areas to incorporate the landscape treatment sought for open spaces, roads, sidewalks, and parking areas into a coherent and integrated arrangement.

XVII. ENTERPRISE ZONE

In the event mandatory abatement is sought or received pursuant to Section 135.215, R.S.Mo., as amended, such abatement shall not serve to reduce payments in lieu of taxes that would otherwise have been available pursuant to Section 99.845, R.S.Mo.. Said designation shall not relieve the assessor or other responsible official from ascertaining the amount of equalized assessed valuation of all taxable property annually as required by Section 99.855, R.S.Mo..

XVIII. PROVISION OF PUBLIC FACILITIES

Adequate public facilities and utilities will be assured to service each of the Redevelopment Project Areas.

XIX. REQUEST FOR PROPOSALS

The Tax Increment Commission will implement the Plan in conjunction with the City of Kansas City.

XX. TAX INCREMENT FINANCING

This Plan is adopted pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Missouri Revised Statutes, Section 99.800 through 99.865, 1990 (the "Act"). The Act enables municipalities to finance redevelopment costs with the revenue generated from PILOTS or Economic Activity Taxes.

XXI. PROVISIONS FOR AMENDING THE TAX INCREMENT PLAN

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

EXHIBIT 1
LOCATION AND LEGAL DESCRIPTION
OF THE
REDEVELOPMENT AREA

REDEVELOPMENT AREA

The proposed Redevelopment Area is legally described as follows:

Beginning at the intersection of the north right-of-way line of Parvin Road and the west section line of the Southwest Quarter of the Southwest Quarter of Section 4, Township 50, Range 32; thence north along the west section line of Section 4, Township 50, Range 32, to a point 206.94 feet south of the south lot line of Lots 25 through 31, OLD WORLD ESTATES; thence east along a straight line approximately 206.94 feet south of and parallel to the south lot line of Lots 25 through 31, OLD WORLD ESTATES, a distance of 540 feet to its point of intersection with the southerly projection of the east lot line of Lots 18 through 25, OLD WORLD ESTATES; thence north along the southerly projection of the east lot line and the east lot line of Lots 18 through 25, inclusive, OLD WORLD ESTATES, to a point on the north section line of the Southwest Quarter of Section 4, Township 50, Range 32; thence east along the north section line of the Southwest Quarter of Section 4, Township 50, Range 32 to its point of intersection with the southerly projection of the east lot line of Lots 23 through 32, MIXON HILLS; thence north along the southerly projection of the east lot line and the east lot line of Lots 23 through 32, inclusive, MIXON HILLS, to a point on the north section line of the Southwest Quarter of the Northwest Quarter of Section 4, Township 50, Range 32; thence east along the north section line of the Southwest Quarter of the Northwest Quarter of Section 4, Township 50, Range 32 to its point of intersection with the west section line of the Northeast Quarter of the Northwest Quarter of Section 4, Township 50, Range 32; thence north along the west section line of the Northeast Quarter of the Northwest Quarter of Section 4, Township 50, Range 32 to the south Township line of Township 51; thence west along the south Township line of Township 51 to its point of intersection with a line 61.9 feet west of and parallel to the east lot line of Lots 22 through 24, CLAYMOUNT GARDENS; thence north along a straight line 61.9 feet west of and parallel to the east lot line of Lots 22 through 24, inclusive, CLAYMOUNT GARDENS, to its point of intersection with a line 26 feet north of and parallel to the south lot line of Lots 24 and 19, CLAYMOUNT GARDENS; thence east along a straight line 26 feet north of and parallel to the south lot line of Lots 24 and 19, CLAYMOUNT GARDENS, to the center line of North Wheeling Avenue; thence north along the center line of North Wheeling Avenue to its point of intersection with the westerly projection of the north lot line of Lot 18, Block 4, MAPLE HILL ADDITION; thence east along the westerly projection of the north lot line and the north lot line of Lot 18, Block 4, MAPLE HILL ADDITION, to the west lot line of Lot 30, Block 4, MAPLE HILL ADDITION; thence north along the west lot line of Lots 30 through 25, Block 4, MAPLE HILL ADDITION, to the center line of N.E. 50th Street; thence east along the center line of N.E. 50th Street to the center line of North Fremont Avenue; thence north along the center line of North Fremont Avenue to the center line of N.E. 51st Street; thence east and southeasterly along the center line of N.E. 51st Street, N.E. Ridgeway Avenue and N.E. 50th Street to its point of intersection with the southerly projection of the east right-of-way line of North Bristol Avenues; thence south along a straight line approximately 336 feet east of and parallel to the east

right-of-way line of North Winchester Avenue a distance of approximately 700 feet to its point of intersection with the easterly projection of the center line of N.E. 49th Street; thence west along the easterly projection of the center line and the center line of N.E. 49th Street to a point 503 feet west of the west right-of-way line of North Winchester Avenue; thence south along a straight line 503 feet west of and parallel to the west right-of-way line of North Winchester Avenue to the south Township line of Township 51; thence east along the south Township line of Township 51 to the northerly projection of the west lot line of Lots 11 through 7, HOLLYWOOD ACRES; thence south along the northerly projection of the east lot line and the east lot line of Lots 11 through 7, inclusive, HOLLYWOOD ACRES, to the north lot line of Lot 5, HOLLYWOOD ACRES; thence west along the north lot line of Lot 5, HOLLYWOOD ACRES, to the east lot line of Lot 4, HOLLYWOOD ACRES; thence south along the east lot line of Lot 4, HOLLYWOOD ACRES, and its southerly projection to the south right-of-way line of N.E. 46th Terrace; thence west to a point on a line 130 feet west of and parallel to the east lot line of Lot 19, HOLLYWOOD ACRES; thence south along a straight line 130 feet west of and parallel to the east lot line of Lot 19, HOLLYWOOD ACRES, to the south lot line of Lot 19, HOLLYWOOD ACRES; thence east along the south lot line of Lots 19 through 17, HOLLYWOOD ACRES, and the south lot line of Lots 28 through 24, WINCHESTER WOODS, to the east lot line of Lot 24, WINCHESTER WOODS; thence south along the southerly projection of the east lot line of Lot 16, HOLLYWOOD ACRES, said line being approximately 1290 feet east of and parallel to the east right-of-way line of North Bennington Avenue, a distance of 662.83 feet; thence west along a straight line a distance 1304.8 feet to the center line of North Bennington Avenue; thence south along the center line of North Bennington Avenue to the north right-of-way line of Parvin Road; thence westerly and southerly along the north right-of-way line of Parvin Road to the point of beginning, all included in and a part of Kansas City, Clay County, Missouri.

REDEVELOPMENT PROJECTS

PROJECT 1

Beginning at the intersection of the south Township line of Township 51 and the center line of Searcy Creek Parkway; thence west along the south Township line of Township 51 to its point of intersection with a line 61.9 feet west of and parallel to the east lot line of Lots 22 through 24, CLAYMOUNT GARDENS; thence north along a straight line 61.9 feet west of and parallel to the east lot line of Lots 22 through 24, inclusive, CLAYMOUNT GARDENS, to its point of intersection with a line 26 feet north of and parallel to the south lot line of Lots 24 and 19, CLAYMOUNT GARDENS; thence east along a straight line 26 feet north of and parallel to the south lot line of Lots 24 and 19, CLAYMOUNT GARDENS, to the center line of North Wheeling Avenue; thence north along the center line of North Wheeling Avenue to its point of intersection with the westerly projection of the north lot line of Lot 18, Block 4, MAPLE HILL ADDITION; thence east along the westerly projection of the north lot line and the north lot line of Lot 18, Block 4, MAPLE HILL ADDITION, to the west lot line of Lot 30, Block 4, MAPLE HILL ADDITION; thence north along the west lot line of Lots 30 through 25, Block 4, MAPLE HILL ADDITION, to the center line of N.E. 50th Street; thence east along the center line of N.E. 50th Street to the center line of North Fremont Avenue; thence north along the center line of North Fremont Avenue to the center line of N.E. 51st Street; thence east along the center line of N.E. 51st

Street to its point of intersection with the center line of Searcy Creek Parkway; thence southerly along the center line of Searcy Creek Parkway to the point of beginning, all included in and a part of Kansas City, Clay County, Missouri.

