

TWENTY-FOURTH AMENDMENT TO THE SHOAL CREEK PARKWAY TAX INCREMENT FINANCING PLAN

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

10/8/2025

10-8-25

DATE:

RESOLUTION No.

CITY COUNCIL APPROVAL:

11/13/2025

250961

DATE:

ORDINANCE No.

**Twenty-Fourth Amendment
to the Shoal Creek
Tax Increment Financing Plan**

The Twenty-Fourth Amendment (hereinafter the “Twenty-Fourth Amendment”) to the Shoal Creek Parkway Tax Increment Financing Plan (the “Plan”) is intended to amend the Plan, as approved by the City Council of Kansas City, Missouri by Ordinance No. 941443, and as subsequently amended by the First Amendment to the Plan, as approved by Ordinance No. 971310, the Second Amendment to the Plan, as approved by Ordinance No. 021283, as amended and approved by Ordinance No. 030545, the Third Amendment to the Plan, as approved by Ordinance No. 040457, the Fourth Amendment to the Plan, as approved by Ordinance No. 041218, the Fifth Amendment to the Plan, as approved by Ordinance No. 060903, the Sixth Amendment to the Plan, as approved by Ordinance No. 061320, the Seventh Amendment to the Plan, as approved by Ordinance No. 080419, the Eighth Amendment to the Plan, as approved by Ordinance No. 081118, the Ninth Amendment to the Plan, as approved by Ordinance No. 090262, the Tenth Amendment to the Plan, as approved by Ordinance No. 110073, the Eleventh Amendment to the Plan, as approved by Ordinance No. 130532, the Twelfth Amendment to the Plan, as approved by Ordinance No. 160592, the Thirteenth Amendment to the Plan, as approved by Committee Substitute for Ordinance No. 170327, the Fourteenth Amendment to the Plan, as approved by Ordinance No. 180583, the Fifteenth Amendment to the Plan, as approved by Ordinance No. 190216, the Sixteenth Amendment, as approved by Ordinance No. 190894, the Seventeenth Amendment, as approved by Ordinance No. 200217 the Eighteenth Amendment, as approved by Ordinance No. 201016, the Nineteenth Amendment, as approved by Ordinance No. 210134, the Twentieth Amendment, as approved by Ordinance No. 210500, the Twenty-First Amendment, as approved by Ordinance No. 210750, the Twenty-Second Amendment, as approved by Ordinance No. 220298 and the Twenty-Third Amendment, as approved by Ordinance No. 220570 (collectively, the Shoal Creek Parkway Tax Increment Financing Plan, as amended, shall hereinafter be referred to as the “Plan”).

The Twenty-Fourth Amendment (1) modifies the description of public improvements described by the Plan, (2) modifies the Budget of Redevelopment Project Costs, (3) modifies the Sources of Funds (4) modifies the Development Schedule and (5) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing. The Twenty-Fourth 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
A1-A6 ¹	Professional Services related to A1-A6
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
D5	Sidewalks: Shoal Creek Parkway to N Stark
D6	Soccer Drive: Drury Drive to I-435
D7	Soccer Drive: I-435 to Shoal Creek Parkway
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"
F4	N Flintlock: Traffic Signalization at NE 90 th Street, which may include a crosswalk in lieu of or in addition to the traffic signal
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

¹ A1 – A6 Improvements shall include the following: 1) Design of Searcy Creek and Shoal Creek Parkways, (2) Shoal Creek Parkway Study: 100th to Brighton and (3) Water Line

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
G7	N. Brighton: Right of Way Acquisition between Pleasant Valley Road and NE 79 th Street
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
L	Highway 152: Interstate 35 Interchange
L1	Highway 152: Shoal Creek Parkway to Interstate 35
L2	Highway 152: Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and Interstate 35
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
T	Woodneath Library Improvements – Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency

U	Reserved
V	N. Sherman: Street lights between NE Cookingham Drive and NE 116 th Terrace
W	Maplewoods Parkway: Shoal Creek Parkway to NE 112 th Street, including construction of a water line
X	Maplewoods Parkway, beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive

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 \$303,641,351 over the life of the Plan. The Plan proposes that approximately \$211,530.181 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 of Redevelopment Plan”, 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.

