

**435 & SOCCER DRIVE**  
**TAX INCREMENT FINANCING PLAN**

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CLAY COUNTY - KANSAS CITY, MISSOURI

TIF Commission Approval:

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## EXHIBITS

- Exhibit 1: Legal Descriptions
  - A: Legal Description of Redevelopment Area
  - B: Legal Description of Redevelopment Project Areas
- Exhibit 2: Site Map Redevelopment Area and Redevelopment Project Areas
- Exhibit 3: Specific Objectives of the Plan
- Exhibit 4: Estimated Construction and Employment Information
- Exhibit 5: Estimated Budget of Redevelopment Project Costs
- Exhibit 6: TIF Revenues and Additional City EATs Projections
- Exhibit 7: Anticipated Sources of Funds
- Exhibit 8: Development Schedule
- Exhibit 9: Cost-Benefit Analysis
- Exhibit 10: “But For” Statements – City Manager
- Exhibit 11: Existing Conditions Study
- Exhibit 12: Evidence of Financing Commitments
- Exhibit 13: Relocation Plan
- Exhibit 14: Redeveloper Affidavit

## **I. SUMMARY**

The 435 & Soccer Drive Tax Increment Financing Plan (the “**Redevelopment Plan**”) is located in a proposed redevelopment area that constitutes an “economic development area” as that term is defined by the Act. The proposed redevelopment area is generally described as follows: (A) an area that is generally bounded by NE Shoal Creek Parkway on the east, I-435 on the west, the intersection of I-435 and NE Shoal Creek Parkway on the south, and Highway 152 on the north, and (B) an area that is generally bounded by NE Shoal Creek Parkway on the east, I-435 on the west, Highway 152 on the south, and N. Barry Road on the north, all in Kansas City, Clay County, Missouri, as described on the attached **Exhibit 1A** and depicted on the Site Map attached as **Exhibit 2** (collectively, the “**Redevelopment Area**”).

The Redevelopment Area has not been redeveloped due to the terrain, lack of infrastructure and other factors rendering the Redevelopment Area infeasible to redevelop without financial assistance via Tax Increment Financing and tax redirection. The purpose of this Redevelopment Plan is to provide funding for the Infrastructure Improvements. This Redevelopment Plan proposes the redevelopment of the Redevelopment Area in multiple Redevelopment Projects. It is anticipated the development within the Redevelopment Area and its Redevelopment Project Areas will consist of a mix of single-family homes, townhomes and multi-family residential units, retail and restaurant space, a hotel and potential conference facilities, office buildings, entertainment and/or sports facilities and other compatible uses (“**Mixed-Use Development**”).

To be and to remain in compliance with Section 99.825.3 of the Act, the Redevelopment Projects are prohibited from applying to or funding anything other than infrastructure improvements. Although the Mixed-Use Development is anticipated to generate the Payments in Lieu of Taxes, Economic Activity Taxes and Additional City EATs, TIF Revenues and Additional City EATs are not being redirected to fund or reimburse any portion of a Mixed-Use Development that does not constitute an Infrastructure Improvement. TIF Revenues will be used solely to reimburse those Infrastructure Improvements as are allowed by the Act and City Additional Revenues to reimburse Infrastructure Improvements to the extent allowed by law and as approved by the City.

It is anticipated that the Infrastructure Improvements and Outdoor Amenities will encourage, support and attract Mixed-Use Development. The Redevelopment Area includes approximately 472 acres consisting of an anticipated seventeen (17) Redevelopment Project Areas described on the attached **Exhibit 1B** and depicted on the Site Map attached **Exhibit 2**, which may need to be adjusted from time-to-time.

The estimated Redevelopment Project Costs are \$2,260,132,203, plus Interest, and all such costs are identified on the attached **Exhibit 5**. It is anticipated that the Reimbursable Infrastructure Project Costs (defined below) totaling approximately \$328,177,682, including Financing Costs plus Interest, will be funded from the TIF Revenues and Additional City EATs in the anticipated amount of \$323,177,682, plus Interest. The TIF

Revenues and Additional City EATs are detailed and projected as reflected on the attached **Exhibit 6**. It is anticipated that Reimbursable Outdoor Amenities Project Costs (defined below) in an anticipated amount of \$5,000,000 will be funded from CID Revenues, provided that such costs may be reimbursable from Additional City EATs to the extent such amenities are located within public right-of-way or a public easement area and pursuant to an agreement between the City and the Redeveloper as approved by the City Council. Notwithstanding the foregoing, it is anticipated that Reimbursable Project Costs may be initially funded, in whole or in part, by public and/or private sources, including but not limited to private equity, private financing, direct appropriations of public funds, grants, and/or the issuance of Obligations, which may be reimbursed with all or any portion of the TIF Revenues and Additional City EATs, as applicable; and, in the case of Obligations, private financing or other debt, the TIF Revenues and Additional City EATs, or a portion thereof, as applicable, may be pledged to the payment of the principal and interest of such Obligations, private financing and debt.

The most recent total equalized assessed valuation of the real property within the Redevelopment Area, according to 2025 tax records from the Clay County Assessor's Office, is approximately \$60,180. A small portion of the Redevelopment Area is located the North Kansas City School District and the remaining portion is located in the Liberty School District. The 2025 calendar year combined ad valorem property tax levy is \$8.0555 per \$100 assessed valuation for the portion of the Redevelopment Area located in the North Kansas City School District and \$8.6360 per \$100 assessed valuation for the portion of the Redevelopment Area located in the Liberty School District. The total initial equalized assessed valuation of each Redevelopment Project Area will be determined at the time the applicable Redevelopment Project is approved by Ordinance. Following completion of the Infrastructure Improvements and the Mixed-Use Development, it is estimated that the total equalized assessed value of the real property within the Redevelopment Area will increase to approximately \$418,727,476.

Pursuant to the Act, Economic Activity Taxes and Payments in Lieu of Taxes generated and collected within each Redevelopment Project Area will be collected and deposited to the Special Allocation Fund for a twenty-three (23) year period following adoption of an Ordinance by the City Council for the approval of each such applicable Redevelopment Project and such Economic Activity Taxes and Payments in Lieu of Taxes are allowed to be used to pay or reimburse Reimbursable Infrastructure Project Costs until such costs are paid in full.

The estimated total Payments in Lieu of Taxes to be generated within the Redevelopment Project Areas and deposited into the Special Allocation Fund is approximately \$849,208,648, five percent (5%) of which are to be distributed annually to the Taxing Districts according to their respective annual levy rates as provided for in the Act, five percent of which are to be used to pay Administrative Expenses and the remainder of which are allowed to pay or reimburse Reimbursable Infrastructure Project Costs, including Interest and Financing Costs, certified by the Commission. The total amount of Payments in Lieu of Taxes estimated to be generated on an annual basis are shown on **Exhibit 6**.

The estimated total Economic Activity Taxes to be generated within the Redevelopment Project Areas and deposited into the Special Allocation Fund, subject to annual appropriation by the City Council, is approximately \$360,956,828, five percent (5%) of which are to be used to pay Administrative Expenses and the remainder of which are allowed to be used to pay or reimburse Reimbursable Infrastructure Project Costs, including interest certified by the Commission. Those Economic Activity Taxes estimated to be generated on an annual basis are shown on **Exhibit 6**, include 50% of the net earnings taxes paid by businesses and employees, 50% of utilities taxes, 50% of the net food & beverage taxes, 50% of the net utility taxes, 50% of certain City and County sales taxes, 50% of the Zoological District sales taxes, and 50% of a sales tax levied by a special taxing district anticipated to be adopted, such as the CID. Notwithstanding the foregoing, EATs will include any other tax revenues authorized for Tax Increment Financing pursuant to the Act.

The estimated Additional City EATs, subject to appropriation by the City Council, that will be available to reimburse or pay Reimbursable Infrastructure Project Costs is approximately \$197,544,491, as more specifically set forth on **Exhibit 6**.

Upon the reimbursement of all certified Reimbursable Project Costs and Administrative Expenses, Tax Increment Financing will be terminated and the Taxing Districts, subject to Section 99.850 RSMo., will receive all tax revenue generated after such termination within the Redevelopment Area. Upon the reimbursement of the Reimbursable Project Costs the redirection of Additional City EATs will terminate, but in no event will such Additional City EATs generated within a Redevelopment Project Area exceed thirty (30) years.

## **II. DEFINITIONS**

As used in this Redevelopment Plan, the following terms shall have the following meanings:

- A. “Act,” the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et. seq., Revised Statutes of Missouri, as amended.
- B. “Additional City EATs,” during the applicable twenty-three year period of Tax Increment Financing for each Redevelopment Project and for an additional 7 years following the termination of such twenty-three year period of Tax Increment Financing for each Redevelopment Project the revenue from taxes which are imposed by the City and which are generated by economic activities within each Redevelopment Project Area, as applicable, which revenues are not captured pursuant to the Act and are appropriated by the City to reimburse or pay Reimbursable Project Costs. For this Redevelopment Plan, the Additional City EATs, as estimated on **Exhibit 6**, attached hereto, include and are more specifically identified with the applicable percentage and duration as follows:

Taxes on sales for hotel/motel rooms:

- Capital Improvement Tax – Years 1 through 30 at 100%
- Public Safety Tax – Years 1 through 30 at 100%
- Convention and Tourism Tax – Years 1 through 30 at 50%

Taxes on food and beverage sales:

- Capital Improvement Tax – Years 1 through 23 at 50%
- Capital Improvement Tax – Years 24 through 30 at 100%
- Public Safety Tax – Years 1 through 23 at 50%
- Public Safety Tax – Years 24 through 30 at 100%
- Food & Beverage Tax – Years 1 through 23 at 50%
- Food & Beverage Tax - Years 24 through 30 at 100%

Taxes on sales of utilities:

- Capital Improvement Tax – Years 1 through 23 at 50%
- Capital Improvement Tax – Years 24 through 30 at 100%
- Public Safety Tax – Years 1 through 23 at 50%
- Public Safety Tax – Years 24 through 30 at 100%
- Utilities Tax – Years 1 through 23 at 50%
- Utilities Tax – Years 24 through 30 at 100%

Taxes on all other sales:

- Capital Improvement Tax – Years 1 through 23 at 50%
- Capital Improvement Tax – Years 24 through 30 at 100%
- Public Safety Tax – Years 1 through 23 at 50%
- Public Safety Tax – Years 24 through 30 at 100%

Earnings Taxes:

- Years 1 through 15 at 50%
- Years 16 through 20 at 25%

- C. “Administrative Expenses,” certain planning and special services expenses of the Commission and City, which are not direct Redevelopment Project Costs, but are nonetheless reasonable and necessary for the administration of the Redevelopment Plan by the City and the Commission and are incidental costs to the Redevelopment Plan. The incidental costs will be recovered by the Commission and City from the Special Allocation Fund in an amount equal to 5% of Economic Activity Taxes and Payments in Lieu of Taxes paid annually into the Special Allocation Fund.
- D. “Affiliate,” as applied to any person or entity, any other person or entity who controls, is controlled by, or is under common control with, such person or entity. For purposes of this definition, “control” means the possession, directly or indirectly through one or more intermediaries, of the power to direct the management and policies of a person or entity, whether through the ownership of equity interests, by contract, or otherwise; provided, however, that (a) any person or entity which owns directly or indirectly a majority of the equity interests having ordinary voting power for the election of directors or other members of the governing body of a person or entity or a majority of the partnership or other ownership interests of a person or entity (other than as a limited partner of such person or entity) shall be deemed an Affiliate of such person or entity, and (b) each partnership in which a person or entity is a general partner shall be deemed an Affiliate of such person or entity.
- E. “Assignee,” any assignee of the Redeveloper of any rights pursuant to the Redevelopment Agreement as authorized pursuant to the Redevelopment Agreement.
- F. “CID,” a community improvement district for all or a portion of the Redevelopment Area anticipated to be proposed by the Redeveloper to the City and as may be established by the City of Kansas City, Missouri pursuant to the Community Improvement District Act under Sections 6767.1401 to 67.1571, inclusive, of the Revised Statutes of Missouri.
- G. “CID Administrative Costs,” the overhead costs of the CID including without limitation the following: (1) reimbursement of the Board of Directors for actual expenditures incurred in the performance of authorized duties on behalf of CID, (2) costs related to any authorized indebtedness of the CID, including the issuance and repayment of obligations, and (3) any other costs or expenses incurred by the CID in the exercise of the powers granted under Sections 67.1401 to 67.1571, inclusive, of the Revised Statutes of Missouri, as amended, including accounting, auditing, legal, insurance, and clerical support, as determined by the CID’s Board of Directors.
- H. “CID Revenues,” a one percent (1%) sales and use tax levied by the CID and approved by the voters in the CID and a resolution of the Board of Directors of the CID and levied pursuant to Section 67.1545 of the Revised Statutes of Missouri, as amended, on all retail sales made within the CID that are subject to taxation

pursuant to Section 144.010 to 144.525 of the Revised Statutes of Missouri, as amended, except sales of motor vehicles, trailers, boats or outboard motors, and sales to public utilities, 50% of the proceeds of which will be EATs and the other 50% of the proceeds (except for the CID Administrative Costs) shall be transferred, subject to annual appropriation of the Board of Directors of the CID, to the Commission to be used to pay a portion of the Reimbursable Project Costs, pursuant to the terms and conditions of a Cooperation Agreement between the Commission and the CID.

- I. “City,” City of Kansas City, Missouri.
- J. “City Council,” the governing body of the City.
- K. “Clay County KC Commission” the Clay County KC TIF Commission.
- L. “Code,” the Code of Ordinances of the City.
- M. “Commission,” the Tax Increment Financing Commission of Kansas City, Missouri.
- N. “Economic Activity Taxes” or “EATs,” fifty percent (50%) of the total additional revenue from taxes, penalties and interest which are imposed by the City and other Taxing Districts, which are generated by economic activities within each Redevelopment Project Area over the amount of such taxes generated by economic activities within such Redevelopment Project Area in the calendar year prior to the adoption of the applicable Redevelopment Project by Ordinance, while Tax Increment Financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 RSMo., taxes levied for the purpose of public transportation pursuant to Section 94.660 RSMo., taxes imposed on sales pursuant to subsection 2 of section 67.1712 for the purpose of operating and maintaining a metropolitan park and recreation district, licenses, fees or special assessments other than Payments In Lieu of taxes and penalties and interest thereon, any sales tax imposed by a county with a charter form of government and with more than six hundred thousand but fewer than seven hundred thousand inhabitants, for the purpose of sports stadium improvement or levied by such county under section 238.410 for the purpose of the county transit authority operating transportation facilities, taxes imposed on sales under and pursuant to section 67.700 or 650.399 for the purpose of emergency communication systems and such other taxes that may be excluded by State law from time to time, shall be allocated to, and paid by the local political subdivision collecting officer to the treasurer or other designated financial officer of the municipality, who shall deposit such funds in a separate segregated account within the special allocation fund; provided, however, if the voters in a Taxing District vote to approve an increase in such Taxing District’s sales tax or use tax, other than the renewal of an expiring sales or use tax, any additional revenues generated within an existing Redevelopment Project Area that are directly attributable to the newly voter-approved incremental increase in such

taxing district's levy rate shall not be considered "Economic Activity Taxes", without the consent of such Taxing District. If a retail establishment relocates within one (1) year from one facility to another facility within the same county and the governing body of the municipality finds that the relocation is a direct beneficiary of Tax Increment Financing, then for purposes of this definition the economic activity taxes generated by the retail establishment shall equal the total additional revenues from economic activity taxes which are imposed by a municipality or other taxing district over the amount of economic activity taxes generated by the retail establishment in the calendar year prior to its relocation to such Redevelopment Project Area.

