

**FOURTEENTH AMENDMENT
TO THE
SHOAL CREEK PARKWAY
TAX INCREMENT FINANCING PLAN**

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

N/A

DATE **RESOLUTION No.**

CITY COUNCIL APPROVAL:

8/23/18 **180583**

DATE **ORDINANCE No.**

**Fourteenth Amendment
to the Shoal Creek
Tax Increment Financing Plan**

The Fourteenth Amendment to the Shoal Creek Parkway Tax Increment Financing Plan (hereinafter the “Fourteenth Amendment”) is intended to amend the Shoal Creek Parkway Tax Increment Financing Plan, as approved by the City Council of Kansas City, Missouri by Ordinance No. 941443, the First Amendment to the Shoal Creek Parkway Tax Increment Financing Plan, as approved by Ordinance No. 971310, the Second Amendment to Shoal Creek Parkway Tax Increment Financing Plan, as approved by Ordinance No. 030545, the Third Amendment to the Shoal Creek Parkway Tax Increment Financing Plan, as approved by Ordinance No. 040457, the Fourth Amendment, as approved by Ordinance No. 041218, the Fifth Amendment, as approved by Ordinance No. 060903, the Sixth Amendment, as approved by Ordinance No. 061320, the Seventh Amendment, as approved by Ordinance No. 080419, the Eighth Amendment, as approved by Ordinance No. 081118, the Ninth Amendment, as approved by Ordinance N. 090262, the Tenth Amendment, as approved by Ordinance No. 110073, the Eleventh Amendment, as approved by Ordinance No. 130532, the Twelfth Amendment, as approved by Ordinance No. 160592 and the Thirteenth Amendment, as approved by Committee Substitute for Ordinance No. 170327 (collectively, the Shoal Creek Parkway Tax Increment Financing Plan, as amended, shall hereinafter be referred to as the “Plan”). The Fourteenth Amendment provides for modifications to the Estimated Redevelopment Project Costs and the Sources of Funds for All Estimated Redevelopment Project Costs. The Fourteenth Amendment does not alter or modify the intent of the Plan, except for those changes specifically mentioned herein.

Amendment No. 1: Delete Section I.D., entitled, Redevelopment Plan Objectives, and insert the following in lieu thereof:

D. Redevelopment Plan Objectives The general objectives of the Redevelopment Plan are:

1. To eliminate conditions which cause the Redevelopment Area to be designated as an Economic Development Area and to encourage the provision of basic infrastructure.
2. To preserve and enhance the tax base of the City and the other Taxing Districts by developing the Redevelopment Area to its highest and best use, encouraging private investment in the surrounding area, increasing employment opportunities and to discourage residents, commerce, industry and manufacturing from moving to another state.
3. To increase employment and housing opportunities in the City.
4. To stimulate development which would not occur without Tax Increment Financing assistance.
5. To promote the design and construction of public infrastructure that is essential to the preparation of the Redevelopment, as more specifically set forth on Exhibit 3, attached hereto.