Amendment No. 6: Delete Exhibit 9, entitled “Development Schedule”, and insert the revised Exhibit 9, attached hereto, in lieu thereof.

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 public infrastructure 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
A1-A6 ²	Professional Services related to A1-A6
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
D5	Sidewalks: Shoal Creek Parkway to N Stark
D6	Soccer Drive Drury Drive to I-435
D7	Soccer Drive I-435 to Shoal Creek Parkway

² A1 – A6 Improvements shall include the following: 1) Design of Searcy Creek and Shoal Creek Parkways, (2) Shoal Creek Parkway Study: 100th to Brighton and (3) Water Line

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”
F4	N Flintlock: Traffic Signalization at NE 90 th Street, which may include a crosswalk in lieu of or in addition to the traffic signal
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
G7	N. Brighton: Right of Way Acquisition between Pleasant Valley Road and NE 79 th Street
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
L	Highway 152: Interstate 35 Interchange
L1	Highway 152: Shoal Creek Parkway to Interstate 35
L2	Highway 152: Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and Interstate 35
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
T	Woodneath Library Improvements – Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency
U	Reserved
V	N. Sherman: Street lights between NE Cookingham Drive and NE 116 th Terrace
W	Maplewoods Parkway: Shoal Creek Parkway to NE 112 th Street, including construction of a water line
X	Maplewoods Parkway, beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive

EXHIBIT 4

Estimated Redevelopment Project Costs

[See Attached]

Twenty-Fourth 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 (Relates to A1-A-6 Improvements described above)	450,000	450,000
Study from 100th to Brighton (Relates to A1-A6 Improvements described above)	100,000	100,000
Waterline (Relates to A1-A6 Improvements described above)	650,000	0
Subtotal for Shoal Creek Parkway	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 (Relates to C1- C4 Improvements above)	150,000	150,000
Alignment of Maplewoods Parkway (Relates to C1-C4 Improvements above)	132,000	132,000
Subtotal for Maplewoods Parkway	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
6. Soccer Drive:Drury Drive to I-435 (Phase 1)	4,172,500	4,172,500
7. Soccer Drive:I-435 to Shoal Creek Parkway (Phase 2)	2,967,000	2,967,000
Subtotal for NE 76th StreetSoccer Drive	36,709,886	35,909,886
E. Northeast 96th Street between Shoal Creek Pkwy and N. Flintlock Road		
Waterline	5,796,120	5,146,120
	119,417	119,417
Subtotal for NE 96th Street	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
4. N. Flintlock: Traffic Signalization at NE 90th Street	350,000	350,000
Subtotal for N Flintlock Road	39,890,206	11,181,200
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 58 th to Pleasant Valley	8,900,000	8,900,000
7. N. Brighton: Right of Way Acquisition between Pleasant Valley Road and NE 79th Street	1,000,000	1,000,000
Subtotal for N. Brighton Avenue	30,525,283	29,976,397
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
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	5,360,000	5,360,000
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	9,310,000	9,310,000
L1. MO-152: Interstate 35 Interchange (KCMO Share)		
	15,000,000	1,500,000
L2. MO-152 Shoal Creek Parway to Interstate 35		
	450,000	450,000
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	1,420,000	1,420,000
2. Destination Playground	1,348,000	1,348,000
3. Multi-purpose playing fields	622,000	622,000
4. Parking Lot Improvements	250,000	250,000
5. Waterline Extension to north side of park	980,000	980,000
6. Installation of lights for the multi-purpose fields	550,000	550,000
Subtotal for Hodge Park	5,170,000	5,170,000
O. Public Infrastructure related to a Fire Station		
	3,500,000	2,900,000
P. Trail Segment - Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road		
	1,400,000	1,400,000
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		
1. Financing Costs Related to N. Booth and MO Highway 152	5,913,763	4,665,703
	656,367	656,367
Subtotal for N. Booth Ave & MO Hwy 152	6,570,130	5,322,070
R. Public Detentions		
1. Financing Costs Related to Public Detentions	1,123,640	1,123,640
	143,207	143,207
Subtotal for Public Detentions	1,266,847	1,266,847
S. Public Utilities (Storm Sewer, Sanitary Sewer, Water Main and Dry Utility)		
1. Financing Costs Related to Public Utilities	2,735,257	2,411,794
	393,820	393,820
Subtotal for Public Utilities	3,129,077	2,805,614
T. Woodneath Library Improvements		
1. Paving	98,185	98,185
2. Walkways & Trails	75,325	75,325
3. Exterior Electrical Lighting	69,366	69,366
4.. Site Utility Extensions	23,393	23,393
5. Sitework/Earthwork - Trails	250,890	250,890
6. Sod- Trails	11,479	11,479
7. Permits, Bonds and Insurance	21,146	21,146
9. Fee	11,033	11,033
10. Contingency	23,400	23,400
Subtotal for Woodneath Library Improvements	584,217	584,217
U. Reseved		
	0	0
V. N. Sherman - Street Lights between NE Cookingham Drive and NE 116th Street		
	50,000	50,000
W. Maplewoods Parkway - Shoal Creek Parway to NE 112th Street, including the construction of a water line		
	3,224,000	1,000,000
X. Maplewoods Parkway - beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive		
	7,500,000	7,500,000
TOTAL	303,641,351	211,530,181