- O. "Economic Development Area," any area or portion of an area located within the territorial limits of a municipality, which does not constitute a blighted area or conservation area pursuant to the Act, and in which the City Council finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will: (a) discourage commerce, industry or manufacturing from moving their operations to another state; or (b) result in increased employment in the City; or (c) result in preservation or enhancement of the tax base of the City.
- P. "Financing Costs," those costs incurred by the City, Commission, Redeveloper, Redeveloper's Affiliate or Assignee, or any other issuer approved by the City and Commission, in furtherance of private loans or the issuance of Obligations, including, but not limited to, reasonable financing loan origination fees and expenses, the reasonable fees and expenses of the Redeveloper's, City's, or Commission's attorneys, the Redeveloper's City's or Commission's administrative fees and expenses (including municipal advisors and planning consultants), underwriters' discounts and fees, the costs of printing any Obligations and any official statements relating thereto, the costs of credit enhancement, if any, capitalized interest, debt service reserves, the fees of any rating agency rating any Obligations, and costs incurred by the Redeveloper, City, or Commission in preparing the Redevelopment Plan, as estimated and identified on **Exhibit 5** to the Redevelopment Plan.
- Q. "Gambling Establishment," an excursion gambling boat as defined in section 313.800, RSMo., and any related business facility including any real property improvements which are directly and solely related to such business facility, whose sole purpose is to provide goods or services to an excursion gambling boat and whose majority ownership interest is held by a person licensed to conduct gambling games on an excursion gambling boat or licensed to operate an excursion gambling boat as provided in Sections 313.800 to 313.850, RSMo.
- R. "Interest" interest for equity invested to fund Reimbursable Infrastructure Project Costs and interest incurred related to any loans obtained and/or Obligations issued to financing Reimbursable Infrastructure Project Costs all as allowed pursuant to

Commission’s Certification of Costs and Reimbursement Policy and Interest Policy or as otherwise approved by the City.

- S. “Infrastructure Improvements,” infrastructure improvements which are anticipated to include roads, streets, curbing, sidewalks, trails (including trailheads), traffic control systems and devices, signage, water distribution and supply systems (including but not limited to water mains and lines, sanitary and storm sewers, and detention areas) and other similar and related public improvements, site work and other work necessary or desirable to complete such improvements in and around the Redevelopment Area, but in no case buildings, which improvements are necessary or desirable to support and attract existing and future development.
- T. “Mixed-Use Development,” the future development anticipated to be attracted by the construction of the Infrastructure Improvements and Outdoor Amenities, which future development is anticipated to include single-family homes, townhomes and multi-family residential units, retail and restaurant space, a hotel and potential conference facilities, office buildings, entertainment and/or sports facilities, and other compatible uses.
- U. “Obligations,” bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by the City, the Commission or by any other appropriate issuer, approved by the City and the Commission, to pay or reimburse all or any portion of the Redevelopment Project Costs incurred or estimated to be incurred, or to otherwise carry out a Redevelopment Project, to finance the cost of issuing such Obligations, to establish reserves to refund or secure such Obligations, to finance the interest costs associated with such Obligations or to refund, redeem or defease outstanding Obligations.
- V. “Ordinance,” an ordinance enacted by the governing body of the City.
- W. “Outdoor Amenities,” any improvement for an outdoor amenity area and related improvements, including but not limited to landscaping, hardscape, seating areas, fountains, and sculptures, which enhance the environs within the Redevelopment Area for the public good and which will attract and support visitors and tourism to the Redevelopment Area and create a pedestrian friendly and safe environment within the Redevelopment Area and any infrastructure improvement which does not constitute an Infrastructure Improvement or is certified as reimbursable from TIF Revenues pursuant to this Redevelopment, either located on public property or within public right-of-way or a public easement area.
- X. “Payments in Lieu of Taxes” or “PILOTs,” those estimated revenues from real property taxes generated within each Redevelopment Project Area which are allowed to be used to pay or reimburse the Reimbursable Infrastructure Project Costs identified by the Redevelopment Plan, which Taxing Districts would have received had the City not adopted tax increment allocation financing, and which result from levies made after the time of the adoption of tax increment allocation financing within each such Redevelopment Project Area that is approved by

Ordinance (but excluding the blind pension fund tax levied under the authority of Article III, Section 38(b) of the Missouri Constitution and the merchant's and manufacturer's inventory replacement tax levied under the authority of subsection 2 of Section 6 of the Missouri Constitution) and during the time the current equalized value of real property in such Redevelopment Project Area exceeds the Total Initial Equalized Assessed Value of real property in each such Redevelopment Project Area, until the designation is terminated pursuant to the Act, provided however, if the voters in a Taxing District vote to approve an increase in such Taxing District's levy rate for ad valorem tax on real property, any additional revenues generated within a Redevelopment Project Area that are directly attributable to the newly voter-approved incremental increase in such Taxing District's levy rate shall not be considered Payments in Lieu of Taxes without the consent of such Taxing District. Revenues will be considered directly attributable to the newly voter-approved incremental increase to the extent that they are generated from the difference between the taxing district's actual levy rate currently imposed and the maximum voter-approved levy rate at the time that the Redevelopment Project was adopted.

- Y. "Project Improvements," Mixed-Use Development, Infrastructure Improvements and Outdoor Amenities and related improvements and site work.
- Z. "Redeveloper," Land Reserve, Inc., or its designated Affiliate or its assignee, with approval of the Commission, pursuant to a resolution, and to which the Commission enters a Redevelopment Agreement to implement the Redevelopment Plan, the Infrastructure Improvements, Outdoor Amenities or a portion of any of the foregoing.
- AA. "Redevelopment Agreement," the agreement between the Commission and Redeveloper for the implementation of the Redevelopment Plan, the Infrastructure Improvements, Outdoor Amenities or a portion of any of the foregoing.
- BB. "Redevelopment Area," the area designated by Ordinance of the City, in respect to which the City has made a finding that there exist conditions which cause the area to be classified as a blighted area, a conservation area, an economic development area, an enterprise zone pursuant to Sections 135.200 to 135.236, RSMO., or a combination thereof, and which area includes only those parcels of real property directly and substantially benefitted by the proposed Redevelopment Projects and which is legally described on **Exhibit 1A** and depicted on the Site Map attached as **Exhibit 2**.
- CC. "Redevelopment Plan," this 435 & Soccer Drive Tax Increment Financing Plan, as it may be amended from time to time.
- DD. "Redevelopment Project," a redevelopment project described by Section IV.B of the Redevelopment Plan.

- EE. “Redevelopment Project Areas,” the portion of the Redevelopment Area selected for the Redevelopment Projects, and which are legally described on **Exhibit 1B** and depicted on the Site Map attached as **Exhibit 2**.
- FF. “Redevelopment Project Costs,” include the sum of all reasonable or necessary costs incurred or estimated to be incurred, any such costs incidental to the Redevelopment Plan, the Infrastructure Improvements and/or the Outdoor Amenities. Such costs are identified on the Estimated Budget of Redevelopment Project Costs attached as **Exhibit 5**, and may include, but are not limited to the following:
1. Costs of studies, surveys, plans and specifications;
  2. Professional services costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services. Except the reasonable costs incurred by the commission established in section 99.820 for the administration of sections 99.800 to 99.865, such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of the Redevelopment Plan or Redevelopment Project;
  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, repair or remodeling of existing buildings and fixtures;
  5. Cost of construction of public works or improvements;
  6. 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 pursuant to sections 99.800 to 99.865 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;
  7. All or a portion of a taxing district’s capital cost resulting from the Redevelopment Projects necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Redevelopment Projects, to the extent the municipality by written agreement accepts and approves such costs;
  8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
  9. Payments in lieu of taxes.

- GG. “Reimbursable Project Costs,” Reimbursable Infrastructure Project Costs in an amount not to exceed \$323,177,682, including Financing Costs plus Interest, and Reimbursable Outdoor Amenities Project Costs in an amount not to exceed \$5,000,000, as identified on **Exhibit 5**, plus Interest; provided that no cost may be reimbursed with Additional City EATs unless the specific cost has been approved by the City as a legally eligible use of the Additional City EATs.
- HH. "Retail Area", a proposed redevelopment building area for which more than fifty percent of the usable building square footage in the area is projected to be used by retail businesses, which shall be businesses that primarily sell or offer to sell goods to a buyer primarily for the buyer's personal, family, or household use and not primarily for business, commercial, or agricultural use.
- II. “Retail Infrastructure Projects”, highways, roads, streets, bridges, sewers, traffic control systems and devices, water distribution and supply systems, curbing, sidewalks, storm water and drainage systems, or any other similar public improvements, but in no case shall retail infrastructure projects include private structures.
- JJ. “Special Allocation Fund,” the fund maintained by the City or the Commission, as the case may be, which contains at least three (3) separate segregated accounts for the Redevelopment Projects and any additional accounts deemed appropriate by the City and Commission (i.e. PILOTs Account, EATS Account and Additional City EATs Account) and maintained by the treasurer of the City or the treasurer of the Commission into which Payments in Lieu of Taxes, Economic Activity Taxes and Additional City EATs are deposited.
- KK. “Tax Increment Financing,” tax increment allocation financing as provided pursuant to Chapter 99.800, et seq. RSMo.
- LL. “Taxing Districts,” any political subdivision of Missouri located wholly or partially within the Redevelopment Project Area having the power to levy taxes.
- MM. “TIF Revenues,” Payments in Lieu of Taxes and Economic Activity Taxes.

### **III. TAX INCREMENT FINANCING**

This Redevelopment Plan is adopted pursuant to the Act. The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from Payments in Lieu of Taxes and Economic Activity Taxes. Pursuant to Section 99.810.2 of the TIF Act, tax increment allocation financing shall not be adopted in a Retail Area unless such financing is exclusively utilized to fund Retail Infrastructure Projects.

### **IV. GENERAL DESCRIPTION OF THE REDEVELOPMENT PROGRAM**

- A. The Redevelopment Plan. This Redevelopment Plan provides for the construction of the Project Improvements. The Redeveloper will construct or cause to be constructed

the Project Improvements and acquire and/or contribute or cause to be acquired and/or contributed any right of way needed for any public Infrastructure Improvements and the cost of or the value of any such property contributed shall be considered a Reimbursable Project Cost.

- B. Redevelopment Area and Redevelopment Project Areas. The proposed Redevelopment Area described by this Redevelopment Plan in which the Project Improvements are anticipated to be constructed is generally described as follows: (A) an area that is generally bounded by NE Shoal Creek Parkway on the east, I-435 on the west, the intersection of I-435 and NE Shoal Creek Parkway on the south, and Highway 152 on the north, and (B) an area that is generally bounded by NE Shoal Creek Parkway on the east, I-435 on the west, Highway 152 on the south, and N. Barry Road on the north, all in Kansas City, Clay County, Missouri, as described on the attached **Exhibit 1A** and depicted on the Site Map attached **Exhibit 2** (collectively, the “**Redevelopment Area**”) and consists of the Redevelopment Project Areas legally described on **Exhibit 1B** and depicted on the Site Map attached as **Exhibit 2**.
- C. Redevelopment Project Areas. The Redevelopment Plan contains seventeen (18) Redevelopment Projects, which include the following Project Improvements:
1. Redevelopment Project A – The construction of a mixed-use development, including retail, restaurant, entertainment, hotel, office, multifamily, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
  2. Redevelopment Project B – The construction of a mixed-use development, including retail, restaurant, office, medical, multifamily, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
  3. Redevelopment Project C – The construction of a mixed-use development, including retail, restaurant, office, medical, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
  4. Redevelopment Project D – The construction of a mixed-use development, including retail, restaurant, office, medical, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
  5. Redevelopment Project E – The construction of a single-family homes, multifamily, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the

Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.

6. Redevelopment Project F – The construction of a single-family homes, multifamily, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
7. Redevelopment Project G – The construction of a mixed-use development, including retail, restaurant, entertainment, office, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
8. Redevelopment Project H – The construction of a mixed-use development, including retail, restaurant, office, multifamily, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
9. Redevelopment Project I – The construction of a single-family homes, multifamily, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
10. Redevelopment Project J – The construction of a single-family homes, multifamily, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
11. Redevelopment Project K – The construction of a mixed-use development, including retail, restaurant, office, medical, multifamily, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
12. Redevelopment Project L – The construction of a mixed-use development, including retail, restaurant, entertainment, hotel, office, medical, multifamily, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.

13. Redevelopment Project M – The construction of a mixed-use development, including retail, restaurant, entertainment, hotel, office, medical, multifamily, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
  14. Redevelopment Project N – The construction of a mixed-use development, including retail, restaurant, entertainment, office, multifamily, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
  15. Redevelopment Project O – The construction of a mixed-use development, including retail, restaurant, entertainment, hotel, office, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
  16. Redevelopment Project P – The construction of a mixed-use development, including retail, restaurant, office, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
  17. Redevelopment Project Q – The construction of a mixed-use development, including retail, restaurant, office, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
  18. Redevelopment Project R – The construction of a mixed-use development, including retail, restaurant, entertainment, hotel, office, multi-family, and/or other similar uses, Infrastructure Improvements, Outdoor Amenities and/or other related improvements and site work all as approved by the Redeveloper and in accordance with the development plan or such other plan approved pursuant to the Code.
- D. Infrastructure Improvements and Outdoor Amenities. The Redevelopment Plan provides for completion of the Infrastructure Improvements within and around the Redevelopment Area in various stages as necessary or desirable to support and attract the Mixed-Use Development to be completed in accordance with the Code and any development plan or other plan approved by the City pursuant to the Code. It is also anticipated that Outdoor Amenities will be completed in the Redevelopment Area to support and/or enhance the Mixed-Use Development and/or Infrastructure Improvements throughout the Redevelopment Area.

- E. Redevelopment Plan Objectives. The specific objectives of the Redevelopment Plan are set forth on **Exhibit 3**.
- F. Construction and Employment Information. Estimated construction and employment information for all Infrastructure Improvements and Mixed-Use Development is set forth on **Exhibit 4**.