6. To provide for the design and/or construction of the following:

Map Reference	Road Improvement Description
A1	Shoal Creek Parkway: Hodge Park south to Interstate 435
A2	Shoal Creek Parkway: Hodge Park north to NE 96th Street
A3	Shoal Creek Parkway: NE 96th Street west to Interstate 435
A4	Shoal Creek Parkway: Interstate 435 to Brighton
A5	Searcy Creek Parkway: I-435 W to Pleasant Valley
A6	Shoal Creek Parkway: NE 108th Street to Staley Road Design of Searcy Creek and Shoal Creek Parkways Shoal Creek Parkway Study: 100th to Brighton Water Line
B	NE 72nd Street: Gladstone city limits to N Brighton
C1-C4	Maple Woods Parkway: Indiana to Interstate 435
D1	NE 76th: 650 linear feet west of N Flintlock to Interstate 435
D2	Soccer Drive: Interstate 435 to Brighton
D3	Soccer Drive: N Brighton to Spruce Avenue
D4	NE 76th box culvert
E	NE 96th Street between Shoal Creek Parkway and N Flintlock Road
F1	N Flintlock: NE 96th Street to Missouri Route 152
F2	N Flintlock: Missouri Route 152 to NE 76th Street
F3	N Flintlock: 76th Street to the "Flintlock Flyover"
G1	N Brighton: Missouri Route 152 to NE 80th Street
G2	N Brighton: 1941 linear feet south of NE 79th Street to N Pleasant Valley
G3	N Brighton: NE 80th Street to 2700 linear feet south of NE 76th Street
G4	N. Brighton Water Line
G5	SKW Design & Construction Services
G6	NE 58 th Street to Pleasant Valley Road
H1	N Eastern Avenue: Intersection at Highway 291
H2	N Eastern: South of Kellybrook Elementary School approximately 2,000 linear feet
H3	N Eastern Avenue: 96th Street to 106th Street
H4	N Eastern: 108th to Highway 291
I1	NE 108th: Smalley to Interstate 435
I2	NE 108th: Interstate 435 to Staley Road
J	Interstate 35/Highway 291 Intersection
K1	NE 104th: Highway 291 to A Highway
K2	NE 104 th Street: ½ mile east of Highway 291 to Liberty/Kansas City city limits

K3	NE 104 th Street: Liberty/Kansas City city limits to A Highway (KCMO share)
K4	NE 104 th Street: Signal at Highway 291
	Shoal Creek Parkway Study: 100th to Brighton Water Line
L	Interstate 35: Highway 152 Interchange
M1	Pleasant Valley Road: Intersection with Brighton
M2	Pleasant Valley Road: Brighton to Searcy Creek
N	Hodge Park Improvements
O	Infrastructure improvements related to the construction of a fire station within the Redevelopment Area
P	Trail segment along Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road
Q	N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue
R	Public Detentions
S	Public Utilities – Storm Water Sewer, Sanitary Sewers and a Water Main along MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue, and Dry Utilities

Specific objectives of the Plan are set forth on Exhibit 3, attached hereto.

Amendment No. 2: Delete the first paragraph of Section II.A., entitled, Estimated Redevelopment Project Costs, and insert the following in lieu thereof:

A. Estimated Redevelopment Project Costs. Estimated Redevelopment Project Costs for the Plan are projected to be approximately \$280,822,841 over the life of the Plan. The Plan proposes that approximately \$190,399,957 in Redevelopment Project Costs are eligible for reimbursement from the Special Allocation Fund. The reimbursable Redevelopment Project Costs include those set forth in Exhibit 4.