PROJECT 2

Beginning at the intersection of the south Township line of Township 51 and the center line of Searcy Creek Parkway; thence northerly along the center line of Searcy Creek Parkway to the center line of N.E. 51st Street; thence east and southeasterly along the center line of N.E. 51st Street, N.E. Ridgeway Avenue and N.E. 50th Street to its point of intersection with the southerly projection of the east right-of-way line of North Bristol Avenues; thence south along a straight line approximately 336 feet east of and parallel to the east right-of-way line of North Winchester Avenue a distance of approximately 700 feet to its point of intersection with the easterly projection of the center line of N.E. 49th Street; thence west along the easterly projection of the center line and the center line of N.E. 49th Street to a point 503 feet west of the west right-of-way line of North Winchester Avenue; thence south along a straight line 503 feet west of and parallel to the west right-of-way line of North Winchester Avenue to the south Township line of Township 51; thence west along the south Township line of Township 51 to the point of beginning, all included in and a part of Kansas City, Clay County, Missouri.

PROJECT 3

Beginning at the intersection of the north right-of-way line of Parvin Road and the west section line of the Southwest Quarter of the Southwest Quarter of Section 4, Township 50, Range 32; thence north along the west section line of Section 4, Township 50, Range 32, to a point 206.94 feet south of the south lot line of Lots 25 through 31, OLD WORLD ESTATES; thence east along a straight line approximately 206.94 feet south of and parallel to the south lot line of Lots 25 through 31, OLD WORLD ESTATES, a distance of 540 feet to its point of intersection with the southerly projection of the east lot line of Lots 18 through 25, OLD WORLD ESTATES; thence north along the southerly projection of the east lot line and the east lot line of Lots 18 through 25, inclusive, OLD WORLD ESTATES, to a point on the north section line of the Southwest Quarter of Section 4, Township 50, Range 32; thence east along the north section line of the Southwest Quarter of Section 4, Township 50, Range 32 to its point of intersection with the southerly projection of the east lot line of Lots 23 through 32, MIXON HILLS; thence north along the southerly projection of the east lot line and the east lot line of Lots 23 through 32, inclusive, MIXON HILLS, to a point on the north section line of the Southwest Quarter of the Northwest Quarter of Section 4, Township 50, Range 32; thence east along the north section line of the Southwest Quarter of the Northwest Quarter of Section 4, Township 50, Range 32 to its point of intersection with the west section line of the Northeast Quarter of the Northwest Quarter of Section 4, Township 50, Range 32; thence north along the west section line of the Northeast Quarter of the Northwest Quarter of Section 4, Township 50, Range 32 to the south Township line of Township 51; thence east along the south Township line of Township 51 to its point of intersection with the northerly projection of the west lot line of Lots 11 through 7, HOLLYWOOD ACRES; thence south along the northerly projection of the east lot line and the east lot line of Lots 11 through 7, inclusive, HOLLYWOOD ACRES, to the north lot line of Lot 5, HOLLYWOOD ACRES; thence west along the north lot line of Lot 5, HOLLYWOOD ACRES, to the east lot line of Lot 4, HOLLYWOOD ACRES;

thence south along the east lot line of Lot 4, HOLLYWOOD ACRES, and its southerly projection to the south right-of-way line of N.E. 46th Terrace; thence west to a point on a line 130 feet west of and parallel to the east lot line of Lot 19, HOLLYWOOD ACRES; thence south along a straight line 130 feet west of and parallel to the east lot line of Lot 19, HOLLYWOOD ACRES, to the south lot line of Lot 19, HOLLYWOOD ACRES; thence east along the south lot line of Lots 19 through 17, HOLLYWOOD ACRES, and the south lot line of Lots 28 through 24, WINCHESTER WOODS, to the east lot line of Lot 24, WINCHESTER WOODS; thence south along the southerly projection of the east lot line of Lot 16, HOLLYWOOD ACRES, said line being approximately 1290 feet east of and parallel to the east right-of-way line of North Bennington Avenue, a distance of 662.83 feet; thence west along a straight line a distance 1304.8 feet to the center line of North Bennington Avenue; thence south along the center line of North Bennington Avenue to the north right-of-way line of Parvin Road; thence westerly and southerly along the north right-of-way line of Parvin Road to the point of beginning, all included in and a part of Kansas City, Clay County, Missouri.