## V. FINANCING

- A. Estimated Redevelopment Project Costs. The estimated Redevelopment Project Costs to implement the Project Improvements are \$2,260,132,203, plus Interest, and all such costs are identified on **Exhibit 5** of this Redevelopment Plan.
- B. Estimated Reimbursable Project Costs. It is anticipated that the Reimbursable Project Costs related to the Infrastructure Improvements (“**Reimbursable Infrastructure Project Costs**”) will be funded from TIF Revenues and Additional City EATs in the anticipated amount of \$323,177,682, plus Interest and Redevelopment Project Costs related to the Outdoor Amenities (the “**Reimbursable Outdoor Amenities Project Costs**”) will be reimbursable from the CID Revenue in the anticipated amount of \$5,000,000, plus Interest. Notwithstanding the foregoing, it is anticipated that Reimbursable Project Costs may be initially funded, in whole or in part, by public and/or private sources, including but not limited to private equity, private financing, direct appropriations of public funds, grants, and/or the issuance of Obligations, any which may be reimbursed with all or any portion of the TIF Revenues and Additional City EATs, as applicable; and, in the case of Obligations, private financing or other debt, the TIF Revenues and Additional City EATs, or a portion thereof, as applicable, may be pledged to the payment of the principal and interest of such Obligations, private financing and debt. Notwithstanding the foregoing and subject to an agreement with the City as approved by the City Council, Additional City EATs may be used to fund Reimbursable Outdoor Amenities Project Costs that are located within public right-of-way or a public easement area and are expressly authorized pursuant to such agreement approved by the City Council.
- C. Estimated Commission and City Cost. The City has determined that certain planning and special services expenses of the Commission, which are not direct Redevelopment Project Costs are nonetheless reasonable, necessary and incidental costs to this Redevelopment Plan. Such incidental costs will be recovered by the Commission or the City, as the case may be, from the Special Allocation Fund in an amount not to exceed 5% of the Economic Activity Taxes and Payments in Lieu of Taxes paid annually into the Special Allocation Fund, which 5% is estimated to be \$59,551,972, as identified on **Exhibit 6**.
- D. Equalized Assessed Value of Redevelopment Area. The most recent total equalized assessed valuation of the real property within the Redevelopment Area, according to 2025 tax records at the Clay County Assessor’s Office, is approximately \$60,180. A small portion of the real property within the Redevelopment Area is located the North Kansas City School District and the remaining portion is located in the Liberty School

District. The 2025 calendar year combined ad valorem property tax levy is \$8.0555 per \$100 assessed valuation for the portion of the Redevelopment Area located in the North Kansas City School District and \$8.6360 per \$100 assessed valuation for the portion of the Redevelopment Area located in the Liberty School District. The total initial equalized assessed valuation of the real property within each Redevelopment Project Area will be determined at the time the applicable Redevelopment Project is approved by Ordinance. Following completion of the Infrastructure Improvements and the Mixed-Use Development, it is estimated that the assessed value of the real property within the Redevelopment Area will increase to approximately \$418,727,476.

- E. Payments in Lieu of Taxes. The estimated total Payments in Lieu of Taxes to be generated within the Redevelopment Project Areas and deposited into the Special Allocation Fund is approximately \$849,208,648, five percent (5%) of which are to be distributed annually to the Taxing Districts according to their respective annual levy rates as provided for in the Act, five percent (5%) of which are to be used to pay Administrative Expenses and the remainder of which are allowed to be used to pay or reimburse Reimbursable Infrastructure Project Costs, including Interest and Financing Costs, certified by the Commission. Those estimated Payments in Lieu of Taxes are shown on **Exhibit 6**. Each calendar year of the Redevelopment Plan an amount equal to five percent (5%) of the cumulative amount of Payments in Lieu of Taxes deposited to the Special Allocation Fund will be deemed surplus and distributed to the affected Taxing Districts in the Redevelopment Project Areas as provided for by the Act. Based on the estimated total Payments in Lieu of Taxes to be generated, it is anticipated that the cumulative total amount of Payments in Lieu of Taxes to be surplused will be \$42,460,432.

Projections of Payments in Lieu of Taxes are based on anticipated development and real property valuations and current ad valorem levy rates, all of which are subject to change due to many factors. In addition to the annual distribution a portion of the Payments in Lieu of Taxes to the affective Taxing Districts as described above, the amount of Payments in Lieu of Taxes in excess of the funds needed to reimburse Reimbursable Project Costs, if any, may be declared as surplus by the City. The declared surplus will be distributed to the affected Taxing Districts in the Redevelopment Project Areas as provided for by the Act.

- F. Economic Activity Taxes. The total Economic Activity Taxes estimated to be generated within the Redevelopment Project Areas and deposited into the Special Allocation Fund, subject to annual appropriation by the City Council, is approximately \$360,956,828, five percent (5%) of which are to be used to pay Administrative Expenses and the remainder of which are allowed to be used to pay or reimburse Reimbursable Infrastructure Project Costs, including interest certified by the Commission. Those Economic Activity Taxes, estimated to be generated on an annual basis, are shown on **Exhibit 6**, attached hereto, include 50% of the net earnings taxes paid by businesses and employees, 50% of utilities taxes, 50% of the net food & beverage taxes, 50% of the net utility taxes, 50% of certain City and County sales taxes, and 50% of the Zoological District sales taxes, generated, collected and available for

the period Tax Increment Financing is authorized by Ordinance. Notwithstanding the foregoing EATs will include any other tax revenues authorized for Tax Increment Financing pursuant to the Act.

Projections for Economic Activities Taxes are based on anticipated economic activity in the Redevelopment Project Areas and current tax rates, both of which are subject to change due to many factors. The amount of Economic Activity Taxes in excess of the funds needed to reimburse Reimbursable Project Costs, if any, may be declared as surplus by the City. The declared surplus will be distributed to the affected Taxing Districts in the Redevelopment Project Areas as provided for by the Act.

This Plan requires that all affected businesses and property owners be identified and that the Commission shall be provided with documentation regarding payment of Economic Activity Taxes by Redeveloper, its contractors, tenants and assigns. The Commission shall make available information to the City regarding the identity and location of the affected businesses. It shall be the obligation and intent of the City to determine the Economic Activity Taxes and to appropriate and/or budget and transfer such funds into the Special Allocation Fund, no less frequently than semi-annually and no more frequently than quarterly, in accordance with the Act.

- G. Additional City EATs. The estimated Additional City EATs, subject to appropriation by the City Council, that will be available to reimburse or pay Reimbursable Infrastructure Project Costs is approximately \$197,544,491, as more specifically set forth on **Exhibit 6**. Projections for Additional City EATs are based on anticipated economic activity in the Redevelopment Project Areas and current tax rates, both of which are subject to change due to many factors. Further, the availability of Additional City EATs to fund or reimburse Reimbursable Infrastructure Project Costs is subject to the Redeveloper and the City entering into a separate agreement and Additional City EATs are subject to annual appropriation by the City; and further, notwithstanding anything in this Redevelopment Plan to the contrary, such agreement may, as approved by the City Council, provide for Additional City EATs funding Reimbursable Outdoor Amenities Project Costs located within public right-of-way or a public easement area and/or other costs related to other public improvement costs not expressly identified in this Redevelopment Plan, so long as such costs are authorized for reimbursement pursuant to such agreement approved by the City Council.
- H. Anticipated Sources and Uses of Funds. The Redeveloper will or will cause to be acquired all necessary properties and will construct or cause to be constructed the Project Improvements through the use of various sources of funds including private equity, private financing, TIF Revenues and Additional City EATs and any other sources that may later be identified by the Redeveloper. The currently Anticipated Sources and Uses of Funds for the Project Improvements are set forth on **Exhibit 7**. The anticipated interest rate on private sources is 7% and it is anticipated that any public sources would have a lower interest rate, if any. It is anticipated that private lending sources would be in the form of typical construction and/or permanent financing with construction financing being for a term of the construction period of 2 to 4 years or

until stabilization, and permanent financing would be for a term of 10 to 30 years depending on the type of development being financed and market conditions.

- I. Termination of Tax Increment Financing. Upon the reimbursement of all certified Reimbursable Project Costs and Administrative Expenses, Tax Increment Financing will be terminated and the Taxing Districts, subject to Section 99.850 RSMo., will receive all tax revenue generated after such termination within the Redevelopment Area. Upon the reimbursement of all certified Reimbursable Project Costs the redirection of Additional City EATs will terminate, but in no event will such Additional City EATs generated within a Redevelopment Project Area exceed thirty (30) years.

## VI. GENERAL LAND USE

This Redevelopment Plan anticipates the development within the Redevelopment Area and its Redevelopment Project Areas will consist of a mix of single-family homes, townhomes and multi-family residential units, retail and restaurant space, a hotel and potential conference facilities, office buildings, entertainment and/or sports facilities and other compatible uses in accordance with the current Shoal Creek zoning or as may be rezoned to MPD or other suitable zoning pursuant to the Code.

## VII. REQUIRED STATUTORY FINDINGS

- A. Existing Conditions in Redevelopment Area. The Redevelopment Area qualifies as an Economic Development Area. Such qualification is supported by the Existing Conditions Study, dated as of February 19, 2025, prepared by Partner Valuation Advisors, attached hereto as **Exhibit 11** of this Redevelopment Plan.

Based upon the Study, attached hereto as **Exhibit 11** of this Redevelopment Plan, and an affidavit of the City Manager of the City, attached hereto as **Exhibit 10** of this Redevelopment Plan, the Redevelopment Projects would not reasonably be anticipated to be developed without adoption of Tax Increment Financing and the redirection of the Additional City EATs.

- B. Conformance to the Comprehensive Plan. This Redevelopment Plan conforms with the comprehensive plan for the development of the City of Kansas City as a whole, the KC Spirit Playbook.
- C. Redevelopment Schedule.
  1. Estimated Date of Completion. The estimated dates for completion of the Project Improvements located within the Redevelopment Area are set forth on the Redevelopment Schedule on **Exhibit 8** of this Redevelopment Plan. It is anticipated that the Redevelopment Projects will not be completed within the time provided for in Section 74-12 of the Code and such time requirements are not applicable to the Redevelopment Projects to be completed pursuant to this Redevelopment Plan.

2. Date to Adopt Redevelopment Projects. In no event shall any Ordinance approving a Redevelopment Project be adopted later than ten (10) years from the adoption of the Ordinance approving the Redevelopment Plan.
  3. Date to Retire Obligations. The dates for completion of the Project Improvements located within the Redevelopment Project Areas and retirement of Obligations, if any are issued, Interest and Financing Costs incurred to finance Redevelopment Project Costs for any Reimbursable Infrastructure Project Costs are estimated to occur no later than twenty-three (23) years from the adoption of the last Ordinance approving and designating the Redevelopment Project Areas.
  4. Date to Acquire Property by Eminent Domain. In no event shall any property for a Redevelopment Project be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving such Redevelopment Project.
- D. Relocation Assistance Plan. It is not anticipated that any relocation assistance will be needed; however, to the extent any relocation assistance is needed it will be available to all eligible displaced occupants in conformance with the Commission's Relocation Assistance Plan as shown in **Exhibit 13** of this Redevelopment Plan or as may be required by other applicable state or federal laws. Any relocation will be at the expense of the Redeveloper.
- E. Cost-Benefit Analysis. A cost-benefit analysis has been prepared for this Redevelopment Plan that demonstrates the economic impact of this Redevelopment Plan on each Taxing District. This analysis and other evidence submitted to the Commission describe the impact on the economy if the Project Improvements and Infrastructure Improvements are not built, and as well as if the Project Improvements and Infrastructure Improvements are built pursuant to this Redevelopment Plan. The Cost-Benefit Analysis, attached as **Exhibit 9** of this Redevelopment Plan, includes a fiscal impact study on every affected Taxing District and sufficient information from the Redeveloper for the Commission to evaluate whether the funding of the Infrastructure Improvements is financially feasible.
- F. Gambling Establishments. The Redevelopment Plan does not include the initial development or redevelopment of any Gambling Establishments.

## **VIII. REDEVELOPMENT AGREEMENT**

Upon approval of this Redevelopment Plan, the Commission and Redeveloper will enter into a Redevelopment Agreement which will include, among other things, the following commitments:

1. Implementation of this Redevelopment Plan;
2. Reporting of Economic Activity Taxes;

3. The Commission's Work Force Policy, as it relates to the Infrastructure Improvements and in accordance with the Code, as may be modified or waived pursuant to the Code or by the City Council;
4. The City's MBE/WBE Ordinance, as it relates to the Infrastructure Improvements and in accordance with the Code, as may be modified or waived pursuant to the Code or by the City Council;
5. Design guidelines review and approval process, as it relates to the Infrastructure Improvements;
6. The Commission's Relocation Assistance Policy, if any relocation is required by the implementation of this Redevelopment Plan;
7. Payment of Prevailing Wages on Reimbursable Infrastructure Project Costs;
8. Certification of Costs and Reimbursement Policy;
9. Certificate of Completion and Compliance Policy, as it relates to the Infrastructure Improvements;
10. Parameters for the issuance of Obligations, in any, to finance any Reimbursable Project Costs;
11. Interest Policy;
12. Annual Progress Reporting; and
13. Environmental Policy

**IX. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN AND TERMINATION**

This Redevelopment Plan and Redevelopment Project may be amended pursuant to the provisions of the Act, except in the event that there are minor inaccuracies contained within this Redevelopment Plan or any Exhibit attached hereto that do not arise to more than a scrivener's error, the City Council of the City authorizes the Commission to approve and correct such inaccuracies and to execute any required instruments and to make and incorporate such amendment or change to this Redevelopment Plan or any Exhibit attached hereto.

**X. PROVISIONS FOR TERMINATION OF TAX INCREMENT FINANCING**

Upon the reimbursement of all certified Reimbursable Project Costs and Administrative Expenses, Tax Increment Financing will be terminated and the Taxing Districts, subject to Section 99.850 RSMo., will receive all tax revenue generated after such termination within the Redevelopment Area. It is anticipated that each of the Redevelopment Project Areas applicable twenty-three-year statutory periods for the capture of TIF Revenues will

terminate in staggering years. The lawful termination of one (1) Redevelopment Project Area's capture of TIF Revenues generated within that area shall not affect the continued collection and allocation of TIF Revenues in the other Redevelopment Project Areas with the Redevelopment Area. Under this Redevelopment Plan, at the termination of Tax Increment Financing for a Redevelopment Project Area, there will be no surplus as long as there are outstanding Obligations or Reimbursable Project Costs payable to the Redeveloper.

## Exhibit 1A

### Legal Description of Redevelopment Area

#### Tract A:

A tract of land located in Section 9, 10, 15 & 16, Township 51 North, Range 22 East, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter of said Section 9; thence North 00°59'40" East, along the Easterly line of said Section 9, a distance of 1973.28 feet to the Southerly right-of-way line of Missouri Highway 152, as it currently exists, and POINT OF BEGINNING; thence along said Southerly right-of-way line, the following bearings and distances; thence North 83°36'45" East, a distance of 371.10 feet; thence South 78°22'36" East, a distance of 405.76 feet; thence Easterly, along a curve to the left, having a Chord Bearing of South 86°29'51" East, a Chord Distance of 416.59 feet, a Radius of 1497.40 feet, an Arc Distance of 417.95 feet; thence South 72°35'51" East, a distance of 86.95 feet to the Westerly right-of-way line of Shoal Creek Parkway, as it currently exists; thence along said Southerly right-of-way line, the following bearings and distances; thence South 00°35'18" West, a distance of 190.00 feet; thence South 89°24'42" East, a distance of 43.09 feet; thence Southerly, along a curve to the right, having a Chord Bearing of South 13°14'24" West, a Chord Distance of 1461.75 feet, a Radius of 3557.05 feet, an Arc Distance of 1472.24 feet; thence South 25°05'50" West, a distance of 4682.57 feet; thence Southwesterly, along a curve to the right, having a Chord Bearing of South 37°04'08" West, a Chord Distance of 563.05 feet, a Radius of 1357.22 feet, an Arc Distance of 567.16 feet; thence South 49°02'25" West, a distance of 120.54 feet; thence south 62°07'52" West, a distance of 220.74 feet to the Easterly right-of-way line of Interstate 435, as it currently exists; thence along said Easterly right-of-way line, the following bearings and distance; thence North 34°57'17" West, a distance of 963.21 feet; thence North 20°57'35" West, a distance of 2249.76 feet; thence North 28°55'46" West, a distance of 252.44 feet; thence North 20°57'35" West, a distance of 1277.80 feet; thence North 21°10'27" West, a distance of 216.14 feet; thence North 05°06'08" West, a distance of 491.45 feet; thence North 23°45'13" East, a distance of 566.20 feet; thence North 38°36'03" East, a distance of 807.99 feet; thence North 59°57'34" East, a distance of 554.62 feet to the Southerly right-of-way line of said Missouri Highway 152; thence Easterly, along said Southerly right-of-way line, the following bearings and distances; thence South 89°28'21" East, a distance of 1164.30 feet; thence North 85°36'01" East, a distance of 340.00 feet; thence North 81°47'10" East, a distance of 902.00 feet; thence North 83°36'45" East, a distance of 90.18 feet to the Point of Beginning and containing 20,030,733.54 Square feet or 459.83 Acres more or less.