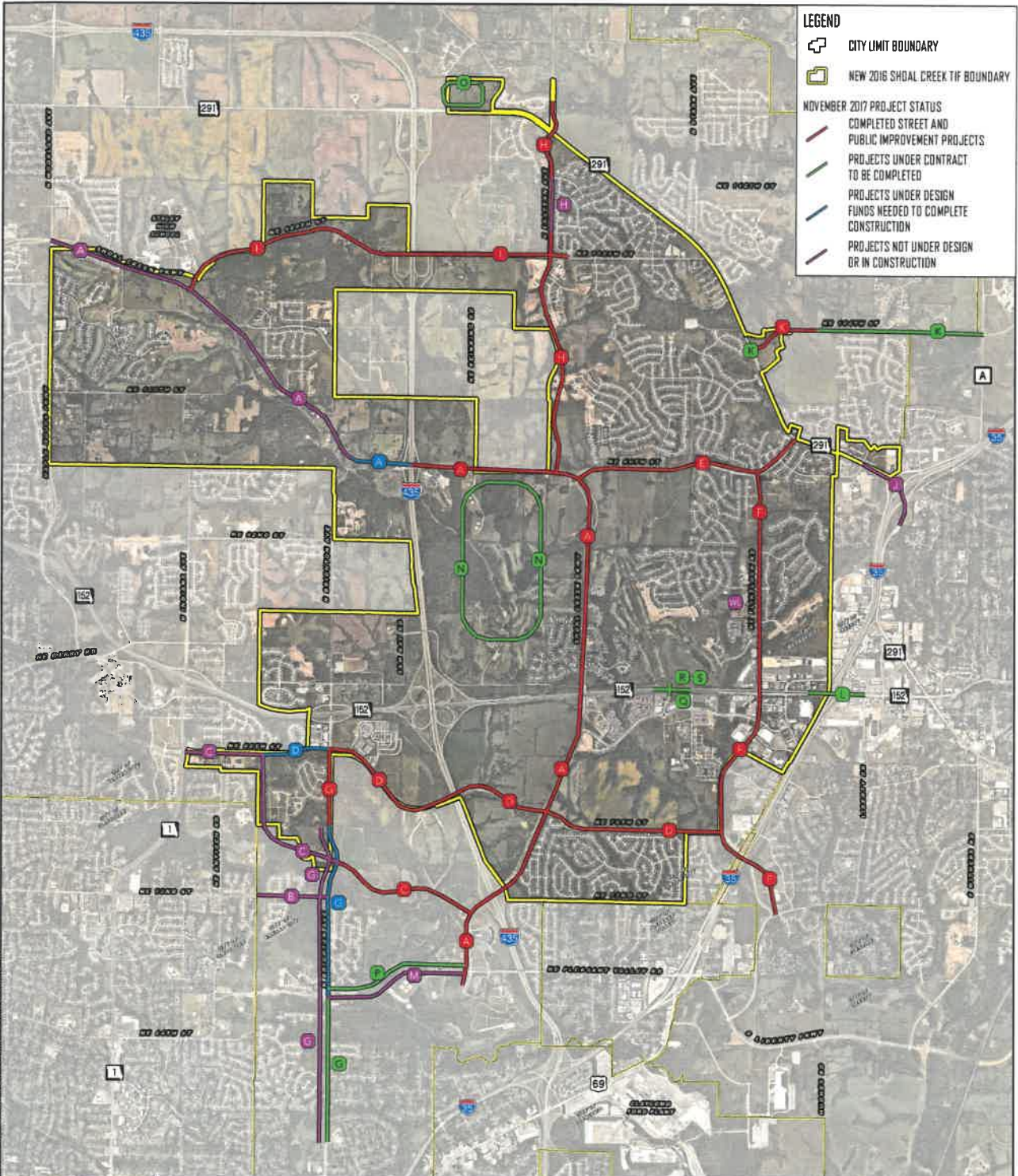
Amendment No. 3: Delete Exhibit 3, entitled, Specific Objectives, and insert the following in lieu thereof.

Amendment No: 4: Delete Exhibit 4, entitled, Estimated Redevelopment Project Costs, and insert the revised Exhibit 4, attached hereto, in lieu thereof.

Amendment No: 5: Delete Exhibit 5, entitled, Sources of Funds for All Estimated Redevelopment Project Costs, and insert the revised Exhibit 5, attached hereto, in lieu thereof.

EXHIBIT 2

Site Plan



LEGEND

- CITY LIMIT BOUNDARY
- NEW 2016 SHOAL CREEK TIF BOUNDARY
- NOVEMBER 2017 PROJECT STATUS
- COMPLETED STREET AND PUBLIC IMPROVEMENT PROJECTS
- PROJECTS UNDER CONTRACT TO BE COMPLETED
- PROJECTS UNDER DESIGN FUNDS NEEDED TO COMPLETE CONSTRUCTION
- PROJECTS NOT UNDER DESIGN OR IN CONSTRUCTION