1/29/93

EXHIBIT 2
SITE PLAN

SEARCY CREEK REDEVELOPMENT AREA

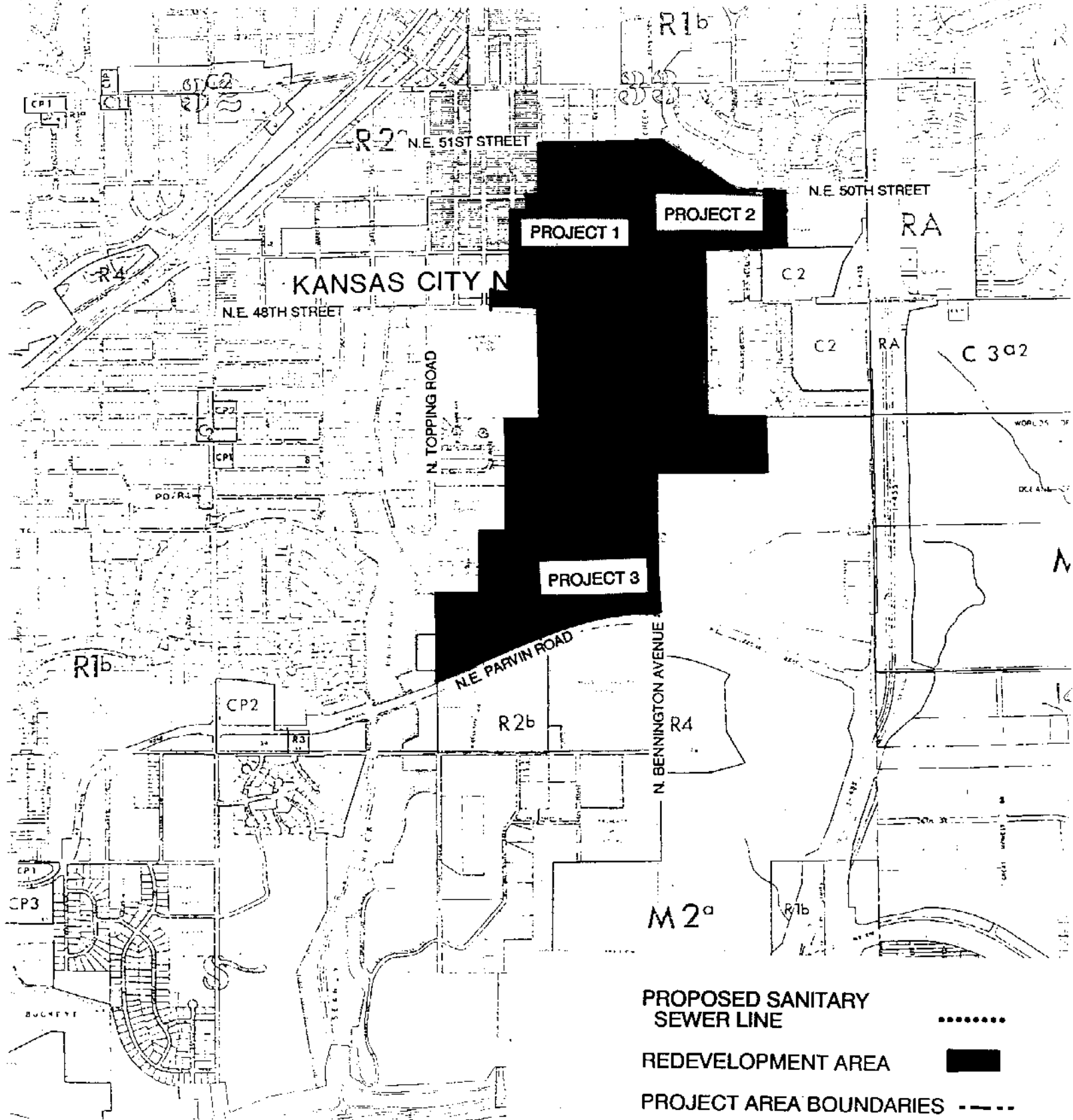


EXHIBIT 3

SPECIFIC OBJECTIVES OF REDEVELOPMENT PLAN

1. Elimination of blighting conditions which constitute an economic and social liability and a menace to the public health, safety, morals and welfare.
2. Construction of sanitary sewer which would extend from an existing sewer approximately 300 feet west of N. Topping Avenue and 600 feet north of Parvin Road to a point 300 feet south of N.E. 48th Street in order to service the existing residential neighborhoods and provide for new development.
3. Construction of lateral sanitary sewer north of N.E. 48th Street and east of Searcy Creek.
4. Encourage construction of new residential development.
5. Enhancement of the tax base by inducing development of the Redevelopment Area to its highest and best use, benefit taxing districts and encourage private investment in surrounding areas.
6. Promotion of health, safety, order, convenience, prosperity and the general welfare, as well as an increase in efficiency and economy in the process of development.
7. Provision of business opportunities in the Redevelopment Area and Kansas City.
8. Stimulation of construction employment opportunities and increased demand for secondary and support services for the surrounding commercial area.

— — — — —

EXHIBIT 4

ESTIMATED REDEVELOPMENT PROJECT COSTS

	AMOUNT	REIMBURSABLE PROJECT EXPENSE
EXPENSES		
1. Estimated Reimbursable Costs for Plan Implementation	\$46,000	\$46,000
2. Sewer Extension	350,000	350,000
3. Joint District Sewer Extension	<u>750,000</u>	<u>0</u>
TOTAL	\$1,146,000	\$ 396,000

In addition, up to five percent (5%) of the annual PILOTS may be retained by the TIF Commission to cover incidental expenses incurred by the TIF Commission. This amount will be figured and allocated prior to allocation to any other reimbursable costs.

EXHIBIT 5

A. SOURCE OF FUNDS FOR ALL ESTIMATED REDEVELOPMENT PROJECT COSTS

Amount of Reimbursable Costs from PILOTS and Operation and Activity Taxes	\$ 396,000 <u>750,000</u>
Total	\$ 1,146,000

B. BONDS

Over the twenty-eight year life of the Plan, the total estimated amount of PILOTS and Economic Activity Taxes to reimburse project costs is approximately \$4,382,000. The Commission may dedicate part or all of this amount to help defray the cost of the projects. In order to cover construction costs of the sanitary sewer line, it is estimated that only \$70,000 per year, or a total of \$490,000, will be required to amortize \$350,000 in bonds over 7 years at a rate of 8%.

EXHIBIT 6

ESTIMATED ANNUAL
PAYMENTS IN LIEU OF TAXES
AND
ECONOMIC ACTIVITY TAXES
OVER THE LIFE OF THE REDEVELOPMENT PLAN

YEAR	100% PILOT	50% OF ECONOMIC ACTIVITY TAXES	ANNUAL TOTAL	CUMULATIVE TOTAL
			\$10,000	\$10,000
1993	\$0	\$10,000	31,000	41,000
1994	21,000	10,000	52,000	93,000
1995	41,000	11,000	76,000	169,000
1996	64,000	12,000	84,000	253,000
1997	84,000	0	95,000	348,000
1998	88,000	7,000	111,000	459,000
1999	104,000	7,000	128,000	587,000
2000	121,000	7,000	144,000	731,000
2001	137,000	7,000	159,000	890,000
2002	153,000	6,000	172,000	1,062,000
2003	172,000	0	177,000	1,239,000
2004	177,000	0	185,000	1,424,000
2005	185,000	0	190,000	1,614,000
2006	190,000	0	199,000	1,813,000
2007	199,000	0	205,000	2,018,000
2008	205,000	0	214,000	2,232,000
2009	214,000	0	219,000	2,451,000
2010	219,000	0	227,000	2,678,000
2011	227,000	0	234,000	2,912,000
2012	234,000	0	245,000	3,157,000
2013	245,000	0	251,000	3,408,000
2014	251,000	0	262,000	3,670,000
2015	262,000	0	130,000	3,800,000
2016	130,000	0	140,000	3,940,000
2017	140,000	0	140,000	4,080,000
2018	140,000	0	151,000	4,231,000
2019	151,000	0	151,000	4,382,000
2020	<u>151,000</u>	<u>0</u>	<u>151,000</u>	<u>4,382,000</u>
TOTAL	4,305,000	77,000	4,382,000	4,382,000

EXHIBIT 7
DEVELOPER'S PROPOSAL

Not Applicable.

EXHIBIT 8

DATA PERTAINING TO THE ADOPTION OF A FINDING OF BLIGHT FOR THE SEARCY CREEK REDEVELOPMENT AREA

**PREPARED BY THE TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI**

OCTOBER 5, 1992

I. INTRODUCTION

A. Purpose of This Report

The purpose of this report is to present evidence supporting designation of the Searcy Creek Redevelopment Area (the "Redevelopment Area") as a Real Property Tax Increment Allocation Redevelopment Area. The evidence is intended to show that the Area qualifies as an area which is blighted or insanitary.

B. Eligibility Criteria

The Real Property Tax Increment Allocation Redevelopment Act, Missouri Revised Statutes, Section 99.800 et seq., 1986, as amended (the "Act"), provides that a Real Property Tax Increment Allocation Redevelopment Plan can be implemented by the Tax Increment Financing Commission if the governing body of a community determines by ordinance, that an area qualifies under the Act as:

1. a blighted area;
2. a conservation area; or
3. an economic development area; and

that the 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.

This report is intended to show evidence that the Redevelopment Area qualifies as a Blighted Area. The Act defines a "Blighted Area" as follows:

"[A]n area which, by reason of the predominance of defective or inadequate street layout, insanitary 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."

II. REDEVELOPMENT AREA

A. General Location

The Redevelopment Area lies north of the Missouri River in Kansas City, Clay County, Missouri. The area is generally described as being bound by N.E. 51st Street and Ridgeway Avenue on the north, Bennington Avenue and Bristol Avenue on the east, Parvin Road on the south and Topping Road on the west.

Exhibit A shows the location of the Searcy Creek Redevelopment Area.

B. Existing Land Uses

The area contains single family residences. Most of the area south of N.E. 48th Street along Searcy Creek is open space owned by the City Parks Department with five homes lying west of the creek. North of N.E. 48th Street the Redevelopment Area is almost entirely developed and contains approximately 150 single family homes. The only undeveloped land north of NE 48th Street consists of approximately six infill lots and a 20 acre tract located at the intersection of NE 48th Street and Fremont.