#### Tract B:

A Tract of land located in Section 9, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter of said Section 9; thence South 00°59'40" West, along the East line of said Quarter Section, a distance of 13.70 feet to the Southerly right-of-way of Northeast Barry Road, as it currently exists and the POINT OF

*435 & Soccer Drive TIF Plan*

BEGINNING; thence the following distances and bearings along said Southerly right-of-way line: thence Westerly, along a curve to the left, having a Chord Bearing of North 88°21'22" West, a Chord Distance of 240.36 feet, a Radius of 11429.16 feet; an Arc Distance of 240.36 feet; thence South 01°02'30" West, a distance of 5.00 feet; thence Westerly, along a curve to the left, having a Chord Bearing of North 89°52'49" West, a Chord Distance of 367.65 feet, a Radius of 11424.16 feet, an Arc Distance of 367.67 feet; thence South 89°11'52" West, a distance of 153.30 feet; thence South 00°48'08" East, a distance of 10.00 feet; thence South 89°11'52" West, a distance of 542.00 feet; thence South 00°48'08" East, a distance of 5.00 feet; thence South 89°11'52" West, a distance of 83.00 feet; thence North 00°48'08" West, a distance a distance of 10.00 feet; thence South 89°11'52" West, a distance of 750.00 feet; thence North 00°48'08" West, a distance of 10.00 feet; thence South 89°11'52" West, a distance of 815.37 feet; thence South 00°33'44" West, a distance of 44.86 feet; thence North 88°04'38" West, a distance of 102.05 feet, to the Easterly right-of-way line of Interstate 435, as it currently exists ; thence South 04°24'29" East, along said Easterly right-of-way line, a distance of 50.00 feet; thence South 44°48'29" East, continuing along said Easterly right-of-way line, a distance of 308.59 feet; thence South 72°36'24" East, a distance of 323.11 feet, to the Northerly right-of-way line of Missouri Highway 152, as it currently exists; thence Easterly, along said Northerly right-of-way line the following bearings and distances; thence North 85°35'31" East, a distance of 1202.00 feet; thence North 83°30'06" East, a distance of 548.36 feet; thence South 85°28'39" East, a distance of 354.30 feet; thence North 85°35'31" East, distance of 424.30 feet to the Easterly line of said Southeast Quarter; thence North 01°00'03" East, along said Easterly line, a distance of 272.88 feet to the Point of Beginning and containing 980,725.88 Square feet or 22.51 Acres more or less.

This description was created by Edward K. Dannewitz, PLS 2664, Continental Consulting Engineers Incorporated on October 23, 2025

**Exhibit 1B**

**Legal Description of Redevelopment Project Areas**

**Project Area A:**

A Tract of land located in Sections 9 and 10, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter of said Section 9; thence North 00°59'40" East, along the Easterly line of said Southeast Quarter, a distance of 857.35 feet to the POINT OF BEGINNING; thence South 84°14'29" East, a distance of 599.86 feet; thence Easterly, along a curve to the left, having a Chord Bearing of North 84°53'06" East, a Chord Distance of 90.68 feet, a Radius of 234.78 feet, an Arc Distance of 91.25 feet; thence South 31°55'32" East, a distance of 125.53 feet; thence South 68°36'02" East, a distance of 384.45 feet to the Westerly right-of-way line of Shoal Creek Parkway, as it currently exists; thence Northerly, along said Westerly right-of-way line, along a curve to the left, having a Chord Bearing of North 10°42'18" East, a Chord Distance of 1152.38 feet, a Radius of 3557.05 feet, an Arc Distance of 1157.48; thence North 89°24'42" West, continuing along said Westerly right-of-way line, a distance of 43.09 feet; thence North 00°35'18" East, continuing along said Westerly right-of-way line, a distance of 190.00 feet to the Southerly right-of-way line of Missouri Highway 152, as it currently exists; thence North 72°35'51" West, along said Southerly right-of-way line, a distance of 86.95 feet; thence Westerly, along a curve to the right, continuing along said Southerly right-of-way line, having a Chord Bearing of North 86°29'51" West, a Chord Distance of 416.59 feet, a Radius of 1497.40 feet, an Arc Distance of 417.95 feet; thence North 78°22'36" West, continuing along said Southerly right-of-way line, a distance of 405.76 feet; thence South 83°36'45" West, continuing along said Southerly right-of-way line, a distance of 371.10 feet to the Easterly line of said Southeast Quarter; thence South 83°36'45" West, continuing along said Southerly right-of-way line, a distance of 90.18 feet; thence South 81°47'10" West, continuing along said Southerly right-of-way line, a distance of 703.19 feet; thence South 00°00'00" East, a distance of 1,035.58; thence North 90°00'00" East, a distance of 60.10 feet; thence North 83°02'46" East, a distance of 204.08 feet; thence North 85°36'52" East, a distance of 212.97 feet; thence South 89°14'56" East, a distance of 212.97 feet; thence South 84°14'29" East, a distance of 78.64 feet to the Point of Beginning and containing 2,348,525.47 Square feet or 53.91 Acres more or less.

**Project Area B:**

A Tract of land located in Sections 9 & 10, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter of said Section 9; thence North 00°59'40" East, along the East line of said Southeast Quarter, a distance of 26.84 feet to the POINT OF BEGINNING; thence North 90°00'00" East, a distance of 56.49 feet; thence North 00°00'00" East, a distance of 381.38 feet; thence Northerly, along a curve to the right, having a Chord Bearing of North 13°47'16" East, a Chord Distance of 95.33 feet, a Radius of 200.00 feet, an Arc Distance of 96.26 feet; thence North 27°34'32" East, a distance of 235.34 feet; thence Northerly, along a curve to the left, having a Chord Bearing of North 10°03'51" East, a chord Distance of 130.01 feet,

a Radius of 226.03 feet, an Arc Distance of 131.87 feet; thence North 84°14'29" West, a distance of 197.45 feet to the Easterly line of said Southeast Quarter; thence continuing North 84°14'29" West, a distance of 78.64 feet; thence North 89°14'56" West, a distance of 212.97 feet; thence South 85°36'52" West, a distance of 212.97 feet; thence South 83°02'46" West, a distance of 204.08 feet; thence North 90°00'00" West, a distance of 27.42 feet; thence South 00°00'00" East, a distance of 106.73 feet; thence Southerly, along a curve to the left, having a Chord Bearing of South 05°27'34" East, a Chord Distance of 301.35 feet, a Radius of 1583.70 feet, an Arc Distance of 301.81 feet; thence Southerly, along a curve to the left, having a Chord Bearing of South 16°25'45" East, a Chord Distance of 176.17 feet, a Radius of 678.25 feet, an Arc Distance of 176.66 feet; thence Southerly, along a curve to the right, having a Chord Bearing of South 11°02'29" East, a Chord Distance of 222.39 feet, a Radius of 500.00 feet, an Arc Distance of 224.27 feet; thence South 22°59'26" East, a distance of 6.64 feet; thence North 90°00'00" East, a distance of 595.45 feet to the Point of Beginning and containing 643,826.52 Square feet or 14.78 Acres more or less.

### **Project Area C:**

A Tract of land located in Sections 10 & 15, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of said Section 10; thence North 00°59'40" East, along the Westerly line of said Southwest Quarter, a distance of 26.84 feet; thence North 90°00'00" East, a distance of 56.49 feet to the POINT OF BEGINNING; thence continuing North 90°00'00" East, a distance of 24.62 feet; thence Easterly, along a curve to the right, having a Chord Bearing of South 77°39'56" East, a Chord Distance of 149.53 feet, a Radius of 350.00 feet, an Arc Distance of 150.70 feet to the Southerly line of said Section 10; thence continuing Easterly, along a curve to the right, having a Chord Bearing of South 58°20'15" East, a Chord Distance of 85.23 feet, a Radius of 350.00 feet, an Arc Distance of 85.44 feet; thence Easterly, along a curve to the left, having a Chord Bearing of South 57°17'17" East, a Chord Distance of 414.22 feet, a Radius of 2000.00 feet, an Arc Distance of 414.97 feet; thence South 63°13'55" East, a distance of 93.59 feet to the Westerly right-of-way line of Shoal Creek Parkway, as it currently exists; thence North 25°05'50" East, along said Westerly right-of-way line, a distance of 327.24 feet to the South line of said Southwest Quarter; thence continuing North 25°05'50" East, along said Westerly right-of-way line, a distance of 317.19 feet; thence Northerly, along a curve to the left, having a Chord Bearing of North 22°33'44" East, a Chord Distance of 314.66 feet, a Radius of 3557.05 feet, an Arc Distance of 314.76 feet; thence North 68°36'02" West, a distance of 384.45 feet; thence North 31°55'32" West, a distance of 125.53 feet; thence Westerly, along a curve to the right, having a Chord Bearing of South 84°53'06" West, a Chord Distance of 90.68 feet, a Radius of 234.78 feet, an Arc Distance of 91.25 feet; thence North 84°14'29" West, a distance of 402.41 feet; thence Southerly, along a curve to the right, having a Chord Bearing of South 10°03'51" West, a Chord Distance of 130.01 feet, a Radius of 226.03 feet, an Arc Distance of 131.87 feet; thence South 27°34'32" West, a distance of 235.34 feet; thence Southerly, along a curve to the left, having a Chord Bearing of South 13°47'16" West, a Chord Distance of 95.33 feet, a Radius of 200.00 feet, an Arc Distance of 96.26 feet; thence South 00°00'00" East, a distance of 381.38 feet to the Point of Beginning and containing 807,724.11 Square feet or 18.54 Acres more or less.

**Project Area D:**

A Tract of land located in Sections 9, 10,15 and 16. Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter of said Section 9; thence North 00°59'40" East, along the Easterly line of said Southeast Quarter, a distance of 26.84 feet to the POINT OF BEGINNING; thence North 90°00'00" East, a distance of 81.10 feet; thence Southeasterly, along a curve to the right, having a Chord Bearing of South 77°39'56" East, a Chord Distance of 149.53, a Radius of 350.00 feet, an Arc Distance of 150.70 feet to the Southerly line of the Southwest Quarter of said Section 10; thence continuing Southeasterly, along a curve to the right, having a Chord Bearing of South 58°20'15" East, a Chord Distance of 85.23 feet, a Radius of 350.00 feet, an Arc Distance of 85.44 feet; thence Southeasterly, along a curve to the left, having a Chord Bearing of South 57°17'17" East, a Chord Distance of 414.22 feet, a Radius of 2000.00 feet, an Arc Distance of 414.97 feet; thence South 63°13'55" East, a distance of 93.59 feet to the Westerly right-of-way line of Shoal Creek Parkway, as it currently exists; thence South 25°05'50" West, along said Westerly right-of-way line, a distance of 610.17 feet; thence North 61°37'35" West, a distance of 129.73 feet; thence Westerly, along a curve to the left, having a Chord Bearing of North 68°10'27" West, a Chord Distance of 399.10 feet, a Radius of 1750.00 feet, an Arc Distance of 399.97 feet to the Westerly line of the Northeastly Quarter of said Section 15; thence continuing Westerly, along a curve to the left, having a Chord Bearing of North 81°25'00" West, a Chord Distance of 408.05 feet, a Radius of 1750.00 feet, an Arc Distance of 408.98 feet; thence North 88°06'43" West, a distance of 193.58 feet; thence North 01°13'03" East, a distance of 588.98 feet, to the Southerly line of the Southeasterly Quarter said Section 9; thence continuing North 01°13'03" East a distance of 29.10 feet; thence South 90°00'00" East, a distance of 595.45 feet to the Point of Beginning and containing 813,333.12 Square feet or 18.67 Acres more or less.

**Project Area E:**

A Tract of land located in Sections 15 and 16. Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Northeast Corner of the Northeast Quarter said Section 16; thence South 00°58'18" West, along the Easterly line of said Section 16, a distance of 658.48 feet to the POINT OF BEGINNING; thence Easterly, along a curve to the right, having a Chord Bearing of South 68°10'27" East, a Chord Distance of 399.10 feet, a Radius of 1750.00 feet, an Arc Distance of 399.97 feet; thence South 61°37'35" East, a distance of 129.73 feet to the Westerly right-of-way line of Shoal Creek Parkway, as it currently exists; thence South 25°05'50" West, along said Westerly right-of-way line, a distance of 1182.59 feet; thence North 64°40'02" West, a distance of 5.23 feet to the Easterly line of said Northeast Quarter; thence continuing North 64°40'02" West, a distance of 2.91 feet; thence Westerly, along a curve to the left, having a Chord Bearing of North 81°49'59" West, a Chord Distance of 295.14 feet, a Radius of 500.00 feet, and Arc Distance of 299.60 feet; thence South 81°00'05" West, a distance of 241.07 feet; thence Westerly, along a curve to the right, having a Chord Bearing of North 77°04'20" West, a Chord Distance of 597.47 feet, a Radius of 800.00 feet, an Arc Distance of 612.30 feet; thence North 55°08'45" West, a distance of 93.60 feet; thence North 51°58'45" East, a distance of 222.24 feet; thence Northerly, along a curve to the left, having a Chord Bearing of North 25°59'22" East, a Chord distance of

1007.88 feet, a Radius of 1150.00 feet, an Arc Distance of 1043.29 feet; thence North 00°00'00" East, a distance of 110.55 feet; thence South 88°06'43" East, a distance of 193.58 feet; thence Easterly, along a curve to the right, having a Chord Bearing of South 81°25'01" East, a Chord Distance of 408.05 feet, a Radius of 1750.00 feet, an Arc Distance of 408.98 feet to the Point of Beginning and containing 1,362,670.68 Square feet or 31.28 Acres more or less.

**Project Area F:**

A Tract of land located in Sections 15 and 16. Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Northeast Corner of the Northeast Quarter said Section 16; thence South 00°58'18" West, along the Easterly line of said Section 16, a distance of 1937.40 feet to the POINT OF BEGINNING; THENCE South 64°40'02" East, a distance of 5.23 feet to the Westerly right-of-way line of Shoal Creek Parkway, as it currently exists; thence South 25°05'50" West, along said Westerly right-of-way line, a distance of 11.66 feet to the Easterly line of said Northeast Quarter; thence continuing South 25°05'50" West, along said Westerly right-of-way line, a distance of 1018.36 feet; thence North 72°00'00" West, a distance of 592.36 feet; thence South 64°55'18" West, a distance of 365.80 feet; thence Northerly, along a curve to the right, having a Chord Bearing of North 02°07'20" East, a Chord Distance of 938.31 feet, a Radius of 950.00 feet, an Arc Distance of 981.37 feet; thence North 31°42'58" East, a distance of 190.40 feet; thence South 55°08'45" East, a distance of 93.60 feet; thence Easterly, along a curve to the left, having a Chord Bearing of South 77°04'20" East, a Chord Distance of 597.47 feet, a Radius of 800.00 feet, and Arc Distance of 612.30 feet; thence North 81°00'05" East, a distance of 239.94 feet; thence Easterly, along a curve to the right, having a Chord Bearing of South 81°49'59" East, a Chord Distance of 295.14 feet, a Radius of 500.00 feet, an Arc Distance of 299.60 feet; thence South 64°40'02" East, a distance of 2.91 feet to the Point of Beginning and containing 1,077,601.64 Square feet or 24.74 Acres more or less.