- Shoal Creek TIF Plan Area Improvements**
- | | | |
|---|---|---|
| <p>A. Shoal Creek Parkway</p> <ol style="list-style-type: none"> Hodge Park South to I-435 (includes enhancements and lighting) Hodge Park north to NE 80th Street NE 80th Street West to Interstate 435 Shoal Creek Parkway - 435 to Brighton I-435 West to N. Pleasant Valley (Shoal Creek Parkway) NE 108th Street to Staley Road <p>B. Northeast 72nd Street Between Gloucester Ct. to N. Brighton</p> <p>C. Mapleview's Parkway between Indiana to I-435</p> <ol style="list-style-type: none"> IM-1 to N. Spruce (Along NE 80th Street) NE 80th to NE 77th Street (Along N. Spruce) NE 77th to N. Brighton Avenue N. Brighton to Seerys Creek Parkway <p>D. Northeast 76th Street/Soccer Drive</p> <ol style="list-style-type: none"> 650 feet west of Flooded to Shoal Creek Parkway Shoal Creek Parkway to N. Brighton N. Brighton to Mapleview's Parkway Bus Culvert near Flooded Sidewalks Shoal Creek Parkway to N. Stark <p>E. Northeast 96th Street Between Shoal Creek Play and N. Flooded Road</p> <p>F. North Flooded Road</p> <ol style="list-style-type: none"> NE 96th Street to MO Route 152 MO Route 152 to NE 76th Street Hindock Highway | <p>G. N. Brighton Avenue</p> <ol style="list-style-type: none"> MO Route 152 to NE 80th Street 1,041 linear feet south of NE 79th Street to Pleasant Valley NE 80th Street to a point 2,700 linear feet south of NE 79th Street N. Brighton Waterline SOW Design and Construction Services NE 58th to Pleasant Valley <p>H. North Eastern Avenue</p> <ol style="list-style-type: none"> Intersection of 291 & N. Eastern/MO Road 291, north approx. 2,200 linear feet South of Halfmoon Elementary School approx. 2,000 linear feet Shoal Creek Parkway Roundabout north approx. 5,260 linear feet NE 10th Street to 291 <p>I. Northeast 108th Street</p> <ol style="list-style-type: none"> North Shirley Street to I-435 I-435 west to Shoal Creek Parkway <p>J. I-435 and MO-291 Intersection</p> <p>K. NE 108th Street</p> <ol style="list-style-type: none"> MO-291 to half mile east of MO-291 Half mile east of MO-291 to Library/KC/MO City Limits Library/KC/MO City Limits to A Highway (KC/MO State) Spaul at 291 <p>L. I-435 and MO-152 Interchange (KC/MO State)</p> | <p>M. Pleasant Valley Road</p> <ol style="list-style-type: none"> Intersection with Brighton Brighton to Seerys Creek Parkway <p>N. Hodge Park Improvements</p> <ol style="list-style-type: none"> General Park Improvements Destination playground Multi-purpose playing fields Parking/Lot Improvements Completing Hodge-Smithville Trail within park Waterline Extension to north side of Park <p>O. Fire Station Public Infrastructure</p> <p>P. Shoal Creek Trail Segment 3</p> <ol style="list-style-type: none"> Shoal Creek Play, between N. Brighton & Pleasant Valley Rd <p>Q. MO Highway 152 and Booth</p> <ol style="list-style-type: none"> N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue to a point 1,900 linear feet east of N. Booth Avenue <p>R. Public Detentions</p> <p>S. Public Utilities</p> <ol style="list-style-type: none"> Storm Sewer, Sanitary Sewer, Water Mains and Dry Utility |
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1" = 3,500'

AERIAL PHOTO FLOWN SEPTEMBER 2017
PAGE SIZE - 11 x 17

**SHOAL CREEK TIF
PROJECT MAP
NOVEMBER 2017**



EXHIBIT 3

Specific Objectives of Redevelopment Plan

1. To cure the conditions which cause the Redevelopment Area to qualify as an Economic Area under the Act by constructing street improvements necessary to provide access to Redevelopment Area.
2. To enhance the tax base and economy by inducing development of the Redevelopment Area to its highest and best use, and to encourage private investment in surrounding areas.
3. To promote the health, safety, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.
4. To provide development/business opportunities in the areas selected for redevelopment projects and the surrounding areas.
5. To stimulate construction employment opportunities and increased demand for secondary and support services for the surrounding commercial area.
6. To stimulate residential development and commercial use consistent with that shown in the Shoal Creek Valley Area Plan.
7. To provide for the design and/or construction of the following:

Map Reference	Road Improvement Description
A1	Shoal Creek Parkway: Hodge Park south to Interstate 435
A2	Shoal Creek Parkway: Hodge Park north to NE 96th Street
A3	Shoal Creek Parkway: NE 96th Street west to Interstate 435
A4	Shoal Creek Parkway: Interstate 435 to Brighton
A5	Searcy Creek Parkway: I-435 W to Pleasant Valley
A6	Shoal Creek Parkway: NE 108th Street to Staley Road Design of Searcy Creek and Shoal Creek Parkways Shoal Creek Parkway Study: 100th to Brighton Water Line
B	NE 72nd Street: Gladstone city limits to N Brighton
C1-C4	Maple Woods Parkway: Indiana to Interstate 435
D1	NE 76th: 650 linear feet west of N Flintlock to Interstate 435
D2	Soccer Drive: Interstate 435 to Brighton
D3	Soccer Drive: N Brighton to Spruce Avenue
D4	NE 76th box culvert
E	NE 96th Street between Shoal Creek Parkway and N Flintlock Road
F1	N Flintlock: NE 96th Street to Missouri Route 152
F2	N Flintlock: Missouri Route 152 to NE 76th Street

Map Reference	Road Improvement Description
F3	N Flintlock: 76th Street to the “Flintlock Flyover”
G1	N Brighton: Missouri Route 152 to NE 80th Street
G2	N Brighton: 1941 linear feet south of NE 79th Street to N Pleasant Valley
G3	N Brighton: NE 80th Street to 2700 linear feet south of NE 76th Street
G4	N. Brighton Water Line
G5	SKW Design & Construction Services
G6	NE 58 th Street to Pleasant Valley Road
H1	N Eastern Avenue: Intersection at Highway 291
H2	N Eastern: South of Kellybrook Elementary School approximately 2,000 linear feet
H3	N Eastern Avenue: 96th Street to 106th Street
H4	N Eastern: 108th to Highway 291
I1	NE 108th: Smalley to Interstate 435
I2	NE 108th: Interstate 435 to Staley Road
J	Interstate 35/Highway 291 Intersection
K1	NE 104th: Highway 291 to A Highway
K2	NE 104 th Street: ½ mile east of Highway 291 to Liberty/Kansas City city limits
K3	NE 104 th Street: Liberty/Kansas City city limits to A Highway (KCMO share)
K4	NE 104 th Street: Signal at Highway 291
	Shoal Creek Parkway Study: 100th to Brighton Water Line
L	Interstate 35: Highway 152 Interchange
M1	Pleasant Valley Road: Intersection with Brighton
M2	Pleasant Valley Road: Brighton to Searcy Creek
N	Hodge Park Improvements
O	Infrastructure improvements related to the construction of a fire station within the Redevelopment Area
P	Trail segment along Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road
Q	N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue
R	Public Detentions
S	Public Utilities – Storm Water Sewer, Sanitary Sewers and a Water Main along MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue, and Dry Utilities

EXHIBIT 4

Estimated Redevelopment Project Costs

Fourteenth Amendment to the Shoal Creek TIF Plan
Exhibit 4
Estimated Redevelopment Project Costs

	Project Costs	Reimbursable Costs
Commission Expenses (Notes)		
Legal	500,000	500,000
Staff Time	400,000	400,000
Plan and Project Administration Expenses (Notes)	100,000	100,000
	1,000,000	1,000,000
Street Improvements (Notes)		
A. Shoal Creek Parkway Construction		
1. Hodge Park south to Interstate 435 (includes enhancements and lighting)	7,564,755	4,207,000
2. Hodge Park north to NE 96th Street	3,995,000	3,995,000
3. NE 96th Street west to Interstate 435	12,025,000	12,025,000
4. Interstate 435 west to N. Brighton	5,221,639	5,221,639
5. Interstate 435 west to N Pleasant Valley (Searcy Creek Parkway)	10,000,000	4,400,000
6. NE 108th Street to Staley Road	4,877,808	4,877,808
Design of Searcy Creek & Shoal Creek Parkways	450,000	450,000
Study from 100th to Brighton	100,000	100,000
Waterline	650,000	0
	44,884,202	35,276,447
B. Northeast 72nd Street Between Gladstone CL to N. Brighton	3,800,000	3,800,000
C. Maplewoods Parkway between Indiana to Interstate 435		
1. M-1 to N. Spruce (Along NE 80th Street)	4,550,000	4,550,000
2. NE 80th to NE 77th Street (Along N. Spruce)	2,630,000	2,630,000
3. NE 77th to N. Brighton Ave	6,620,000	6,620,000
4. N. Brighton to Searcy Creek Parkway	26,300,000	8,450,000
Acquisition	150,000	150,000
Alignment of Maplewoods Parkway	132,000	132,000
	40,382,000	22,532,000