III. Blighting Conditions

A. Insanitary and Unsafe Conditions

The Redevelopment Area experiences insanitary and unsafe conditions attributable to the lack of sanitary sewer service within in the area. Instead of sanitary sewers, the existing residential uses rely on septic tanks absorption fields or sand filtered beds, and at least three properties rely on private collection systems known as "Tightlines" which are deemed unacceptable by the Missouri Department of Natural Resources "Clean Water Act". Because of soil type and conditions, topography, average age of septic systems and the density of development, the existing sewage disposal practices can not safely or effectively meet the needs of the area.

In July of 1992 the Neighborhood Community Services Department of Kansas City, Missouri analyzed the need for sanitary sewers in an area bound by N.E. 51st Street, Fremont, N.E. 52nd Street, Ridgeway Road and N. Winchester. The Environmental Specialists conducted a door to door survey making contact with 62 residents in the area and they took twelve samples from open storm ditches and creeks. In the course of the door to door survey, 29 of the 62 residents reported septic malfunctions on their property or on their neighbors' property. Of the twelve samples taken from storm ditches and creeks, six indicated significant levels of contamination by fecal coliform and the remaining six samples were inconclusive. These results clearly show that pollution is not being contained within the private sewage disposal systems.

A copy of the "Analysis of Need for Sewers" as prepared by the Neighborhood and Community Services Department is attached hereto as Exhibit B.

B. Defective or Inadequate Street Layout

Much of the Redevelopment Area lying south of N.E. 48th Street is inaccessible by streets. In that part of the area south of N.E. 48th Street, north-south access is limited to Bennington Avenue and east-west access is limited to Parvin Road and N.E. 48th Street. This lack streets discourages development of the area.

C. Age of Development

The Redevelopment Area includes portions of four platted subdivisions: 1) Greenwood, 2) Nall Add, 3) Maple Hill Add and 4) Claymount Gardens. Greenwood is the youngest of the subdivisions having been recorded in 1950. The other three subdivisions were recorded between 1913 and 1926.

IV. **REPORT OF FINDINGS**

A. FINDING NUMBER 1: The Searcy Creek Redevelopment Area is a Blighted Area.

The Searcy Creek Redevelopment Area qualifies as a Blighted Area by reason of insanitary and unsafe conditions caused by the lack of adequate and safe sewage disposal as well as the lack of adequate street layout. Without sanitary sewers and additional streets, further development within the area is not possible. The lack of sanitary sewer will prevent any further development of any use and prevent the sale of existing homes.

B. FINDING NUMBER 2: The Redevelopment Area has not been subject to growth and redevelopment by private enterprise.

The Redevelopment Area has not been subject to growth. In the northeast portion of the area there is minimal space available for growth or redevelopment. In those portions of the Redevelopment Area where there is vacant ground, development can not occur because there are no sanitary sewers. On several occasions over the past twelve years Proland Development has tried to develop approximately 20 acres but were unable to obtain the necessary permits because of lack of sanitary sewer.

C. FINDING NUMBER 3: The Redevelopment Area would not reasonably be anticipated to be developed without the adoption of the Tax Increment Financing Plan.

The Redevelopment Area can not be developed and the health problems resulting from faulty septic systems can not be cured unless sanitary sewers are constructed in the area. Because many of the property owners are unwilling or unable to afford the special assessments required by the construction of the sewer, the sanitary sewer will not be built unless another source of funding for the sewer can be found. Without the adoption of the Tax Increment Financing Plan, it is not reasonable to anticipate construction of the sanitary sewer and the development of the Redevelopment Area.

EXHIBIT B

ANALYSIS OF NEED FOR SEWERS

Proposed District NE 48th and N. Bennington

July 1992

Prepared by:

Mark Buford, Amy Kinney, and Karen Fletcher
Environmental Specialist
Neighborhood and Community Services Department
City of Kansas City, Missouri

ANALYSIS OF NEED FOR SEWERS

PURPOSE:

This analysis is intended to aid with the decision on whether or not to extend the city sewer system to serve property within the subject proposed sewer district. The decision must consider the feasibility of providing safe disposal of sewage with on-site systems. The analysis will lead to a recommendation from a public health perspective on the best system for disposing of sewage generated from properties in the sewer district.

HEALTH HAZARDS ARISING FROM IMPROPER SEWAGE DISPOSAL:

Sewage needs to be disposed of in a safe manner to protect the public health. This may seem to be obvious, but a review of the most prevalent diseases associated with sewage, and those tracked by the Kansas City Health department, will help illustrate public health officials concern with sewage disposal. These diseases are:

Amebiasis (Amebic Dysentery)

Cysts may be passed through feces. The infected person may not have symptoms and may be unaware they are spreading the disease.

Cholera

Very rare in the United States but inadequately treated sewage could be responsible for an outbreak.

Giardiasis

A protozoal infection characterized by diarrhea, cramps, and bloating. The host spreading the disease may not have the symptoms.

Hepatitis A

Fever, malaise, anorexia, nausea, and abdominal discomfort, and jaundice.

ANALYSIS OF NEED FOR SEWERS

Typhoid Fever

An illness causing fever, headache, malaise, anorexia, relative bradycardia, enlargement of the spleen, rose spots on the trunk, and constipation. Fatality rate is 10% if untreated and 2% to 3% when treated. The bacteria causing the disease may be spread by flies.

Yersiniosis

The first epidemic in the United States occurred in 1973 among four rural families with poor sanitary facilities. Sixteen of twenty-one persons in these families became ill; two died. Symptoms include diarrhea, enterocolitis, acute mesenteric lymphadenitis (mimicking appendicitis), fever, headache, pharyngitis, anorexia, vomiting, erythema nodosum, arthritis, cutaneous ulceration, abscesses and septicemia.

A review of the Kansas City Health Departments 1991 Morbidity Record reveal the following case incidents for the above disease listed.

Amebiasis	1 case
Giardiasis	78 cases
Hepatitis A	172 cases
Typhoid Fever	0
Yersiniosis	0

It is required by law the above listed disease be reported when diagnosed, however, it is suspected that many of these diseases are never identified because of their common symptomatology of the "flu".

Source: Control of Communicable Disease in Man
Abram S. Benenson, Editor
The American Public Health Association
1015 Eighteenth Street NW
Washington, DC 20036
1975

ANALYSIS OF NEED FOR SEWERS

FACTORS LIMITING USE OF ON-SITE DISPOSAL SYSTEMS:

The feasibility of on-site disposal systems depends on several factors. Two important factors are the type of soil present and the size of the property to be served by the system.

Soil Type. The type of soil present must be considered in the design of an on-site sewage disposal system. Soil characteristics like permeability, absorption ability, depth to bedrock, slope and depth to water table will determine the type and size of sewage disposal system necessary to safely dispose of sewage.

The Soil Survey of Clay County, Missouri, which is published by the United States Department of Agriculture, Soil Conservation Service, provides information on the soil type found in the sewer district. There are four (4) soil types indicated for the sewer district.

The Knox-Urban land complex, 5 to 9 percent slopes.

Permeability is moderate in the Knox soil. Surface runoff is medium. Available water capacity is very high. The shrink-swell potential is moderate. All sanitary facilities should be connected to commercial sewer.

The Knox-Urban land complex, 9 to 14 percent slopes.

Permeability is moderate in the Knox soil. Surface runoff is rapid. Available water capacity is high. The shrink-swell potential is moderate. The surface layer is friable, but it crusts or puddles after hard rains. All sanitary facilities should be connected to commercial sewers.

Knox silt loam, 5 to 9 percent slopes, eroded.

Permeability is moderate in the Knox soil. Surface runoff is medium. Available water capacity is very high. The shrink-swell potential is moderate. The surface layer is friable and can be easily tilled, but it tends to puddle or crust after hard rains. This soil is suited to building site development and on-site waste disposal. Septic tank systems function well if they are properly installed.