**Project Area G:**

A Tract of land located in Section 16. Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter said Section 16; thence South 61°14'40" West, a distance of 479.32 feet to the Westerly right-of-way line of Shoal Creek Parkway, as it currently exists and the POINT OF BEGINNING; Thence South 25°05'50" West, along said Westerly right-of-way line, a distance of 1215.35 feet; thence Southwesterly, continuing along said Westerly right-of-way line, along a curve to the right, having a Chord Bearing of South 37°04'08" West, a Chord Distance of 563.05 feet, a Radius of 1357.22 feet, an Arc Distance of 567.16 feet; thence South 49°02'25" West, continuing along said Westerly right-of-way line, a distance of 120.54 feet; thence South 62°07'52" West, continuing along said Westerly right-of-way line, a distance of 220.74 feet to the Easterly right-of-way line of I-435 as it currently exists; thence North 34°57'17" West, along said Easterly right-of-way line, a distance of 963.21 feet; thence North 20°57'35" West, continuing along said Easterly right-of-way line, a distance of 667.09 feet; thence North 72°00'00" East, a distance of 1011.01 feet; thence North 64°55'18" East,

a distance of 448.96 feet; thence South 72°00'00" East, a distance of 592.36 feet to the Point of Beginning and containing 2,035,915.41 Square feet or 46.74 Acres more or less.

**Project Area H:**

A Tract of land located in Sections 15 and 16. Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter said Section 16; thence South 81°14'56" West, a distance of 1330.47 feet to the POINT OF BEGINNING; thence South 64°55'18" West, a distance of 83.15 feet; thence South 72°00'00" West, a distance of 1011.01 feet to the Easterly right-of-way line of I-435, as it currently exists; thence North 20°57'35" West, along said Easterly right-of-way line a distance of 698.97 feet; thence North 72°00'0" East, a distance of 684.99 feet; thence North 88°57'03" East, a distance of 532.48 feet; thence Southerly, along a curve to the left, having a Chord Bearing of South 11°03'56" East, a Chord Distance of 536.29 feet, a Radius of 950.00 feet, and Arc Distance of 543.67 feet to the Point of Beginning and containing 749,362.03 Square feet or 17.20 Acres more or less.

Excluding any and all land area designated as flood plain by the Federal Emergency Management Agency.

**Project Area I:**

A Tract of land located in Sections 16, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Northeast Corner of the Northeast Quarter of said Section 16; thence South 35°04'25" West, a distance of 2131.56 feet to the POINT OF BEGINNING; thence South 31°42'58" West, a distance of 190.40 feet; thence Southerly, along a curve to the left, having a Chord Bearing of South 18°31'22" West, a Chord Distance of 433.65 feet, a Radius of 950.00 feet, an Arc Distance of 437.51 feet; thence South 88°57'03" West, a distance of 532.48 feet; thence South 72°00'00" West, a distance of 684.99 feet, to the Easterly right-of-way line of I-435, as it currently exists; thence North 20°57'35" West, along said Easterly right-of-way line, a distance of 883.70 feet; thence North 28°55'46" West, continuing along said Easterly right-of-way line, a distance of 252.44 feet; thence North 20°57'35" West, continuing along said Easterly right-of-way line, a distance of 146.54 feet; thence North 60°51'16" East, a distance of 408.33 feet; thence North 82°53'50" East, a distance of 111.51 feet; thence Easterly, along a curve to the right, having a Chord Bearing of South 84°10'12" East, a Chord Distance of 401.85 feet, a Radius of 900.00 feet, an Arc Distance of 406.29 feet; thence Easterly, along a curve to the right, having a Chord Bearing of South 63°11'30" East, a Chord Distance of 979.75 feet, a Radius of 3500.00 feet, an Arc Distance of 982.98 feet; thence South 55°08'45" East, a distance of 206.99 feet to the Point of Beginning and containing 1,702,432.49 Square feet or 39.08 Acres more or less.

Excluding any and all land area designated as flood plain by the Federal Emergency Management Agency.

**Project Area J:**

A Tract of land located in Sections 9 and 16, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Northeast Corner of the Northeast Quarter of said Section 16; thence South 89°46'59" West, along the North line of said Northeast Quarter, a distance of 1810.22 feet to the POINT OF BEGINNING; thence South 00°00'00" East, a distance of 55.02 feet; thence South 80°06'36" East, a distance of 514.25 feet; thence Easterly, along a curve to the right, having a Chord Bearing of South 49°02'59" East, a Chord Distance of 367.75 feet, a Radius of 442.99 feet, an Arc Distance of 379.23 feet; thence South 03°26'04" East, a distance of 194.29 feet; thence South 89°09'43" East, a distance of 406.13 feet; thence South 0°00'00" East, a distance of 110.55 feet; thence Southerly, along a curve to the right, having a Chord Bearing of South 25°59'22" West, a Chord Distance of 1007.88 feet, a Radius of 1150.00 feet, an Arc Distance of 1043.29 feet; thence South 51°58'45" West, a distance of 222.24 feet; thence North 55°08'45" West, a distance of 206.99 feet; thence Westerly, along a curve to the left, having a Chord Bearing of North 63°11'30" West, a Chord Distance of 979.75 feet, a Radius of 3500.00 feet, an Arc Distance of 982.98 feet; thence Westerly, along a curve to the left, having a Chord Bearing of North 84°10'12" West, a Chord Distance of 402.85 feet, a Radius of 900.00 feet, an Arc Length of 406.29 feet; thence South 82°53'50" West, a distance of 111.51 feet; thence North 20°15'05" West, a distance of 223.37 feet; thence North 60°51'16" East, a distance of 280.37 feet; thence North 17°02'28" East, a distance of 838.96 feet to the North line of said Northeast Quarter; thence continuing North 17°02'28" East, a distance of 361.04 feet; thence South 88°13'19" East, a distance of 451.37 feet; thence South 00°00'00" East, a distance of 329.07 to the Point of Beginning and containing 2,530,056.52 Square feet or 58.08 Acres more or less.

Excluding any and all land area designated as flood plain by the Federal Emergency Management Agency.

**Project Area K:**

A Tract of land located in Sections 9 and 16, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter of said Section 9; thence South 89°46'59" West, along the South line of said Southeast Quarter, a distance of 595.61 to the POINT OF BEGINNING; thence South 01°13'03" West, a distance of 588.99 feet; thence North 89°09'43" West, a distance of 406.13 feet; thence North 03°26'04" West, a distance of 194.29 feet; thence Westerly, along a curve to the left, having a Chord Bearing of North 49°02'59" West, a Chord Distance of 367.75 feet, a Radius of 442.99 feet, an Arc Distance of 379.23 feet; thence North 80°06'36" West, a distance of 514.25 feet; thence North 00°00'00" East, a distance of 55.02 feet to the Southerly line of said Section 9; thence North 00°00'00" East, a distance of 329.07 feet; thence South 88°13'19" East, a distance of 174.46 feet; thence Easterly, along a curve to the left, having a Chord Bearing of South 54°07'18" East, a Chord Distance of 444.58 feet, a Radius of 550.00 feet, an Arc Distance of 457.67 feet; thence South 88°01'54" East, a distance of 678.43 feet; thence South 22°59'26" East, a distance of 6.64 feet; thence south 01°13'03" West, a distance

of 29.10 feet to the Point of Beginning and containing 506,435.41 Square feet or 11.63 Acres more or less.

**Project Area L:**

A Tract of land located in Sections 9 and 16, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter of said Section 9; thence South 89°46'59" West, along the South line of said Southeast Quarter, a distance of 597.45 feet; thence North 00°13'01" West, a distance of 35.21 feet to the POINT OF BEGINNING; thence Northerly, along a curve to the left, having a Chord Bearing of North 11°02'29" West, a Chord Distance of 222.39 feet, a Radius of 500.00 feet, an Arc Distance of 224.27 feet; thence Northerly, along a curve to the right, having a Chord Bearing of North 16°25'45" West, a Chord Distance of 176.17 feet, a Radius of 678.25 feet, an Arc Distance of 176.66 feet; thence Northerly, along a curve to the right, having a Chord Bearing of North 05°27'34" West, a Chord Distance of 301.35 feet, a Radius of 1583.70 feet, an Arc Distance of 301.81 feet; thence North 00°00'00" East, a distance of 106.73 feet; thence South 90°00'00" West, a distance of 53.38 feet; thence Westerly, along a curve to the right, having a Chord Bearing of North 84°56'00" West, a Chord Distance of 269.78 feet, a Radius of 1527.33 feet, an Arc Distance of 270.13 feet; thence North 77°21'29" West, a distance of 133.68 feet; thence North 66°04'32" West, a distance of 120.93 feet; thence North 58°06'50" West, a distance of 503.10 feet; thence South 32°25'01" West, a distance of 102.66 feet; thence Westerly, along a curve to the right, having a Chord Bearing of South 64°37'59" West, a Chord Distance of 399.73 feet, a radius of 361.19 feet, an Arc Distance of 423.59 feet; thence South 02°24'25" West, a distance of 181.28 feet; thence South 17°02'28" West, a distance of 438.81 feet; thence South 88°13'19" East, a distance of 625.82 feet; thence Easterly, along a curve to the left, having a Chord Bearing of South 54°07'18" East, a Chord Distance of 444.58 feet, a Radius of 550.00 feet, an Arc Distance of 457.67 feet; thence South 88°01'54" East, a distance of 678.43 feet to the Point of Beginning and containing 1,179,186.37 Square feet or 27.07 Acres more or less.

Excluding any and all land area designated as flood plain by the Federal Emergency Management Agency.

**Project Area M:**

A Tract of land located in Sections 9, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter of said Section 9; thence North 00°59'40" East, along the East line of said Southeast Quarter, a distance of 827.03 feet; thence South 90°00'00" West, a distance of 765.70 feet to the POINT OF BEGINNING; thence North 00°00'00" East, a distance of 1035.58 feet, to the Southerly right-of-way line of Hwy 152, as it currently exists; thence South 81°47'10" West, along said Southerly right-of-way line, a distance of 198.81 feet; thence South 85°36'01" West, continuing along said Southerly right-of-way line, a distance of 340.00 feet; thence North 89°28'21" West, continuing along said Southerly right-of-way line, a distance of 24.18 feet to a point hereon referred to as Point "A"; thence South 00°00'00"

West, a distance of 346.67 feet; thence Southerly, along a curve to the left, having a Chord Bearing of South 24°40'30" East, a Chord Distance of 308.55 feet, a Radius of 390.51 feet, an Arc distance of 317.20 feet; thence Southerly, along a curve to the left, having Chord Bearing of South 09°26'20" East, a Chord Distance of 52.51 feet, a Radius of 50.00 feet, an arc distance of 55.29 feet; thence South 31°25'32" West, a distance of 227.09 feet; thence South 58°06'50" East, a distance of 12.40 feet; thence South 66°04'32" East, a distance of 120.93 feet; thence South 77°21'29" East, a distance of 133.68 feet; thence Easterly, along a curve to the left, having a Chord Bearing of South 84°56'00" East, a Chord Distance of 269.78 feet, a Radius of 1527.33 feet, an Arc Distance of 270.13 feet; thence North 90°00'00" East, a distance of 20.69 feet, to the Point of Beginning and containing 509,554.05 Square feet or 11.70 Acres more or less.

Excluding any and all land area designated as flood plain by the Federal Emergency Management Agency.

**Project Area N:**

A Tract of land located in Section 9, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Southeast Corner of the Southeast Quarter of said Section 9; thence South 89°46'59" West, along the Southerly line of said Southeast Quarter, a distance of 2367.18 feet to the POINT OF BEGINNING; thence South 17°02'28" West, a distance of 838.96 feet; thence South 60°51'16" West, a distance of 280.37 feet; thence North 20°15'05" West, a distance of 341.10 feet; thence Northerly, along a curve to the right, having a Chord Bearing of North 06°59'36" West, a Chord Distance of 389.88 feet, a Radius of 850.00 feet, an Arc Distance of 393.38 feet; thence North 06°15'54" East, a distance of 124.89 feet; thence Northerly, along a curve to the right, having a Chord Bearing of North 12°31'40" East, a Chord Distance of 109.09 feet, a Radius of 500.00 feet, an Arc Distance of 109.31 feet, to the Southerly line of said Section 9; thence Northerly, along a curve to the right, having a Chord Bearing of North 32°09'54" East, a Chord Distance of 231.31 feet, a Radius of 500.00 feet, an Arc Distance of 233.43 feet; thence North 45°32'22" East, a distance of 309.50 feet; thence Northerly, along a curve to the left, having a Chord bearing of North 43°26'48" East, a Chord Distance of 36.51 feet, a Radius of 500.00 feet, an Arc Distance of 36.52 feet to the Westerly line of said Southeast Quarter; thence Northerly, along a curve to the left, having a Chord Bearing of North 24°10'22" East, a Chord Distance of 295.40 feet, a Radius of 500.00 feet, an Arc Distance of 299.87 feet; thence North 06°59'28" East, a distance of 258.79 feet; thence South 86°42'17" East, a distance of 217.50 feet; thence South 87°09'06" East, a distance of 122.40 feet; thence South 02°24'25" West, a distance of 799.84 feet to the Point of Beginning and containing 837,161.41 Square feet or 19.22 Acres more or less.

Excluding any and all land area designated as flood plain by the Federal Emergency Management Agency.