D. Northeast 76th Street/Soccer Drive

1.	650 feet west of Flintlock to Shoal Creek Parkway	5,900,000	5,900,000
2.	Shoal Creek Parkway to N. Brighton	19,115,252	19,115,252
3.	N. Brighton to Maplewoods Parkway	2,300,000	2,300,000
4.	Box Culvert near Flintlock	1,855,134	1,055,134
5.	Sidewalks: Shoal Creek Parkway to N Stark	400,000	400,000
Subtotal for NE 76th Street		29,570,386	28,770,386

**E. Northeast 96th Street between Shoal Creek Pkwy and N. Flintlock Road
Waterline**

5,796,120	5,146,120
119,417	119,417
5,915,537	5,265,537

F. North Flintlock Road

1.	NE 96th Street to Missouri Route 152	6,268,731	4,496,000
2.	Missouri Route 152 to NE 76th Street	6,271,475	5,137,200
3.	Flintlock Flyover	27,000,000	1,198,000
Subtotal for N Flintlock Road		39,540,206	10,831,200

G. North Brighton Avenue

1.	Missouri Route 152 to NE 80th Street	2,164,482	1,804,000
2.	1941 linear feet south of NE 79th Street to N Pleasant Valley	16,000,000	16,000,000
3.	N.E. 80th Street to a point 2700 linear feet south of N.E. 79th Street	2,287,028	2,098,624
4.	Waterline	122,631	122,631
5.	SKW Design & Construction Services	51,142	51,142
6.	NE 58th to Pleasant Valley	8,500,000	8,500,000
Subtotal for N. Brighton Avenue		29,125,283	28,576,397

H. North Eastern Avenue

1.	Intersection of 291 & N Eastern Missouri Route 291, north approx 2,000 linear feet	1,225,433	1,100,433
2.	South of Kellybrook Elementary School approx 2,000 linear feet	820,021	820,021
3.	Shoal Creek Parkway Roundabout north approx 5,240 linear feet	3,606,763	2,531,763
4.	NE 108th St to 291	3,360,000	3,360,000
Subtotal for N. Eastern Avenue		9,012,217	7,812,217

I. Northeast 108th Street

1.	North Smalley Street to I-435	4,156,749	4,156,749
2.	Interstate 435 west to Shoal Creek Parkway	6,461,000	4,611,000
Subtotal for N.E. 108th Street		10,617,749	8,767,749

J. I-35 and MO-291 Intersection

16,000,000	3,000,000
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K. NE 104th Street from MO-291 to A Highway

1.	MO-291 to half mile east of MO-291	3,300,000	3,300,000
2.	1/2 mile east of MO-291 to Liberty/Kansas City city limits	4,810,000	4,810,000
3.	Liberty/KCMO City Limits to A Highway (KCMO Share)	200,000	200,000
4.	Signal at MO-291	450,000	450,000
Subtotal for N.E. 104th Street		8,760,000	8,760,000

L. I-35 and MO-152 Interchange (KCMO Share)

15,000,000	1,500,000
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M. Pleasant Valley Road

1.	Intersection with Brighton	2,000,000	2,000,000
2.	Brighton to Searcy Creek Parkway	5,750,000	5,750,000
Subtotal for Pleasant Valley Road		7,750,000	7,750,000

N. Hodge Park Improvements

1.	General Park Improvements & Completing Hodge-Smithville Trail within park	920,000	920,000
2.	Destination Playground	900,000	900,000
3.	Multi-purpose playing fields	500,000	500,000
4.	Parking Lot Improvements	900,000	900,000
5.	Waterline Extension to north side of park	500,000	500,000
Subtotal for Hodge Park		3,720,000	3,720,000

O. Public Infrastructure related to a Fire Station

3,500,000	2,200,000
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P. Trail Segment - Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road