EXHIBIT 5

Sources of Funds

1.	Estimated Amount of Reimbursable Costs from EATs within Proposed Redevelopment Project Areas	\$211,530.181
2.	Estimated Private Investment and other Sources within Proposed Redevelopment Project Areas	<u>\$92,111,170</u>
	Total	\$303,641,351

A. Bonds

The total estimated amount of EATs over the life of the Plan available to reimburse project costs is \$211,530.181. The Commission may dedicate part or all of this amount to help support the issuance of bonds to defray the cost of the projects.

EXHIBIT 9

Development Schedule

Map Reference	Road Improvement Description	Completion Date
A1	Shoal Creek Parkway: Hodge Park south to Interstate 435	2010
A2	Shoal Creek Parkway: Hodge Park north to NE 96th Street	2010
A3	Shoal Creek Parkway: NE 96th Street west to Interstate 435	2012
A4	Shoal Creek Parkway: Interstate 435 to Brighton	2032
A5	Searcy Creek Parkway: I-435 W to Pleasant Valley	2010
A6	Shoal Creek Parkway: NE 108th Street to Staley Road	2032
A1-A6	Design of Searcy Creek and Shoal Creek Parkways	2010
A1-A6	Shoal Creek Parkway Study: 100th to Brighton	2032
A1-A6	Water Line (Shoal Creek)	2032
B	NE 72nd Street: Gladstone city limits to N Brighton	2032
C1-C4	Maple Woods Parkway: Indiana to Interstate 435	2032
D1	NE 76th: 650 linear feet west of N Flintlock to Interstate 435	2032
D2	Soccer Drive: Interstate 435 to Brighton	2013
D3	Soccer Drive: N Brighton to Spruce Avenue	2032
D4	NE 76th box culvert	2032
D5	Sidewalks: Shoal Creek Parkway to N. Stark	2011
D6	Soccer Drive: Drury Drive to I-435 (Phase 1)	2032
D7	Soccer Drive: I-435 to Shoal Creek Parkway (Phase 2)	2032
E	NE 96th Street between Shoal Creek Parkway and N Flintlock Road	2008
	Waterline (NE 96 th Street)	2032