ANALYSIS OF NEED FOR SEWERS

Knox silty clay loam, 5 to 14 percent slopes, severely eroded. Permeability is moderate in the Knox soil. Surface runoff is rapid. Available water capacity is high. The shrink-swell potential is moderate. The surface layer is friable but becomes cloddy if tilled when wet. This soil is suited to building site development and on-site waste disposal. The laterals in septic tank absorption fields should be installed across the slope. Slope and seepage are limitations on sites for the sewage lagoons. The slope can be overcome by leveling or by selecting less sloping areas as sites for the lagoons. Providing slowly permeable material helps to seal the lagoon and thus helps to prevent seepage.

Property Size. The type and size of the on-site disposal system is determined by the expected volume of sewage to be handled and the soil characteristics present. When size of the absorption field necessary to dispose of the sewage is calculated, there must be enough room on the property to place the absorption field. If there is not enough room, or if the soil type will not permit the use of an absorption field, another method of disposal must be used.

The property size is also a consideration when an on-site disposal system has reached the end of its expected life. In urban semi-urban areas, on-site sewage disposal systems are often considered an interim measure until city sewers can be installed. The design of individual systems often consider the anticipated needed life span. Systems are usually designed to last from 10 to 20 years. When an absorption field wears out, the absorption lines need to be placed elsewhere on the property. If there is not enough room to relocate the absorption field, the soil must be replaced, which may be expensive.

EXPERIENCE WITH ON-SITE SEWAGE DISPOSAL IN THE SEWER DISTRICT AREA:

The consideration of extension of public sewers into a new sewer district should include a review of the experience with on-site sewage disposal. The review for the proposed sewer district included a search of enforcement records, a survey of the area, and the analysis of water samples collected from the area.

Because malfunctioning sewage disposal systems violate Kansas City's Nuisance Code, a search of the enforcement records gives an indication of past problems. There is a limitation however, Enforcement of the Nuisance Code is performed almost entirely on a complaint basis so an enforcement record would exist only if a complaint had been registered.

ANALYSIS OF NEED FOR SEWERS

Enforcement records for the last five (5) years were reviewed. Two (2) cases in the district were opened regarding malfunctioning septic systems.

A door to door survey was conducted July 13, 1992, making contact sixty-two (62) residents with twenty-nine (29) reporting septic malfunctioning on their property or had smelled sewage odor within the neighborhood.

Twelve (12) samples were taken from the proposed sewer district on July 13, 1992. all samples were taken from open storm ditches and creeks. The samples were tested by the Laboratory Services Division of the Water Department for fecal coliform, a bacteria found in human pollution present in water. Water is considered contaminated when the count of fecal coliform exceeds 1000 colonies per 100 milliliters of sample used.

90,000	
70,000	
20,000	
10,000	(3)
<10,000	(6)

The results of the twelve samples tested indicate that 6 of the 12 samples were positive in content. The remaining 6 samples showed inconclusive results.

The sampling was done at a time that would give an accurate indication of the problems in the area. There had not been any rain for over twenty-four (24) hours prior to the time of sampling.

These findings of the Water Departments Laboratory Services indicate high concentrations of fecal coliform in at least 50% of the samples taken. The sewage contamination found in open ditches indicates that the pollution is not being contained within the private sewage disposal systems.

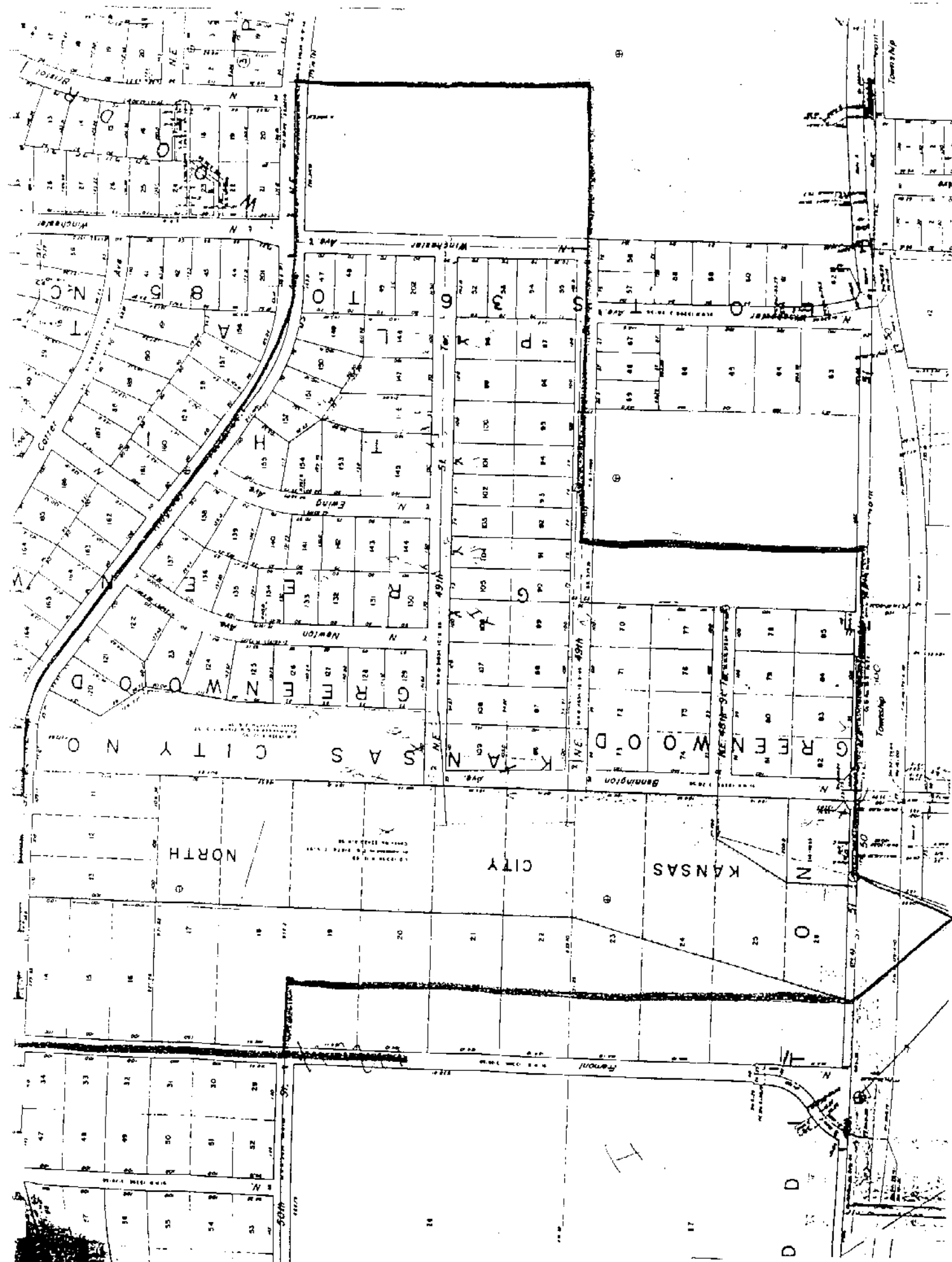
Whether households employ traditional septic tank absorption fields or sand filter beds as private on-site sewage disposal system, the importance of soil type, slope and lot size cannot be ignored. Where these limitations exist, appropriate design in engineering may be required to allow an on-site system to function properly. In some severely limited situations, effective on-site sewage may not be possible.

Our investigation revealed three (3) private collection systems, otherwise known as "Tightlines", with several properties connected to each system. This type of system is not considered acceptable by the Missouri Department of Natural Resources "Clean Water Act".