1,400,000	1,400,000
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Q. N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue to a point 1,960 linear feet east of N. Booth Avenue	5,913,763	4,506,526
1. Financing Costs Related to N. Booth and MO Highway 152	656,367	656,367
Subtotal for N. Booth Ave & MO Hwy 152	6,570,130	5,162,893
R. Public Detentions	1,002,847	1,002,847
2. Financing Costs Related to Public Detentions	143,207	143,207
Subtotal for Public Detentions	1,146,054	1,146,054
S. Public Utilities (Storm Sewer, Sanitary Sewer, Water Main and Dry Utility)	2,735,257	2,735,257
1. Financing Costs Related to Public Utilities	393,820	393,820
Subtotal for Public Utilities	3,129,077	3,129,077
TOTAL	280,822,841	190,399,957

Up to 5% of the annual EATs deposited in the Special Allocation Fund 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 of any other reimbursable costs.

Costs of street improvements include the costs of medians, streetlighting, engineering, sidewalks, curbs and gutters, and enhancements. It is anticipated that right-of-way costs will be minimal.

Combining G.6 (Brighton) and M.1 (PV/Brighton intersection) could cost \$10.5M vs \$11.7M separately

Payback for L. 152/35 would be in 2019 when federal funds could be available

EXHIBIT 5

A. Sources of Funds for All Estimated Redevelopment Project Costs

1.	Estimated Amount of Reimbursable Costs from EATs within Proposed Redevelopment Project Areas	\$190,399,957
2.	Estimated Private Investment and other Sources within Proposed Redevelopment Project Areas	\$ 90,422,884
	Total	\$280,822,841

B. Bonds

The total estimated amount of EATs over the life of the Plan available to reimburse project costs is \$190,399,957. The Commission may dedicate part or all of this amount to help support the issuance of bonds to defray the cost of the projects.

ORDINANCE NO. 180583

Approving the Fourteenth Amendment to the Shoal Creek Parkway Tax Increment Financing Plan and directing the City Clerk to send a copy of this ordinance to Clay County.

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"), the City Council of Kansas City, Missouri (the "Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015 (the "Authorizing Ordinances") created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on November 10, 1994, the Council passed Ordinance No. 941443, which accepted the recommendations of the Commission as to the approval of Shoal Creek Parkway Tax Increment Financing Plan (the "Redevelopment Plan" or "Plan") and the designation of the Redevelopment Area described thereby as an economic development area, and authorized the Commission to take all such action as may be needed to effectuate the Redevelopment Plan; and

WHEREAS, the First Amendment to the Plan, which provides for the expansion of the boundaries of the Redevelopment Area and provides for the use of tax increment financing revenues to assist in financing construction of certain portions of Shoal Creek Parkway and sidewalks, street lights and appurtenances, was approved by the Council by Ordinance No. 971310, passed October 2, 1997; and

WHEREAS, the Second Amendment to the Plan, which provides for the addition of two redevelopment projects, the expansions of the Redevelopment Area and for the development of additional commercial space in the expanded Redevelopment Area, was approved by the Council by Ordinance No. 021283 passed on October 31, 2002, with the legal description revised by Ordinance No. 030545 on May 8, 2003; and

WHEREAS, the Third Amendment to the Plan, which provides for the construction of the Flintlock Flyover and Shoal Creek Parkway from I-435 to Pleasant Valley Road, was approved by the Council by Ordinance No. 040457, passed on April 29, 2004; and

WHEREAS, the Fourth Amendment to the Plan, which provides that 80% of the economic activity taxes generated and collected within the Redevelopment Area be utilized to reimburse certain redevelopment project costs identified by the Fourth Amendment and further provides for revisions to the Budget of Redevelopment Project

ORDINANCE NO. 180583

Costs, was approved by the Council by Ordinance No. 041218, passed on November 9, 2004; and

WHEREAS, the Fifth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and further provides for the expansion of the Redevelopment Area to include the proposed alignment of Maplewoods Parkway between Indiana and Brighton, was approved by the Council by Ordinance No. 060903, passed on August 31, 2006; and