F1	N Flintlock: NE 96th Street to Missouri Route 152	2000
F2	N Flintlock: Missouri Route 152 to NE 76th Street	2000
F3	N Flintlock: 76th Street to the “Flintlock Flyover”	2003
F4	N Flintlock: Traffic Signalization at NE 90 th Street, which may include a crosswalk in lieu of or in addition to the traffic signal	2022
G1	N Brighton: Missouri Route 152 to NE 80th Street	2024
G2	N Brighton: 1941 linear feet south of NE 79th Street to N Pleasant Valley – Phase 1	2024
G2	N Brighton: 1941 linear feet south of NE 79th Street to N Pleasant Valley – Phase 2	2032
G3	N Brighton: NE 80th Street to 2700 linear feet south of NE 76th Street	2032
G4	N. Brighton Water Line	2032
G5	SKW Design & Construction Services	2032
G6	NE 58 th Street to Pleasant Valley Road	2022
G7	N. Brighton: Right of Way Acquisition between Pleasant Valley Road and NE 79th Street	2032
H1	N Eastern Avenue: Intersection at Highway 291	2011
H2	N Eastern: South of Kellybrook Elementary School approximately 2,000 linear feet	2010
H3	N Eastern Avenue: 96th Street to 106th Street	2010
H4	N Eastern: 108th to Highway 291	2032
I1	NE 108th: Smalley to Interstate 435	2012
I2	NE 108th: Interstate 435 to Staley Road	2013
J	Interstate 35/Highway 291 Intersection	2013
K1	NE 104th: Highway 291 to A Highway	2021
K2	NE 104 th Street: ½ mile east of Highway 291 to Liberty/Kansas City city limits	2014
K3	NE 104 th Street: Liberty/Kansas City city limits to A Highway (KCMO share)	2027
K4	NE 104 th Street: Signal at Highway 291	2032
L	Highway 152: Interstate 35 Interchange	2022
L1	Highway 152: Shoal Creek Parkway to Interstate 35	2022
L2	Highway 152: Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and Interstate 35	2022

M1	Pleasant Valley Road: Intersection with Brighton	2022
M2	Pleasant Valley Road: Brighton to Searcy Creek	2032
N	Hodge Park Improvements	2025
O	Infrastructure improvements related to the construction of a fire station within the Redevelopment Area	2019
P	Trail segment along Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road	2028
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	2021
R	Public Detentions	2021
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	2021
T	Woodneath Library Improvements – Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency	2022
U	Reserved	
V	N. Sherman: Street lights between NE Cookingham Drive and NE 116 th Terrace	2021
W	Maplewoods Parkway: Shoal Creek Parkway to NE 112 th Street	2025
X	Maplewoods Parkway: NE 112 th Street and extending North to and including the intersection at NE Cookingham Drive	2025

All Projects receiving incentives under the Plan shall adhere to the provisions outlined in Code section 74-12, Incentivized Project Construction Timeline.



Legislation Text

File #: 250961

ORDINANCE NO. 250961

Approving the Twenty-Fourth Amendment to the Shoal Creek Parkway Tax Increment Financing Plan.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), 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 and Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, created commission constituted pursuant to Section 99.820.2 (the "Kansas City TIF Commission") and Section 99.820.3 of the Act (the "Clay County KC TIF Commission"); and

WHEREAS, the City created the Administrative TIF Commission and has delegated all powers delegable under the Act, in particular powers enumerated in Section 99.820.1 RSMo., in connection with administering tax increment financing plans and projects to the Administrative TIF Commission, as provided in Code § 74-58; and

WHEREAS, on November 10, 1994, the Council passed Ordinance No. 941443, which accepted the recommendations of the then applicable Kansas City TIF 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

WHEREAS, the Redevelopment Plan has been amended twenty-three times by the Council by Ordinance No. 971310 on October 2, 1997, by Ordinance No. 021283 on October 31, 2002, with the legal description revised by Ordinance No. 030545 on May 8, 2003, by Ordinance No. 040457 on April 29, 2004, by Ordinance No. 041218 on November 9, 2004, by Ordinance No. 060903 on August 31, 2006, by Committee Substitute for Ordinance No. 061320 on December 13, 2006, by Ordinance No. 080419 on May 8, 2008, by Ordinance No. 081118 on November 20, 2008, by Committee Substitute for Ordinance No. 090262 on April 16, 2009, by Ordinance No. 110073 on March 10, 2011, by Ordinance No. 130532 on July 25, 2013, by Ordinance No. 160592 on August 25, 2016, by Committee Substitute for Ordinance No. 170327 on May 18, 2017, by Ordinance No. 180583 on August 23, 2018, by Ordinance No. 190216 on April 18, 2019, by Ordinance No. 190894 on November 14, 2019, by Ordinance No. 200217 on March 26, 2020, by Ordinance No. 201016 on December 10, 2020, by Committee Substitute for Ordinance No. 210134 on February 25, 2021, by Ordinance No.