ANALYSIS OF NEED FOR SEWERS

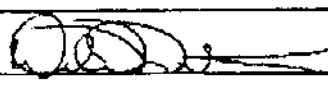
RECOMMENDATION:

In order to adequately protect the health and welfare of the residents in the proposed sewer district and the public in general, it is recommended that public sewers be extended to serve the properties within the proposed sewer district.






Inter-Departmental Communication

DATE July 15, 1992
TO Neighborhood & Community Services Dept - 3410 Troost
FROM Dale McMurtrey - Laboratory Services 
SUBJECT Specials - Front Ditch 6826 NE 49th Terr

2 F

Sampling Date:	07/13/92
Date Received in Lab:	07/13/92
Sampling Div:	Environmental Maintenance & Safety
Sample Type:	Grab
Sample Description:	Septic
Sampler Name:	Mark Buford

Sample ID #:	92-0713-2437 
Sample Location:	Front Ditch 6826 NE 49th Terr

Fecal Coliform	20,000	organism/100 ml
----------------	--------	-----------------

Kansas City Missouri Water Dept/Laboratory Services
Laboratory Certification # - 00130



Inter-Departmental Communication

DATE July 15, 1992
TO Neighborhood & Community Services Dept - 3410 Troost
FROM Dale McMurtrey - Laboratory Services
SUBJECT Specials - Front Ditch 6819 NE 49th Terr


Sampling Date: 07/13/92
Date Received in Lab: 07/13/92
Sampling Div: Environmental Maintenance & Safety
Sample Type: Grab
Sample Description: Septic
Sampler Name: Mark Buford

Sample ID #: 92-0713-24382F
Sample Location: Front Ditch 6819 NE 49th Terr

Fecal Coliform 90,000 organism/100 ml

Kansas City Missouri Water Dept/Laboratory Services
Laboratory Certification # - 00130

**Inter-Departmental Communication**

DATE July 15, 1992
TO Neighborhood & Community Services Dept - 3410 Troost
FROM Dale McMurtrey - Laboratory Services 
SUBJECT Specials - Front Ditch 6820 NE 49th Terr

26


Sampling Date: 07/13/92
Date Received in Lab: 07/13/92
Sampling Div: Environmental Maintenance & Safety
Sample Type: Grab
Sample Description: Septic
Sampler Name: Mark Buford

Sample ID #: 92-0713-243926
Sample Location: Front Ditch 6820 NE 49th Terr

Fecal Coliform 210,000 organism/100 ml

Kansas City Missouri Water Dept/Laboratory Services
Laboratory Certification # - 00130

**Inter-Departmental Communication**

DATE July 15, 1992
TO Neighborhood & Community Services Dept - 3410 Troost
FROM Dale McMurtrey - Laboratory Services 
SUBJECT Specials - Ditch between Ewing & Newton

25

Sampling Date:	07/13/92
Date Received in Lab:	07/13/92
Sampling Div:	Environmental Maintenance & Safety
Sample Type:	Grab
Sample Description:	Septic
Sampler Name:	Mark Buford


Sample ID #:	92-0713-244225
Sample Location:	Ditch between Ewing & Newton

Fecal Coliform	10,000	organism/100 ml
----------------	--------	-----------------

Kansas City Missouri Water Dept/Laboratory Services
Laboratory Certification # - 00130



Inter-Departmental Communication

DATE July 13, 1992
TO Neighborhood & Community Services Dept - 3410 Troost
FROM Dale McMurtrey - Laboratory Services 
SUBJECT Specials Front Ditch 6725 NE 49th Terr

2 E

Sampling Date:	07/13/92
Date Received in Lab:	07/13/92
Sampling Div:	Environmental Maintenance & Safety
Sample Type:	Grab
Sample Description:	Septic
Sampler Name:	Mark Buford

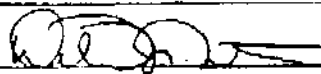
Sample ID #:	92-0713-244121
Sample Location:	Front Ditch 6725 NE 49th Terr

Fecal Coliform	<10,000	organism/100 ml
----------------	---------	-----------------


Kansas City Missouri Water Dept/Laboratory Services
Laboratory Certification # - 00130



Inter-Departmental Communication

DATE July 15, 1992
 TO Neighborhood & Community Services Dept - 2410 Troost
 FROM Dale McMurtrey - Laboratory Services 
 SUBJECT Specials - Front Ditch 6829 NE 49th Terr

Sampling Date: 07/13/92
 Date Received in Lab: 07/13/92
 Sampling Div: Environmental Maintenance & Safety
 Sample Type: Grab
 Sample Description: Septic
 Sampler Name: Mark Buford


Sample ID #: 92-0713-2435 
 Sample Location: Front Ditch 6829 NE 49th Terr

Fecal Coliform 70,000 organism/100 ml

Kansas City Missouri Water Dept/Laboratory Services
 Laboratory Certification # - 00130



Inter-Departmental Communication

DATE July 15, 1992
TO Neighborhood & Community Services Dept - 3410 Troost
FROM Dale McMurtrey - Laboratory Services 
SUBJECT Specials - Front Ditch 6834 NE 49th Terr

20

Sampling Date:	07/13/92
Date Received in Lab:	07/13/92
Sampling Div:	Environmental Maintenance & Safety
Sample Type:	Grab
Sample Description:	Septic
Sampler Name:	Mark Buford


Sample ID #:	92-0713-243620
Sample Location:	Front Ditch 6834 NE 49th Terr

Fecal Coliform	<10,000	organism/100 ml
----------------	---------	-----------------

Kansas City Missouri Water Dept/Laboratory Services
Laboratory Certification # - 00130



Inter-Departmental Communication

DATE July 15, 1992
TO Neighborhood & Community Services Dept - 3410 Troost
FROM Dale McMurtrey - Laboratory Services 
SUBJECT Specials - Front Ditch 6713 NE 49th Terr

2F

Sampling Date:	07/13/92
Date Received in Lab:	07/13/92
Sampling Div:	Environmental Maintenance & Safety
Sample Type:	Grab
Sample Description:	Septic
Sampler Name:	Mark Buford


Sample ID #:	92-0713-24402M
Sample Location:	Front Ditch 6713 NE 49th Terr

Fecal Coliform	<10,000	organism/100 ml
----------------	---------	-----------------

Kansas City Missouri Water Dept/Laboratory Services
Laboratory Certification # - 00130



Inter-Departmental Communication

DATE July 15, 1992
TO Neighborhood & Community Services Dept - 3410 Troost
FROM Dale McMurtrey - Laboratory Services 
SUBJECT Specials - End of Pipe/Bennington/49th & Terr

Sampling Date: 07/13/92
Date Received in Lab: 07/13/92
Sampling Div: Environmental Maintenance & Safety
Sample Type: Grab
Sample Description: Septic
Sampler Name: Mark Buford

Sample ID #: 92-0713-2443 3A
Sample Location: End of Pipe/Bennington/49th & Terr

Fecal Coliform $<10,000$ organism/100 ml

Kansas City Missouri Water Dept/Laboratory Services
Laboratory Certification # - 00130



Inter-Departmental Communication

DATE July 15, 1992
TO Neighborhood & Community Services Dept - 3410 Troost
FROM Dale McMurtrey - Laboratory Services
SUBJECT Specials - Collection System/Park

2 F.

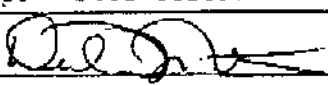
Sampling Date: 07/13/92
Date Received in Lab: 07/13/92
Sampling Div: Environmental Maintenance & Safety
Sample Type: Grab
Sample Description: Septic
Sampler Name: Mark Buford

Sample ID #: 92-0713-2433AA
Sample Location: Collection System/Park

Fecal Coliform 10,000 organism/100 ml

Kansas City Missouri Water Dept/Laboratory Services
Laboratory Certification # - 00130