WHEREAS, the Sixth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs, specifically for costs related to N. Brighton as well as Searcy Creek Parkway, was approved by the Council by Committee Substitute for Ordinance No. 061320, passed on December 14, 2006; and

WHEREAS, the Seventh Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and specifically for costs related to the acquisition of property and further provides for the removal of the Commission Representative from the Advisory Committee, placing him/her as an ex-officio member, was approved by the Council by Ordinance No. 080419, passed on May 8, 2008; and

WHEREAS, the Eighth Amendment to the Plan, which provides for the expansion of the Redevelopment Area and the addition of Redevelopment Project Areas, modifications to the Budget of Redevelopment Projects Costs, and modifications to the Estimated Economic Activity Taxes during the time tax increment financing is authorized, was approved by the Council by Ordinance No. 081118, passed on November 20, 2008; and

WHEREAS, the Ninth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and specifically for costs related to road improvements, was approved by the Council by Committee Substitute for Ordinance No. 090262, passed on April 16, 2009; and

WHEREAS, the Tenth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs, the issuance of bonds, modifications to the description of the Redevelopment Area, and the acquisition of right-of-way for road improvements, was approved by the Council by Ordinance No. 110073 passed on March 10, 2011; and

WHEREAS, the Eleventh Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and modifications to the Land Acquisition & Disposition Exhibit to include additional properties for right of way acquisition, was approved by the Council by Ordinance No. 130532, passed on July 25, 2013; and

ORDINANCE NO. 180583

WHEREAS, the Twelfth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs, the addition of certain public improvements and the expansion of the Redevelopment Area, was approved by the Council by Ordinance No. 160592, passed on August 25, 2016; and

WHEREAS, the Thirteenth Amendment to the Plan, which provides for modifications to the Budget of Redevelopment Project Costs and the addition of certain public improvements, was approved by the Council by Ordinance No. 170327, passed on May 18, 2017; and

WHEREAS, the Fourteenth Amendment to the Plan provides for modifications to the Budget of Redevelopment Project Costs and (modifications to the Sources of Funds for All Redevelopment Project Costs; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Fourteenth Amendment, a copy of which is attached hereto, is hereby approved.

Section 2. That all terms used in this Ordinance, not otherwise defined herein, shall be construed as defined in the Act.

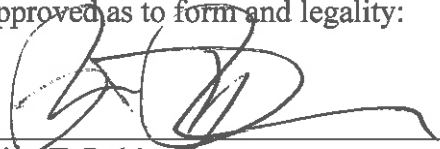
Section 3. That the Council finds that:

- (a) Good cause has been shown for amendment of the Redevelopment Plan, and that the findings of the City Council in Ordinance Nos. 941443, 971310, 021283, 040457, 041218, 060903, 061320, 080419, 081118, 090262, 110073, 130532, 160592, and 170327 with respect to the Redevelopment Plan are not affected by the Fourteenth Amendment and apply equally to the Fourteenth Amendment;
- (b) The Redevelopment Area, as amended, is an economic development area, as a whole, 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 Fourteenth Amendment, and the utilization of tax increment financing;
- (c) The areas selected as Redevelopment Projects include only those parcels of real property and improvements which will be directly and substantially benefited by the public improvements described by the Redevelopment Plan, as amended by the Fourteenth Amendment;
- (d) The Redevelopment Plan, as amended by the Fourteenth Amendment, and each Redevelopment Project, conform to the comprehensive plan for the development of the City as a whole;

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- (e) The estimated dates of completion of the respective Redevelopment Projects and retirement of any obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Fourteenth Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project authorized by the Plan, as amended;
- (f) A plan has been developed for relocation assistance for businesses and residences;
- (g) The Fourteenth Amendment does not alter the cost-benefit analysis previously incorporated within the Redevelopment Plan.
- (h) The Fourteenth Amendment does not include the initial development or redevelopment of any gambling establishment; and
- (i) A study has been completed and the findings of such study satisfy the requirements set out in subdivision (1) of Section 99.810, RSMo.

Approved as to form and legality:



Brian T. Rabineau
Assistant City Attorney



Authenticated as Passed



Sly James, Mayor



Marilyn Sanders, City Clerk

AUG 23 2018

Date Passed