**Project Area O:**

A Tract of land located in Sections 9 and 16, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Southwest Corner of the Southeast Quarter of said Section 9; North 00°27'38" East, along the Westerly line of said Southeast Quarter, a distance of 439.01 feet to the POINT OF BEGINNING; thence Westerly, along a curve to the right, having a Chord Bearing of South 43°26'48" West, a Chord Distance of 36.51 feet, a Radius of 500.00 feet, an Arc Distance of 36.52 feet; thence South 45°32'22" West, a distance of 309.50 feet; thence Southerly, along a curve to the left, having a Chord Bearing of South 32°09'54" West, a Chord Distance of 231.31 feet, a Radius of 500.00 feet, an Arc Distance of 233.43 feet to the South line of said Section 9; thence Southerly, along a curve to the left, having a Chord Bearing of South 12°31'40" West, a Chord Distance of 109.09 feet, a Radius of 500.00 feet, an Arc Distance of 109.31 feet; thence South 06°15'54" West, a distance of 124.89 feet; thence Southerly, along a curve to the left, having a Chord Bearing of South 06°59'36" East, a Chord Distance of 389.88 feet, a Radius of 850.00 feet, an Arc Length of 393.38 feet; thence South 20°15'05" East, a distance of 564.46 feet; thence South 60°51'16" West, a distance of 408.33 feet to the Easterly right-of-way line of I-435, as it currently exists; thence North 20°57'35" West, along said Easterly right-of-way line, a distance of 1131.26 feet; thence North 21°10'27" West, a distance of 216.14 feet; thence North 05°06'08" West, continuing along said Easterly right-of-way line, a distance of 88.31 feet to the Southerly line of said Section 9; thence continuing North 05°06'08" West, along said Easterly right-of-way line, a distance of 403.14 feet; thence North 23°45'13" East, continuing along said Easterly right-of-way line, a distance of 566.20 feet; thence North 38°36'06" East, continuing along said Easterly right-of-way line, a distance of 807.99 feet; thence North 59°57'34" East, continuing along said Easterly right-of-way line, a distance of 375.35 feet to the Westerly line of said Southeast Quarter; thence continuing North 59°57'34" East, along said Easterly right-of-way line a distance of 179.27 feet to the Southerly right-of-way line of Hwy 152, as it currently exists; thence South 89°28'21" East, along said Southerly right-of-way line, a distance of 414.54 feet; thence South 00°31'39" West, a distance of 495.68 feet; thence North 90°00'00" East, a distance of 63.60 feet; thence Easterly, along a curve to the right, having a Chord Bearing of South 76°29'37" East, a Chord Distance of 93.42 feet, a Radius of 200.00 feet, an Arc Distance of 94.29 feet; thence South 61°24'38" East, a distance of 119.96 feet; thence South 58°06'50" East, a distance of 85.63 feet; thence South 32°25'01" West, a distance of 102.66 feet; thence Westerly, along a curve to the right, having a Chord Bearing of South 64°37'59" West, a Chord distance of 399.73 feet, a Radius of 361.19 feet, an Arc Distance of 423.59 feet; thence North 87°09' 46" West, a distance of 122.40 feet; thence North 86°42'17" West, a distance of 217.50 feet; thence South 06°59'28" West, a distance of 258.79 feet; thence Southerly, along a curve to the right, having a Chord bearing of South 24°10'22" West, a Chord Distance of 295.40 feet, a Radius of 500.00 feet, an Arc Distance of 299.87 feet to the Point of Beginning and containing 2,423,439.08 Square feet or 55.63 Acres more or less.

Excluding any and all land area designated as flood plain by the Federal Emergency Management Agency.

**Project Area P:**

A Tract of land located in Section 9, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter of said Section 9; thence North 89°58'12" West, along the Northerly line of said Southeast Quarter, a distance of 1338.19 feet;

thence South 00°00'00" West, a distance of 36.95 feet to the Southerly right-of-way line of Northeast Barry Road as it currently exists and the point of beginning; thence South thence the following distances and bearings along said Southerly right-of-way line; thence South 00°00'00" West, a distance of 317.95 feet to the Northerly right-of-way line of Missouri Highway 152, as it currently exists; thence along said Northerly right-of-way line the following bearings and distance ; thence South 85°35'31" West, a distance of 1189.86 feet; thence North 72°36'24" West, a distance of 129.51 feet to the West line of said Southeast Quarter; thence continuing North 72°36'24" West, a distance of 193.60 feet to the Easterly right-of-way line of Interstate 435, as it currently exists; thence North 44°48'29" West, along said Easterly right-of-way line a distance of 308.59 feet; thence North 4°24'29" West, continuing along said Easterly right-of-way line, a distance of 50.00 feet to the Southerly right-of-way line of said Northeast Barry road; thence along said Southerly right-of-way line the following bearings and distances; thence South 88°04'38" East, a distance of 102.05 feet; thence North 00°33'44" East, a distance of 44.86 feet; thence North 89°11'52" East, a distance of 306.65 feet to the Westerly line of said Southeast Quarter; thence continuing North 89°11'52" East, a distance of 508.71 feet; thence South 00°48'08" East, a distance of 10.00 feet; thence North 89°11'52" East, a distance of 750.00 feet; thence South 00°48'08" East, a distance of 10.00 feet; thence North 89°11'52" East, a distance of 48.07 feet to the Point of Beginning and containing 588,177.60 Square feet or 13.50 Acres more or less.

Excluding any and all land area designated as flood plain by the Federal Emergency Management Agency.

**Project Area Q:**

A Tract of land located in Section 9, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter of said Section 9; thence South 00°59'40" West, along the East line of said Quarter Section, a distance of 13.70 feet to the Southerly right-of-way of Northeast Barry Road, as it currently exists and the POINT OF BEGINNING; thence the following distances and bearings along said Southerly right-of-way line: Westerly, along a curve to the left, having a Chord Bearing of North 88°21'22" West, a Chord Distance of 240.36 feet, a Radius of 11429.16 feet; an Arc Distance of 240.36 feet; thence South 01°02'30" West, a distance of 5.00 feet; thence Westerly, along a curve to the left, having a Chord Bearing of North 89°52'49" West, a Chord Distance of 367.65 feet, a Radius of 11424.16 feet, an Arc Distance of 367.67 feet; thence South 89°11'52" West, a distance of 153.30 feet; thence South 00°48'08" East, a distance of 10.00 feet; thence South 89°11'52" West, a distance of 542.00 feet; thence South 00°48'08" East, a distance of 5.00 feet; thence South 89°11'52" West, a distance of 34.93 feet; thence South 00°00'00" West, a distance of 317.95 feet to the Northerly right-of-way line of Missouri Highway 152, as it currently exists; thence North 85°35'31" East, along said Northerly right-of-way line, a distance of 12.14 feet; thence North 83°30'06" East, continuing along said Northerly right-of-way line, a distance of 548.36 feet; thence South 85°28'39" East, continuing along said Northerly right-of-way line, a distance of 354.30 feet; thence North 85°35'31" East, continuing along said Northerly right-of-way line, a distance of 424.30 feet to the Easterly line of said Southeast Quarter; thence North 01°00'03" East, along said Easterly line, a distance of 272.88 feet to the Point of Beginning and containing 392,548.28 Square feet or 9.01 Acres more or less.

Excluding any and all land area designated as flood plain by the Federal Emergency Management Agency.

**Project Area R:**

A Tract of land located in Sections 9, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows:

BEGINNING at the aforementioned Point "A", said point being on the Southerly right-of-way line of Hwy 152, as it currently exists; thence North 89°28'21" West, along said Southerly right-of-way line, a distance of 725.58 feet; thence; thence South 00°31'39" West, a distance of 495.68 feet; thence North 90°00'00" East, a distance of 63.60 feet; thence Easterly, along a curve to the right, having a Chord Bearing of South 76°29'37" East, a Chord Distance of 93.42 feet, a Radius of 200.00 feet, an arc Distance of 94.29 feet; thence South 61°24'38" East, a distance of 119.96 feet, thence South 58°06'50" East, a distance of 576.33 feet; thence North 31°25'32" East, a distance of 227.09 feet;; thence Northerly, along a curve to the right, having a Chord Bearing of North 09°26'20" West, a Chord Distance of 52.51 feet, a Radius of 50.00 feet, an Arc Distance of 55.29 feet; thence Northerly, along a curve to the right having a Chord Bearing of North 24°40'30" West, a Chord Distance of 308.55 feet, a Radius of 390.51 feet, an Arc Distance of 317.20 feet; thence North 00°00'00" East, a distance of 346.67 feet to the Point of Beginning and containing 503,519.38 Square feet or 11.56 Acres more or less.

Excluding any and all land area designated as flood plain by the Federal Emergency Management Agency.

## Exhibit 2

### Site Map of Redevelopment Area and Redevelopment Project Areas



435 & Soccer Drive TIF Plan

Exhibit 2

### **Exhibit 3**

#### **Specific Objectives of Plan**

1. To eliminate and prevent adverse conditions which qualified the Redevelopment Area as an Economic Development Area and other conditions in the Redevelopment Area detrimental to public health, safety, morals, or welfare, for the betterment of the Redevelopment Area and the community at large;
2. To finally adopt the Redevelopment Projects and complete the Infrastructure Projects and Outdoor Amenities in phases;
3. To enhance the tax base of the City and the other Taxing Districts by encouraging, through the completion of the Infrastructure Improvements and Outdoor Amenities, private investment in the Redevelopment Area for the construction of the Mixed-Use Development;
4. To increase employment opportunities in the Redevelopment Area and its surrounding area;
5. To stimulate construction and development and generate tax revenues which would not occur without Tax Increment Financing assistance; and
6. Although the Redevelopment Projects may only apply to and fund the Infrastructure Improvements and any other similar infrastructure as provided for in Section 99.825.3 of the Act, it is a goal of the Redevelopment Plan to cause the construction of the Mixed-Use Development in the Redevelopment Area and it is anticipated that the completion of the Infrastructure Improvements and funding of such Infrastructure Improvements with Tax Increment Financing is essential to cause private investment in the Mixed-Use Development within the Redevelopment Area.

**Exhibit 4A**

**Estimated Construction Information**

<b>FOR INFRASTRUCTURE IMPROVEMENTS AND OUTDOOR AMENITIES</b>	
<b>GENERAL DESCRIPTION</b>	<b>ESTIMATED LINEAL FEET/SQUARE FOOTAGE NEW</b>
<b>ROADS</b>	57,000 LF
<b>STORM SEWERS</b>	57,000 LF
<b>SANITARY SEWERS</b>	57,000 LF
<b>WATER SERVICES INFRASTRUCTURE IMPROVEMENT</b>	57,000 LF
<b>SIDEWALKS</b>	114,000 LF
<b>DETENTION AREAS</b>	2 Acres
<b>PARKS/RECREATION/OPEN SPACE</b>	15 Acres
<b>TRAILS</b>	53,000 LF

<b>FOR MIXED-USE DEVELOPMENT</b>					
<b>SQUARE FEET</b>	<b>NEW CONSTRUCTION</b>	<b>EXISTING STRUCTURES TO REMAIN AS IS</b>	<b>EXISTING STRUCTURES TO BE REHABBED</b>	<b>TOTAL</b>	<b>EXISTING STRUCTURES TO BE DEMOLISHED</b>
<b>OFFICE</b>	808,376	n/a	n/a	808,376	n/a
<b>RETAIL</b>	1,107,867	n/a	n/a	1,107,867	n/a
<b>INSTITUTIONAL</b>	0	n/a	n/a	0	n/a
<b>INDUSTRIAL</b>	0	n/a	n/a	0	n/a
<b>OTHER</b>	0	0	0	0	3
<b>Total SF</b>	1,916,243			1,916,243	
<b>UNITS</b>					
<b>RESIDENTIAL UNITS</b>	1,534	n/a	n/a	1,534	n/a
<b>HOTEL ROOMS</b>	150	n/a	n/a	150	n/a
<b>PARKING SPACES</b>	4,089	n/a	n/a	4,089	n/a

**Exhibit 4B**

**Estimated Employment Information**

<b>CONSTRUCTION JOBS ESTIMATES For Infrastructure Improvements and Outdoor Amenities</b>	
<b>Estimated number of construction workers to be hired during construction</b>	18,000
<b>Estimated average construction payroll</b>	\$75,000

<b>PERMANENT JOBS ESTIMATES For Mixed-Use Development</b>	
<b>To be CREATED IN Kansas City</b>	9,144
<b>To be RELOCATED TO in Kansas City</b>	n/a
<b>To be RETAINED IN in Kansas City</b>	n/a
<b>TOTAL PERMANENT JOBS</b>	9,144
<b>Anticipated Average Annual Payroll</b>	\$65,000

<b>CONSTRUCTION JOBS ESTIMATES For Mixed-Use Development</b>	
<b>Estimated number of construction workers to be hired during construction</b>	10,275
<b>Estimated average construction payroll</b>	\$75,000

## Exhibit 5

### Budget to Estimated Redevelopment Project Costs

**EXHIBIT 5**

435 & Soccer Drive TIF Plan

**BUDGET OF ESTIMATED REDEVELOPMENT PROJECT COSTS**

DESCRIPTION	ESTIMATED COST [1]	ESTIMATED FUNDING SOURCES [1]					TOTAL SOURCES
		EATs & PILOTS [2]	ADDITIONAL CITY EATs [2]	CID [3]	TOTAL REIMBURSEMENT	OTHER [4]	
<b>MIXED-USE DEVELOPMENT</b>							
Specialty Grocer	\$ 1,328,378	\$ -	\$ -	\$ -	\$ -	\$ 1,328,378	\$ 1,328,378
Anchor/Mid Box	\$ 25,122,277	\$ -	\$ -	\$ -	\$ -	\$ 25,122,277	\$ 25,122,277
Office	\$ 9,734,351	\$ -	\$ -	\$ -	\$ -	\$ 9,734,351	\$ 9,734,351
Restaurant	\$ 14,994,726	\$ -	\$ -	\$ -	\$ -	\$ 14,994,726	\$ 14,994,726
Retail Shops	\$ 22,454,895	\$ -	\$ -	\$ -	\$ -	\$ 22,454,895	\$ 22,454,895
Hotel/Convention Center	\$ 31,846,727	\$ -	\$ -	\$ -	\$ -	\$ 31,846,727	\$ 31,846,727
Office / Mixed Use	\$ 224,474,002	\$ -	\$ -	\$ -	\$ -	\$ 224,474,002	\$ 224,474,002
Commercial / Retail Mixed Use	\$ 157,261,895	\$ -	\$ -	\$ -	\$ -	\$ 157,261,895	\$ 157,261,895
Single Family Homes	\$ 212,778,052	\$ -	\$ -	\$ -	\$ -	\$ 212,778,052	\$ 212,778,052
Residential Mixed Use	\$ 700,924,024	\$ -	\$ -	\$ -	\$ -	\$ 700,924,024	\$ 700,924,024
Commercial, Retail, Mixed Use, Hospital, & Entertainment	\$ 490,060,810	\$ -	\$ -	\$ -	\$ -	\$ 490,060,810	\$ 490,060,810
Grading for Mixed-Used Development	\$ 35,488,166	\$ -	\$ -	\$ -	\$ -	\$ 35,488,166	\$ 35,488,166
<b>SUBTOTAL MIXED-USE DEVELOPMENT</b>	<b>\$ 1,926,468,302</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,926,468,302</b>	<b>\$ 1,926,468,302</b>
<b>OUTDOOR AMENITIES</b>	<b>\$ 5,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,000,000</b>	<b>\$ 5,000,000</b>	<b>\$ -</b>	<b>\$ 5,000,000</b>