**Inter-Departmental Communication**

DATE July 15, 1992
TO Neighborhood & Community Services Dept - 3410 Troost
FROM Dale McMurtrey - Laboratory Services 
SUBJECT Specials - Ditch NE 49th Terr/North

Sampling Date: 07/13/92
Date Received in Lab: 07/13/92
Sampling Div: Environmental Maintenance & Safety
Sample Type: Grab
Sample Description: Septic
Sampler Name: Mark Buford


Sample ID #: 92-0713-2434 **20**
Sample Location: Ditch NE 49th Terr/North

Fecal Coliform **<10,000** organism/100 ml

Kansas City Missouri Water Dept/Laboratory Services
Laboratory Certification # - 00130



Inter-Departmental Communication

DATE July 15, 1992
TO Neighborhood & Community Services Dept - 3410 Troost
FROM Dale McMurtrey - Laboratory Services 
SUBJECT Specials - Front of 6526 NE 48th

Sampling Date: 07/13/92
Date Received in Lab: 07/13/92
Sampling Div: Environmental Maintenance & Safety
Sample Type: Grab
Sample Description: Septic
Sampler Name: Mark Buford

Sample ID #: 92-0713-244433
Sample Location: Front of 6526 NE 48th

Fecal Coliform 10,000 organism/100 ml

Kansas City Missouri Water Dept/Laboratory Services
Laboratory Certification # - 00130

EXHIBIT 9
DEVELOPMENT SCHEDULE

Public Hearing Opened and Continued to Oct. 14, 1992	August 14, 1992
Public Works Begins Consultant Selection Process	October 15, 1992
Ordinance Introduced Appropriating Sales Tax Revenues; Resolution Expressing Intent of Council to Appropriate Sales Taxes in Future Years	October 22, 1992
Plans & Zoning Committee Hears Ordinance and Resolution regarding Sales Tax	October 28, 1992
City Council Approves Ordinance and Resolution regarding Sales Tax	November 5, 1992
Bonds Issued (\$350,000 Secured by Sales Tax); Public Works Begins Engineering and Design	November 30, 1992
Proland Begins Permit Process	December 1, 1992
TIF Public Hearing - Plan Recommended	February 10, 1993
TIF Plan Ordinance Introduced	February 25, 1993
P&Z Committee Hearing on TIF Plan	March 3, 1993
2nd Reading of TIF Plan Ordinance	March 11, 1993
3rd Reading of TIF Plan Ordinance	March 18, 1993
Effective Date of TIF Plan Ordinance	March 28, 1993
Sewer District Approval Process Begun	Spring, 1993
Sewer District Approval Process Completed	Spring, 1994

Bonds for Trunk Line Retired;
\$300,000 Bonds Issued by TIF
Commission; \$450,000 Sewer
District Bonds to Finance Lateral
Sewer System in Greenwood
Subdivision

December 31, 2000

Bonds Retired; TIF Revenues
Returned to Taxing Districts

December 31, 2007

* These are estimated dates which assume no delay in the approval process.

Revised 1/27/93

EXHIBIT 10
RELOCATION ASSISTANCE PLAN

(a) Definitions. The following terms, whenever used or referred to herein, shall have the following meanings:

(i) Designated Occupants. "Designated Occupants" shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Director of City Development based upon standards established by the Department of Housing and Community Development of Kansas City, Missouri.

(ii) Displaced Business. "Displaced Business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in conjunction with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. seq., as amended.

(iii) Displaced Occupant. "Displaced Occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. seq., as amended.

(iv) Handicapped Occupant. "Handicapped Occupant" shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of other residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.

(v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant.

(vi) Person. "Person" shall mean any individual, firm, partnership, joint venture, association, corporation and any life insurance company, organized under the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in a urban renewal area, whether organized for profit or not, estate, trust, business trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit, and shall include the male as well as the female gender and the plural as well as the singular number.

(b) Plan Requirement. Every person approved by the Commission as a developer of property subject to be acquired by the Tax Increment Financing Commission if furtherance of a Tax Increment Financing plan shall submit to the Commission a relocation plan as part of the developer's redevelopment plan.

(c) Contents of Plan. The relocation plan shall provide for the following:

(i) Payments to all displaced occupants and displaced businesses in occupancy at least ninety (90) days prior to the date said displaced occupant or

said displaced business is required to vacate the premises by the developer, its assigns or any person seeking acquisition powers under the Tax Increment Financing plan pursuant to RSMo. 99.800 et. seq., as amended; and

(ii) Program for identifying needs of displaced occupants and displaced businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

(iii) Program for referrals of displaced occupants and displaced businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days notice of referral sites for handicapped displaced occupants and sixty (60) days notice of referral sites for all other displaced occupants and displaced businesses, prior to the date such displaced occupant or displaced business is required to vacate the premises; and arrangements for transportation to inspect referral sites to be provided to designated occupants.

(iv) Every displaced occupant and every displaced business shall be given a ninety (90) day notice to vacate; provided, however, that the developer may elect to reduce the notice time to sixty (60) days if the developer extends the relocation payments and benefits set forth in subsections (d), (e) and (f) below to any displaced occupant or displaced business affected by said reduction in time.

(d) Payments to Occupants. All displaced occupants eligible for payments under subsection (c)(i) hereof shall be provided with relocation payments based upon one of the following, at the option of the occupant:

(i) A \$500.00 payment to be paid at least thirty (30) days prior to the date the occupant is required to vacate the premises; or

(ii) Actual reasonable costs of relocation including actual moving costs, utility deposits, key deposits, storage or personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits including first and last month's rent and security deposit.

(e) Handicapped Displaced Occupant Allowance. In addition to the payments provided in subsection (d) hereof, an additional relocation payment shall be provided to handicapped displaced occupants which shall equal the amount, if any, necessary to adapt a replacement dwelling to substantially conform with the accessibility and usability of such occupant's prior residence, such amount not to exceed Four Hundred Dollars (\$400.00).

(f) Payment to Businesses. All displaced businesses eligible for payments under subsection (c)(i) hereof shall be provided with relocation payments based upon the following, at the option of the business:

(i) A \$1,500.00 payment to be paid at least thirty (30) days prior to the date the business is required to vacate the premises; or

(ii) Actual costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for relettering signs and replacement stationery.

(g) Waiver of Payments. Any occupant who is also the owner of premises and

any business may waive their relocation payments set out above as part of the negotiations for acquisition of the interest held by said occupant or business. Said waiver shall be in writing and filed with the Commission.

(h) Notice of Relocation Benefits. All occupants and businesses eligible for relocation benefits hereunder shall be notified in writing of the availability of such relocation payments and assistance, such notice to be given concurrent with the notice of referral sites required by subsection (c)(iii) hereof.

(i) Persons Bound by the Plan. Any developer, its assigns or transferees, provided assistance in land acquisition by the Tax Increment Financing Commission, is required to comply with the Executive Director of the Commission. Such certification shall include, among other things, the addresses of all occupied residential buildings and structures within the redevelopment plan area and the names and addresses of occupants and businesses displaced by the developer and specific relocation benefits provided to each occupant and business, as well as a sample notice provided each occupant and business.

(j) Minimum Requirements. The requirements set out herein shall be considered minimum standards. In reviewing any proposed redevelopment plan, the Commission shall determine the adequacy of the proposal and may require additional elements to be provided therein.

EXHIBIT 11
LAND ACQUISITION AND DISPOSITION MAP

No acquisition or disposition activities are anticipated.