210750 on September 16, 2021, by Ordinance No. 220298 on April 14, 2022, and by Ordinance No. 220570 on July 14, 2022; and

WHEREAS, a Twenty-Fourth Amendment to the Redevelopment Plan ("Twenty-Fourth Amendment") was proposed to the Clay County KC TIF Commission, having been duly constituted and its members appointed, after proper notice was given, met in a public hearing on October 8, 2025, and after it received comments of all interested persons and taxing districts, (i) closed the public hearing, (ii) approved the Twenty-Fourth Amendment and (iii) recommended that the City Council approve the Twenty-Fourth Amendment; and

WHEREAS, the Twenty-Fourth Amendment (A) modifies the description of public improvements described by the Plan, (B) modifies the Estimated Redevelopment Project Costs by increasing the amount of redevelopment project costs related to Soccer Drive, (C) modifies the Sources of Funds, (D) modifies the Development Schedule, and (E) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing (collectively, the "Twenty-Fourth Amendment Modifications"); and

WHEREAS, the proposed Twenty-Fourth Amendment Modifications do not alter the exterior boundaries of the Redevelopment Area or enlarge the exterior boundary of any Redevelopment Project Area described by the Plan, affect the general land uses described by the Plan, or change the nature of any Redevelopment Project described by the Redevelopment Plan; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Twenty-Fourth 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 Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

Section 3. That the City Council hereby finds that good cause has been shown for the Twenty Fourth Amendment of the Plan and that the findings of the Council in Ordinance No. 941443, Ordinance No. 971310, Ordinance No. 021283, Ordinance No. 030545, Ordinance No. 040457, Ordinance No. 041218, Ordinance No. 060903, Committee Substitute for Ordinance No. 061320, Ordinance No. 080419, Ordinance No. 08111, Committee Substitute for Ordinance No. 090262, Ordinance No. 110073, Ordinance No. 130532, Ordinance No. 160592, Committee Substitute for Ordinance No. 170327, Ordinance No. 180583, Ordinance No. 190216, Ordinance No. 190894, Ordinance No. 200217, Ordinance No. 201016, Committee Substitute for Ordinance No. 210134, Ordinance No. 210750, Ordinance No. 220298, and by Ordinance No. 220570, except as expressly identified by the Twenty-Fourth Amendment, are not affected by the Twenty-Fourth Amendment and apply equally to the Twenty-Fourth Amendment.

Section 4. That the Council hereby finds that:

- a. The Twenty-Fourth Amendment does not alter the previous finding of the Council in Ordinance No. 941443 that the Redevelopment Area as a whole is an economic development area, as defined in Section 99.805 of the Act, 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.
- b. The Redevelopment Plan, as amended by the Twenty-Fourth Amendment, conforms to the comprehensive plan for the development of the City as a whole.
- c. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.
- d. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Twenty-Fourth Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.
- e. The Redevelopment Plan, as amended by the Twenty-Fourth Amendment, includes a plan for relocation assistance for businesses and residences.
- f. A cost-benefit analysis showing the impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
- g. The Redevelopment Plan, as amended by the Twenty-Fourth Amendment, does not include the initial development or redevelopment of any gambling establishment.
- h. A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810, RSMo.

Section 5. That the Administrative TIF Commission is authorized to issue obligations in one or more series of bonds secured by Shoal Creek Parkway Tax Increment Financing Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Redevelopment Plan, as amended by the Twenty-Fourth Amendment, and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Administrative TIF Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended by the Twenty-Fourth Amendment. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued

pursuant to Sections 99.800 to 99.865 of the Act, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of all payments in lieu of taxes and economic activity taxes generated within Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, as amended by the Twenty-Fourth Amendment, and authorizes the Administrative TIF Commission to pledge such funds on its behalf.

Approved as to form:



Authenticated as Passed

A handwritten signature in black ink, appearing to read "Quinton Lucas".

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

NOV 13 2025

Date Passed

A handwritten signature in blue ink, appearing to read "Emalea Kohler for".

Emalea Kohler
Associate City Attorney