*Continued to Next Page*

DESCRIPTION	ESTIMATED FUNDING SOURCES [1]						
	ESTIMATED COST [1]	EATs & PILOTS [2]	ADDITIONAL CITY EATs [2]	CID [3]	TOTAL REIMBURSEMENT	OTHER [4]	TOTAL SOURCES
<b>INFRASTRUCTURE IMPROVEMENTS</b>							
Grading & Site Work to Support Infrastructure (Includes related survey, engineering, professional services, permits and other related expenses)	\$ 38,477,733	\$ 31,477,733	\$ 7,000,000	\$ -	\$ 38,477,733	\$ -	\$ 38,477,733
Roads, Bridges, Intersections, Traffic Control Systems, Streetscape, Related Lighting, Curbs, Sidewalks, Trails [5] & Trailhead [5] (includes related improvements and surveys, and related engineering, planing expenses, permits and traffic studies)	\$ 179,510,863	\$ 147,510,863	\$ 32,000,000	\$ -	\$ 179,510,863	\$ -	\$ 179,510,863
Utilities (Water Main & Lines, Sanitary and Storm Sewers, Public Utilities, Gas, Electric, Cable & WiFi in ROW or Public Easement, and related engineering, professional services and permitting)	\$ 54,540,878	\$ 45,540,878	\$ 9,000,000	\$ -	\$ 54,540,878	\$ -	\$ 54,540,878
Detention Basins	\$ 984,759	\$ 984,759	\$ -	\$ -	\$ 984,759	\$ -	\$ 984,759
Land Acquisition and Value of Land Donated to ROW and Trails [5] (\$4.00 psf)	\$ 13,721,760	\$ 11,721,760	\$ 2,000,000	\$ -	\$ 13,721,760	\$ -	\$ 13,721,760
Contingency - Infastructure Improvements (5%)	\$ 14,361,800	\$ 13,361,800	\$ 1,000,000	\$ -	\$ 14,361,800	\$ -	\$ 14,361,800
<b>Subtotal</b>	<b>\$ 301,597,793</b>	<b>\$ 250,597,793</b>	<b>\$ 51,000,000</b>	<b>\$ -</b>	<b>\$ 301,597,793</b>	<b>\$ -</b>	<b>\$ 301,597,793</b>
<b>OTHER COSTS</b>							
Redeveloper Project Management Fee (5%) (Related to Infrastructure Improvements)	\$ 15,079,890	\$ 15,079,890	\$ -	\$ -	\$ 15,079,890	\$ -	\$ 15,079,890
Redeveloper TIF Plan Preparation Fees and Costs	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000
Financing & Other Soft Costs (Related to the Infrastructure Improvements) [1]	\$ 11,486,219	\$ 3,000,000	\$ 3,000,000	\$ -	\$ 6,000,000	\$ 5,486,219	\$ 11,486,219
<b>Subtotal</b>	<b>\$ 26,816,109</b>	<b>\$ 18,329,890</b>	<b>\$ 3,000,000</b>	<b>\$ -</b>	<b>\$ 21,329,890</b>	<b>\$ 5,486,219</b>	<b>\$ 26,816,109</b>
EDC & TIF Commission Costs Payable by Developer (Pre and Post Plan Approval)	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000
<b>SUBTOTAL INFRASTRUCTURE IMPROVEMENTS (Eligible for Reimbursement)</b>	<b>\$ 328,663,901</b>	<b>\$ 269,177,682</b>	<b>\$ 54,000,000</b>	<b>\$ -</b>	<b>\$ 323,177,682</b>	<b>\$ 5,486,219</b>	<b>\$ 328,663,901</b>
<b>TOTAL REDEVELOPMENT PROJECT COSTS</b>	<b>\$ 2,260,132,203</b>	<b>\$ 269,177,682</b>	<b>\$ 54,000,000</b>	<b>\$ 5,000,000</b>	<b>\$ 328,177,682</b>	<b>\$ 1,931,954,521</b>	<b>\$ 2,260,132,203</b>

[1] In addition to the above estimated costs, Interest incurred by the Redeveloper, its Assigns and/or the City to finance (via debt or equity) the Reimbursable Infrastructure Improvement Costs are to be reimbursed from EATs, PILOTS and Additional City EATs in an amount subject to the limitations set forth in the Commission's Certification of Costs and Reimbursement Policy and Interest Policy or as otherwise approved by the City.

[2] The source of reimbursement between EATs, PILOTS and Additional CITY EATs are anticipated to be pro-rata based on the amount of each of those funding sources which are available at the time a certified Reimbursable Project Cost is reimbursed notwithstanding the allocation shown on this Exhibit. Further, the availability and use of Additional City EATs is subject to City Council approval of an agreement between the City and the Redeveloper more specifically referenced in the Redevelopment Plan.

[3] The availability and use of the CID Revenue is subject to the formation of the CID, adoption of the CID sales tax and an agreement between the CID and the Redeveloper.

[4] Other sources are anticipated to be private debt and equity but may also include any other sources later identified by the Redeveloper.

[5] Trails and Trailheads to be reviewed for reimbursement by the City on a project by project basis.

<b>ADMINISTRATIVE EXPENSES (payable to TIF Commission - 5% of TIF Revenues)</b>	\$ 59,551,972	\$ -	\$ -	\$ -	\$ -	\$ 59,551,972	\$ 59,551,972
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**EXHIBIT 6**

**435 & Soccer Drive TIF Plan**

**TIF Revenues and Additional City EATs Projections**

<b>NET PRESENT VALUE* CAPTURE OF THE ECONOMIC ACTIVITY TAXES</b>		
	<b>TIF &amp; CID</b>	<b>TIF/Super TIF &amp; CID</b>
TIF EATs	\$ 128,333,186.46	\$ 128,333,186.46
Non-TIF CID	\$ 6,252,553.75	\$ 6,252,553.75
Super TIF	\$ -	\$ 11,165,584.60
<b>Subtotal</b>	<b>\$ 134,585,740.21</b>	<b>\$ 145,751,324.81</b>
<b>Sources Restricted to Specific Uses</b>		
Hotel Tax and F&B (Tourism Related)		\$ 46,325,145.91
Parks (Parks / Parkway Related)		\$ 12,360,271.48
<b>Subtotal</b>		<b>\$ 58,685,417.39</b>
<b>Total:</b>	<b>\$ 134,585,740.21</b>	<b>\$ 204,436,742.20</b>

<b>NET PRESENT VALUE* OF PILOTs</b>		
	<b>TIF</b>	<b>TIF/Super TIF</b>
PILOTs	\$ 280,759,474.70	\$ 280,759,474.70

<b>Total NET PRESENT VALUE* of TIF - EATS and PILOTs</b>		
	<b>TIF &amp; CID</b>	<b>TIF/Super TIF &amp; CID</b>
EATS	134,585,740.21	204,436,742.20
PILOTs	280,759,474.70	280,759,474.70
<b>Total:</b>	<b>415,345,214.91</b>	<b>485,196,216.90</b>

\* NPV Discount Factor is set at 7%

<b>GROSS VALUE CAPTURE OF THE ECONOMIC ACTIVITY TAXES</b>		
	<b>TIF &amp; CID</b>	<b>TIF/Super TIF &amp; CID</b>
TIF EATs	\$ 360,956,828.62	\$ 360,956,828.62
Non-TIF CID	\$ 16,891,079.86	\$ 16,891,079.86
Super TIF	\$ -	\$ 36,520,911.97
<b>Subtotal</b>	<b>\$ 377,847,908.47</b>	<b>\$ 414,368,820.45</b>
<b>Sources Restricted to Specific Uses</b>		
Hotel Tax and F&B (Tourism Related)		\$ 125,973,141.35
Parks (Parks / Parkway Related)		\$ 35,050,438.54
<b>Subtotal</b>		<b>\$ 161,023,579.89</b>
<b>Total:</b>	<b>\$ 377,847,908.47</b>	<b>\$ 575,392,400.34</b>

<b>GROSS VALUE OF PILOTs</b>		
	<b>TIF</b>	<b>TIF/Super TIF</b>
PILOTs	\$ 849,208,647.62	\$ 849,208,647.62

435 & Soccer Drive TIF Plan

**Exhibit 7**

**Anticipated Sources & Uses of Funds**

<b>SOURCES OF FUNDS</b>	<b>ESTIMATED AMOUNT</b>
<b>PRIVATE EQUITY &amp; FINANCING</b>	<b>\$1,931,954,521</b>
<b>EATs &amp; PILOTs</b>	<b>\$269,177,682</b>
<b>ADDITIONAL CITY EATs</b>	<b>\$54,000,000</b>
<b>CID REVENUE</b>	<b>\$5,000,000</b>
<b>TOTAL</b>	<b>\$2,260,132,203</b>

<b>USES OF FUNDS</b>	<b>ESTIMATED AMOUNT</b>
<b>MIXED-USE DEVELOPMENT*</b>	<b>\$1,926,468,302</b>
<b>INFRASTRUCTURE IMPROVEMENTS*</b>	<b>\$328,663,901</b>
<b>OUTDOOR AMENITIES*</b>	<b>\$5,000,000</b>
<b>TOTAL</b>	<b>\$2,260,132,203</b>

**Exhibit 8**

**ESTIMATED Redevelopment Schedule\***

<b>ACTIVITY</b>	<b>ESTIMATED START</b>	<b>ESTIMATED COMPLETION</b>
Redevelopment Area Zoning	1 <sup>st</sup> Quarter 2026	2nd Quarter 2026
Grading	3 <sup>rd</sup> Quarter 2026	2037
Infrastructure Improvements	4 <sup>th</sup> Quarter 2026	2038
Mixed-Use Development and Outdoor Amenities	2027	2040

<b>Project Area Description</b>	<b>Estimated Construction Completion</b>
Project Area A	2029
Project Area B	2032
Project Area C	2034
Project Area D	2036
Project Area E	2038
Project Area F	2038
Project Area G	2040
Project Area H	2040
Project Area I	2038
Project Area J	2038
Project Area K	2036
Project Area L	2036
Project Area M	2029
Project Area N	2040
Project Area O	2040
Project Area P	2034
Project Area Q	2035
Project Area R	2035

\*The dates provided are estimates only. It is anticipated that the Mixed-Use Development, Infrastructure Improvements and Outdoor Amenities will be completed in phases over a period of 15 years. It is also anticipated that each Redevelopment Project Area could be completed in phases and phases within multiple Redevelopment Project Areas may be undertaken simultaneously. It is anticipated that there will be updates to the general SC zoning or a rezoning for an MPD preliminary development plan affecting the entire Redevelopment Area; however, final development plans will be approved as each phase of the Mixed-Use Development is undertaken. Further, it is anticipated that Infrastructure Improvements will be undertaken in phases and will be adjusted as the Mixed-Use Development is undertaken. The first portion of the Mixed-Use Development is anticipated to be undertaken in either Redevelopment Area A or M. These estimates were also the basis for the projection of TIF Revenues and Additional City EATs.

**Exhibit 9**

**Cost Benefit Analysis**

[SEE FOLLOWING PAGES]

Cost-Benefit Analysis

Cost-Benefit Summary - 23-year analysis  
 Per-capita impacts calculated at 100% of total average revenues and costs.

Benefits	City of Kansas City	Clay County	Mental Health Fund	ETAS/DDB	Blind Pension Fund	MC Public Library	Zoo	Liberty Public Schools	Metro Community Colleges	State of Missouri
Sales Taxes:	\$ 195,227,306	\$ 390,848,852	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 317,111,009
Property Taxes:	\$ 169,600,760	\$ 50,860,961	\$ 8,314,875	\$ 9,971,268	\$ 3,260,195	\$ 34,213,845	\$ --	\$ 602,696,783	\$ 19,383,092	\$ 2,819,928
Income Taxes:	\$ 115,023,678	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --	\$ 557,030,012
Other Revenues:	\$ 173,821,478	\$ 43,599,391	\$ 85,450	\$ 2,367,790	\$ 551,033	\$ 274,805	\$ 1,031,015	\$ 10,925,295	\$ 4,060,541	\$ 243,003,125
Total Revenues:	\$ 653,673,222	\$ 485,309,204	\$ 8,400,325	\$ 12,339,058	\$ 3,811,227	\$ 34,488,649	\$ 1,031,015	\$ 613,622,078	\$ 23,443,633	\$ 1,119,964,075
<b>COSTS</b>										
Costs for Services:	\$ 197,619,147	\$ 67,767,972	\$ 1,322,378	\$ 2,416,733	\$ 152,654	\$ 1,326,535	\$ --	\$ 37,799,376	\$ 5,338,364	\$ 319,564,297
Incentives:	\$ 168,799,317	\$ 109,335,894	\$ 2,302,324	\$ 1,852,628	\$ 108,158	\$ 11,886,336	\$ 1,031,015	\$ 134,266,148	\$ 4,318,080	\$ 148,641
Total Costs:	\$ 366,418,463	\$ 177,103,866	\$ 3,624,702	\$ 4,269,360	\$ 260,812	\$ 13,212,871	\$ 1,031,015	\$ 172,025,524	\$ 9,656,444	\$ 319,712,939
<b>Net Cost/Benefit</b>										
Public Benefits:	\$ 653,673,222	\$ 485,309,204	\$ 8,400,325	\$ 12,339,058	\$ 3,811,227	\$ 34,488,649	\$ 1,031,015	\$ 613,622,078	\$ 23,443,633	\$ 1,119,964,075
Public Costs & Incentives:	\$ 366,418,463	\$ 177,103,866	\$ 3,624,702	\$ 4,269,360	\$ 260,812	\$ 13,212,871	\$ 1,031,015	\$ 172,025,524	\$ 9,656,444	\$ 319,712,939
Net Benefits (Costs):	\$ 287,254,759	\$ 308,205,338	\$ 4,775,623	\$ 8,069,697	\$ 3,550,415	\$ 21,275,778	\$ --	\$ 441,596,554	\$ 13,787,189	\$ 800,251,137
Present Value of Public Benefits:	\$ 312,488,676	\$ 251,416,674	\$ 3,925,607	\$ 5,636,822	\$ 1,753,849	\$ 16,121,548	\$ 524,678	\$ 286,487,387	\$ 10,735,540	\$ 516,462,302
Present Value of Incentives:	\$ 80,852,292	\$ 56,096,651	\$ 1,008,872	\$ 817,722	\$ 52,610	\$ 5,192,905	\$ 524,678	\$ 59,047,925	\$ 1,899,005	\$ 69,148



the current fiscal year and actual expenditures for the two fiscal years next preceding the current fiscal year.

c. Additional information: Such other information as may be required by the Mayor and the City Council of the City (the "Council").

6. The Mayor shall transmit to the City Council the Annual Budget prepared by the City Manager, with any comments from the Mayor.

7. Upon receipt of the Annual Budget, the Council shall review the Annual Budget to determine the need for the expenditures requested and the adequacy, reliability and propriety of estimated revenues.

8. The Council shall, by ordinance, adopt the Annual Budget, which shall itemize the purposes of expenditure by departments, activities, functions, and character classes in not less detail than personal services, contractual services, commodities and capital outlays, and as adopted shall constitute an appropriation for the purposes stated of the sums therein set forth as appropriation and authorization of the amount to be raised by taxation for the purposes of the City, provided that the total amount appropriated shall not in any event exceed the total revenues estimated to be realized in cash during such year, plus any unencumbered balance from previous years.

9. The TIF Plan provides for the reimbursement of more than \$323 million of Infrastructure Improvements, the significant portion of which is the Public Infrastructure and there is currently no source of City or other funding available or expected to be available to fund the Public Infrastructure without the adoption of the Plan. The Council has not adopted an Annual Budget which contemplates, and no department director of the City has requested or indicated any intent to request appropriations sufficient to fund the Public Infrastructure that would ameliorate the conditions identified by the Area Study.

10. In addition, under my direction, City staff has analyzed incidence of the issuance of building permits for new development and/or additions/alterations/repairs in the amount of \$3 million or more ("Development Activity"), within the Redevelopment Area within the last 20 years. The analysis showed no Development Activity in the area. It is reasonable to conclude that the improvements contemplated by the Plan would not occur but for the use of tax increment allocation financing.

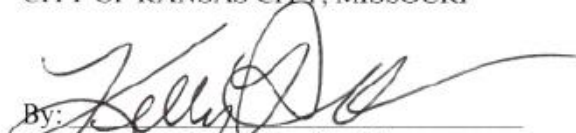
11. The undersigned acknowledges and agrees that this Affidavit is being materially relied upon by the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") and the City Council of the City, in connection with its consideration of the Plan. This affidavit is being provided to assist the Commission and City in making a finding that the Redevelopment Area described by the Plan 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 tax increment financing.

The information, statements and averments in this affidavit are, to the best of my knowledge and belief, true, accurate and complete in all material respects.