EXHIBIT 12

DESIGN REVIEW PROCESS

All redevelopment proposals for the Tax Increment Finance Commission of Kansas City, Missouri will be subject to design review and approval by the Commission. In addition, all development proposals for new construction, or the rehabilitation of existing structures within designated Tax Increment areas will be subject to the Commission's design review and approval. This review will evaluate the quality and appropriateness of the proposal on the basis of the design objectives stated in the Plan and in the special land use and building requirements stated in more detailed and refined Development Objectives and Controls which may be prepared for the site.

This review will be conducted by the Commission. The Commission may engage professional consulting services from time to time to provide technical advices. Required submissions shall be made to the Commission through the Executive Director.

Required submission will occur at three stages in the preparation of redevelopment proposals. Additional informal reviews at the request of either the Redeveloper or the Commission Staff are encouraged. It is the intention of the Commission Staff that once approval has been given of a submission stage, further review will be limited to consideration of a development or refinement of previous approved submission, or to new elements which were not present in previous submissions.

The formal stages of submission follow:

1. SCHEMATIC DESIGN

This review is intended to secure agreement on and approval of the basic design concept prior to extensive work by the Redeveloper's Architect. The Commission does not encourage submission of more than the following, which it feels is sufficient to describe the proposal:

- (a) Site plan at any appropriate scale (1" = 100' and 1" = 40' are preferred scales); emphasizing general relationships of proposed and existing buildings, walls and open space, including that mutually defined by buildings on adjacent parcels and across streets. The general location of walks, driveways, parking, service areas, roads and major landscape features, in addition to the buildings, should be shown. Pedestrian and vehicular flow through the parcel and to adjacent areas shall be shown. Where relevant, site sections showing height relationships with proposed and adjacent buildings shall be provided.

- (b) Building plans, elevations, and sections at any appropriate scale, showing organization of functions and spaces. These drawings need not be more detailed than sufficient to indicate general architectural character and proposed finish materials.
- (c) All sketches, diagrams, and other materials relevant to the proposal which were used by the architect during his initial study and which will help to clarify the architect's problem and his solution to it.
- (d) Written statement of proposal, including total square footage, F.A.R., number of parking spaces, structural system and principal building materials, and estimated costs.
- (e) Proposed time schedule for the following submissions and estimated construction time.

Upon approval by the Commission of the SCHEMATIC DESIGN, the following submission is required:

2. DESIGN DEVELOPMENT

This review is intended to secure agreement on and approval of the final design prior to extensive and detailed work on the preliminary working drawings.

- (a) Site Plan development of 1(a) at 1" = 40' minimum (or as determined after approval of SCHEMATIC DESIGN). Phasing possibilities, if any, shall be shown. Proposed site grading, including typical existing and proposed grades at parcel lines shall be shown. Those areas of the site proposed to be developed "by others" or easements to be provided for others shall be clearly indicated. All dimensions which may become critical from the point of view of zoning shall be indicated. Adjacent buildings, streets and buildings across streets must be indicated.
- (b) Site sections at 1" = 40' (minimum) showing vertical relationships in addition to those shown above.
- (c) Building plans, elevations, and sections developed from those of 1(b).
- (d) Time schedule for the following submission.

Upon approval by the Commission of the DESIGN DEVELOPMENT, the following submission is required:

3. FINAL WORKING DRAWINGS AND SPECIFICATIONS

This review is intended to secure final agreement on and approval of the contract documents and the complete proposal.

- (a) Complete site plans for the final parcel development to working drawing level of detail. These drawings, upon approval, will serve as a basic coordination drawing indicating scope of work and responsibilities to be performed by others.
- (b) Complete working drawings and specifications ready for bidding.
- (c) Statement of proposal, indicating differences, if any, from 1(d).
- (d) Time schedule for construction of this project.
- (e) Detailed financial plan, including costs, rents and operation.

Once FINAL WORKING DRAWINGS AND SPECIFICATIONS have been approved and construction started, the only items subject to an additional review will be requests for change orders in the construction. The Redeveloper is strictly required to construct the project in accordance with all details of the approved drawings. Permission to make changes from such approved drawings must be requested by the Redeveloper in writing to the Director of Planning, who, in turn, will reply in writing, giving his approval or disapproval of the changes. No changes in the work are to be undertaken until such approval has been obtained.

EXHIBIT 13. DEFINITIONS

As used in this Plan, the following terms shall mean:

A. "Blighted area," an area which, by reason of the predominance of defective or inadequate street layout, insanitary 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;

B. "Conservation area," any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: Dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning;

C. "Economic Activity Taxes," fifty percent (50%) of the total additional revenue from taxes which are imposed by the municipality or other taxing districts, which are generated by economic activities within the Redevelopment Project Area, while tax increment financing remains in effect, excluding licenses, fees or special assessments, other than payments in lieu of taxes, until the designation is terminated pursuant to subsection 2 of Section 99.850 of the Act;

D. "Economic Development area," any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions A and B of this section, and in which the governing body of the municipality finds that redevelopment is in the public interest because it will:

1. Discourage commerce, industry or manufacturing from moving their operations to another state; or
2. Result in increased employment in the municipality; or
3. Result in preservation or enhancement of the tax base of the municipality.

E. "Municipality," a city, village, or incorporated town or any county of this state;

F. "Obligations," bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by a municipality or the Commission to carry out a redevelopment project or issued by a municipality to refund outstanding obligations;

G. "Ordinance," an ordinance enacted by the governing body of a city, town, or village or a county or an order of the governing body of a county whose governing

body is not authorized to enact ordinances;

H. "Payment in lieu of taxes," those estimated revenues from real property in the area selected for a redevelopment project, which revenues, according to the redevelopment project or plan, are to be used for a public purpose, which taxing districts would have received had a municipality not adopted tax increment allocation financing, and which would result from levies made after the time of the adoption of tax increment allocation financing during the time the current equalized value of real property in the area selected for the redevelopment project exceeds the total initial equalized value of real property in such area until the designation is terminated pursuant to the Act. Payments in lieu of taxes which are due and owing shall constitute a lien against the real estate of the redevelopment project from which they are derived, the lien of which may be foreclosed in the same manner as a special assessment lien as provided in Section 88.861;

I. "Redevelopment Area," an area designated by a municipality, in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area, a conservation area, economic development area, or a combination thereof.

J. "Redevelopment plan," the comprehensive program of a municipality for redevelopment intended by the payment of redevelopment costs to reduce or eliminate those conditions, the existence of which qualified the Redevelopment Area as a blighted area, conservation area, economic development area, or combination thereof, and to thereby enhance the tax bases of the taxing districts which extend into the Redevelopment Area;

K. "Redevelopment Project," any development project within a redevelopment area in furtherance of the objectives of the redevelopment plan, any such redevelopment project shall include a legal description of the area selected for the redevelopment project.

L. "Redevelopment Project Area," the area selected for a specific redevelopment project;

M. "Redevelopment Project Costs" include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan or redevelopment project, as applicable. Such costs include, but are not limited to, the following:

1. Costs of studies, surveys, plans and specifications;
2. Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services;
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
5. Initial costs for an economic development area;

6. Cost of construction of public works or improvements;

7. Financing costs, including, but not limited to all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto;

8. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project to the extent the municipality by written agreement accepts and approves such costs;

9. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or are required to be paid by federal or state law;

10. Payments in lieu of taxes;

N. "Taxing districts," any political subdivision of this state having the power to levy taxes;

O. "Taxing districts' capital costs," those costs of taxing districts for capital improvements that are found by the municipal governing bodies to be necessary and to directly result from the redevelopment project; and

P. "Vacant land," any parcel or combination of parcels of real property not used for industrial, commercial, or residential buildings.

Q. "Special Allocation Fund," a fund created pursuant to statute into which payments in lieu of taxes and economic activity taxes are deposited and out of which Redevelopment Project Costs are reimbursed.