CITY OF KANSAS CITY, MISSOURI

(SEAL)

ATTEST: *Kristin Jones*

By:   
Kelly Postlewait, Acting City Manager



S-1

**Exhibit 11**

**Existing Conditions Study**

[SEE FOLLOWING PAGES]

# PARTNER

## Valuation Advisors

A New Solution for  
CRE Valuation



### **Pioneer Crossing**

SWC of MO Highway 152 and NE Shoal Creek Parkway  
Kansas City, MO, 64119

### **Report Date**

February 19, 2025

### **Project Numbers**

Partner: 24-478879

Prepared for:

Economic Development Corporation of Kansas City



February 19, 2025

Mr. David Leader  
Economic Development Corporation of Kansas City  
300 Wyandotte, Suite 400  
Kansas City, Missouri 64105

Subject: Consulting Report  
Pioneer Crossing  
SWC of MO Highway 152 and NE Shoal Creek Parkway  
Kansas City, MO 64119  
Partner Project No. 24-478879

Dear Mr. Leader,

Partner Valuation Advisors is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion whether or not the study area meets the requirements of an Economic Development Area according to RSMo 99.805. The client for the assignment is Economic Development Corporation of Kansas City, and the intended use is for evaluation of a request for development incentives.

The study area and subject of this consulting report is 505 acres largely contained within the area bound by MO 152 on the north, NE Shoal Creek Parkway on the south and east, and I-435 on the west. 22 acres are on the north side of MO 152. All utilities are near to or at the site. It is zoned Shoal Creek Overlay which allows for a mix of land uses. The study area under consideration as a redevelopment plan identified as Pioneer Crossing. Suburban Reserve owns all 16 parcels comprising the study area.

The assignment is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, applicable state appraisal regulations, and the appraisal guidelines of RSMo 99.805 and Economic Development Corporation of Kansas City.

The purpose of this assignment is to determine if the study area identified above meets the definition of an Economic Development Area as defined in RSMo 99.805 and restated below.

"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 Subdivision 1 (Blighted Area) and 3 (Conservation Area) and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:



- a) Discourage commerce, industry, or manufacturing from moving their operations to another state; or
- b) Result in increased employment in the municipality; or
- c) Result in the preservation or enhancement of the tax base of the municipality;

If the study area meets the definition of an economic development area, then it may be designated by a municipality as a redevelopment area. Meeting the requirements of a redevelopment area, the municipality may then consider one or more redevelopment plans allowing for future development to pay the redevelopment costs to reduce or eliminate conditions within the economic development area thereby enhancing the tax base. Specific redevelopment projects within the plan area may be enacted in furtherance of the objectives of the redevelopment plan.

To report the assignment results, I use a consulting report format.

Based on the analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinions of value are as follows:

Premise		Finding
Does the study area meet the requirements of an "Economic Development Area"? Defined as any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of Subdivision 1 (Blighted Area) and 3 (Conservation Area) and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:		
1. Discourage commerce, industry, or manufacturing from moving their operations to another state; or	Yes	The study area has 505 acres, good access, no extraneous infrastructure, and is well configured for development. By several measures, including many of those cited in the Kansas City's Playbook-KCMO. In its existing condition the study area is neutral to the decisions of employers and businesses to stay in or move to the area. Based on the physical potential of the site and the likely land uses spelled out in the Shoal Creek Overlay, the study area will be an attractive and functional neighborhood component that will discourage businesses and their employees from moving.
2. Result in increased employment in the municipality; or	Yes	There is the potential of a significant increase in population in the immediate area. The study area is an infill site and will account for more than a fair share of residential development based upon the availability of infrastructure. These residents may or may not work in the immediate area, but households will require convenient goods and services which will increase the employment base. Using broad metrics and land use trends the area might generate nearly 4,300 new jobs upon build out.
3. Result in the preservation or enhancement of the tax base of the municipality.	Yes	The study area has the potential to generate annual real property tax revenue of up to \$10,752,914 after 20 years based upon the average assessed value per acre of three Northland neighborhoods.
4. Will not solely be used for development of commercial businesses which unfairly compete in the local economy	Yes	Use of the study area will accommodate expanding businesses and meet the expectations of the area residents with expanded choices of employment, housing, and consumer goods and services.

These findings lead me to conclude that the study area may be further considered under RSMo 99.805 for further designation as follows

**"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. Each redevelopment plan shall conform to the requirements of Section [99.805](#);



**"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;

If you have any questions or comments regarding the contents of this report, please don't hesitate to contact the undersigned. Thank you for the opportunity to be of service.

Sincerely,

Partner Valuation Advisors, LLC

Kenneth Jagers, MAI, FRICS  
Managing Director  
Certified General Real Property Appraiser  
Missouri Certificate # RA003190  
(913) 485-8002  
kjagers@partnerval.com

# SUMMARY OF SALIENT FACTS

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## Summary of Salient Facts and Conclusions

Property Name	Pioneer Crossing
Address	SWC MO Highway 152 and NE Shoal Creek Parkway
County	Clay
Property Type	Land
Property Subtype	Unimproved
Owner of Record	Suburban Land Reserve
Site Detail	
Tax IDs	14-203-00-01-011.00, 14-203-00-01-012.00, 14-203-00-01-012.01, 14-219-00-04-001.00, 14-501-00-01-002.00, 14-501-00-01-001.00, 14-507-00-03-001.00, 14-501-00-01-002.01, 14-501-00-01-004.02, 14-501-00-01-011.00, 14-501-00-01-008.00, 14-501-00-01-009.01, 14-501-00-01-007.00, 14-501-00-01-009.03, 14-203-00-01-013.00, 14-203-00-01-014.00
Land Area	505.03 acres; 21,998,919 SF

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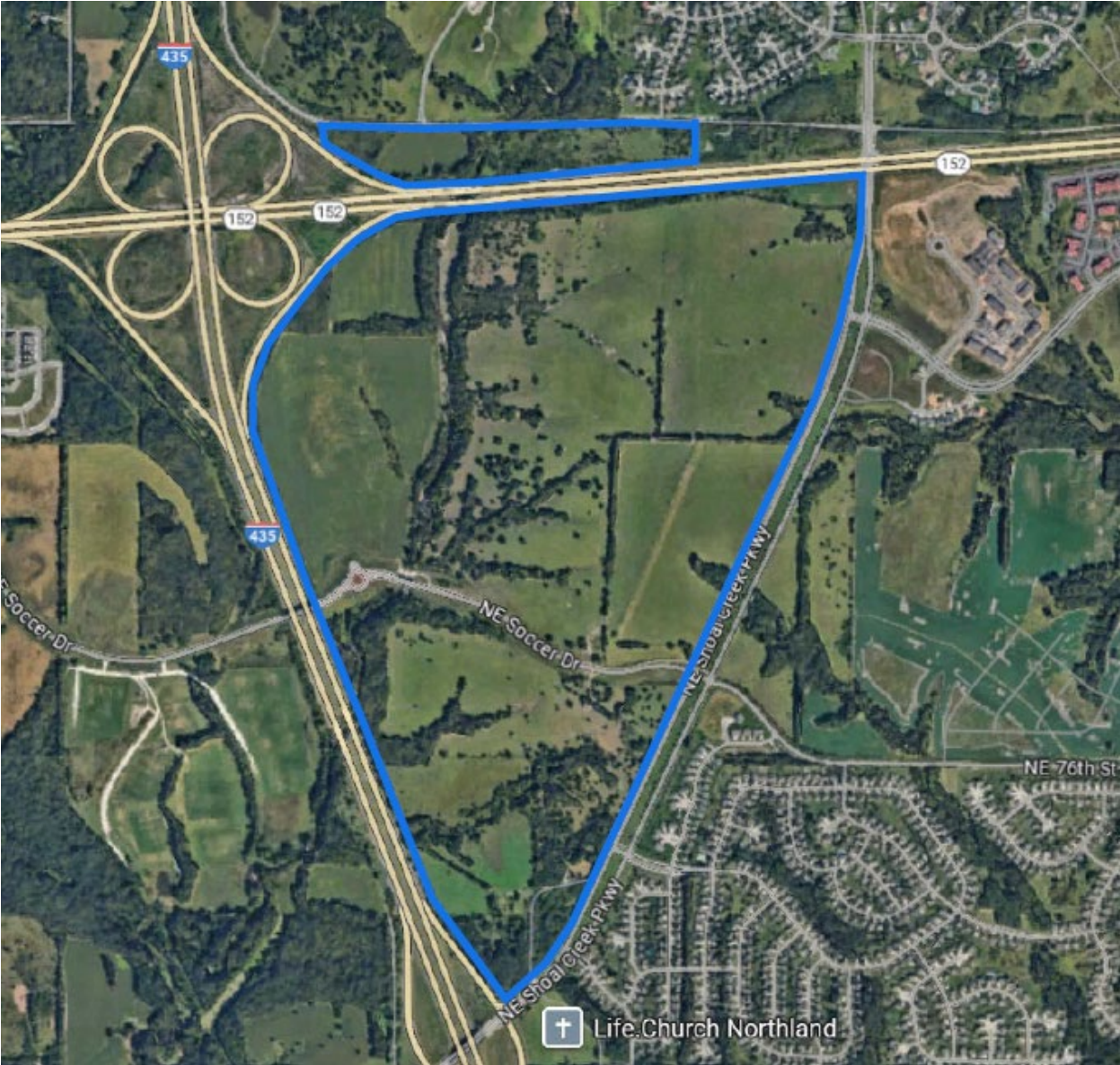
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**APPENDIX:**

- APPENDIX A: QUALIFICATIONS
- APPENDIX B: PROPERTY INFORMATION
- APPENDIX C: ENGAGEMENT LETTER

# 1.0 GENERAL INFORMATION

## 1.1 Identification Subject Property



The study area has been outlined in blue.

## Property Identification

Property Name	Pioneer Crossing
Property Major Type	Land
Property Type	Mixed Use
Address	SWC MO Highway 152 and NE Shoal Creek Parkway
City	Kansas City
County	Clay
State	MO
Zip	64119
Tax ID	14-203-00-01-011.00, 14-203-00-01-012.00, 14-203-00-01-012.01, 14-219-00-04-001.00, 14-501-00-01-002.00, 14-501-00-01-001.00, 14-507-00-03-001.00, 14-501-00-01-002.01, 14-501-00-01-004.02, 14-501-00-01-011.00, 14-501-00-01-008.00, 14-501-00-01-009.01, 14-501-00-01-007.00, 14-501-00-01-009.03, 14-203-00-01-013.00, 14-203-00-01-014.00
Legal Description	16 parcels with lengthy metes and bound descriptions for each maintained in my files.
Owner	Property Reserve

## 1.2 Assignment Information

Client	Economic Development Corporation of Kansas City
Purpose of the Appraisal	Determine if the study area meets the requirements of an economic redevelopment area according to RSMo Chapter 99.805
Intended Use	For evaluation of a request for development incentives
Intended User(s)	Economic Development Authority of Kansas City and the City of Kansas City, Missouri
Narrative Report	Based on the intended users understanding of the subject's physical, economic and legal characteristics, and the intended use of this appraisal, a narrative report format was used.
Property Rights	Fee simple

## 2.0 SCOPE OF WORK

---

### 2.1 Scope of Services

To provide a consulting report of the study area for the purpose of evaluating with the criteria of an “economic development area” as described in RSMo 99.805.

### 2.2 Research

Our opinions and forecasts are based at least in part on data obtained from interviews and third-party sources, which are not always completely reliable and no warranty to their reliability is inferred. We are of the opinion that our conclusions are reasonable based on evidence researched and analyzed, we are not responsible for data inaccuracies or the effects of future occurrences that cannot be reasonably foreseen at this time.

### 2.3 Inspection

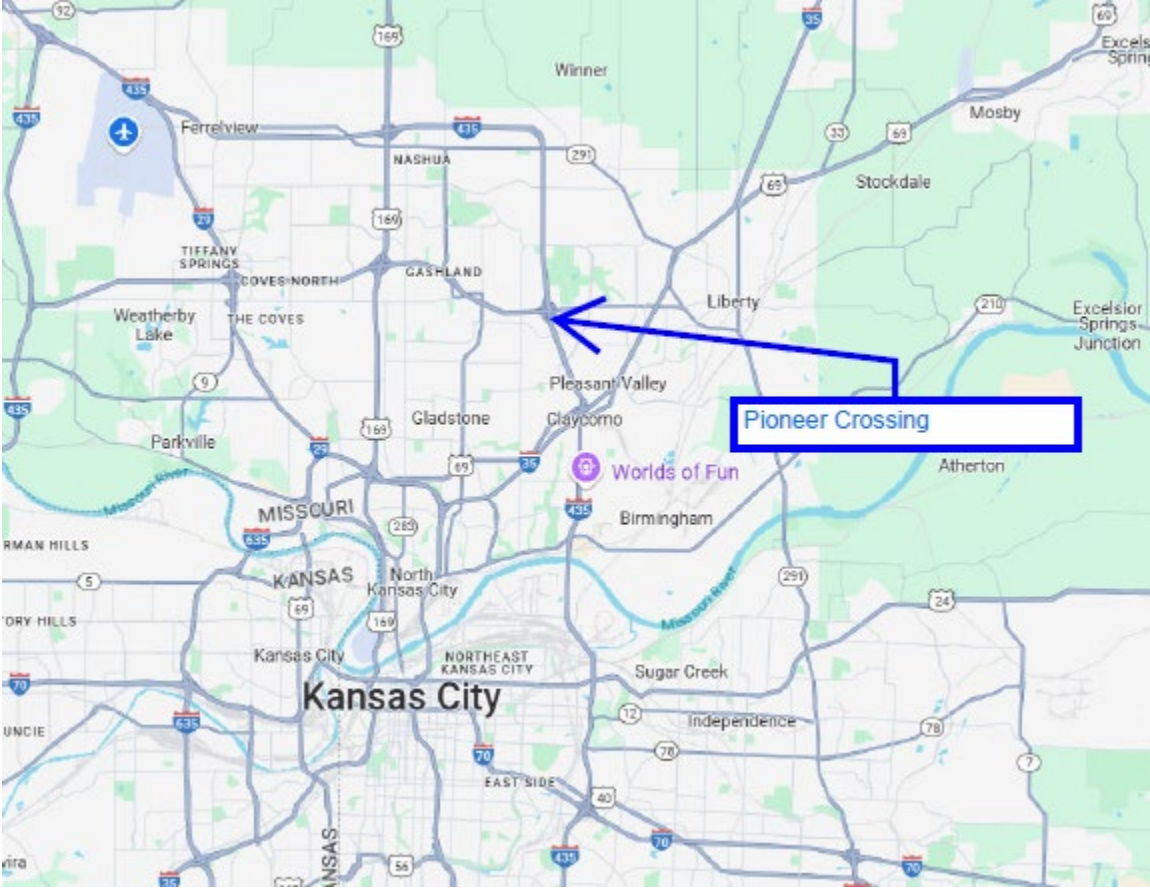
Details regarding our team’s inspection of the study area property are as follows:

<b>Role</b>	<b>Name</b>	<b>Inspected</b>	<b>Extent</b>	<b>Date of Inspection</b>
Appraiser	Kenneth Jagers, MAI, FRICS	Yes	On-Site	1/14/2025

### 3.0 ECONOMIC/SURROUNDING AREA ANALYSIS

#### 3.1 Area Overview

The study area is located in the Kansas City MSA, as defined by the U.S. Office of Management and Budget. The Kansas City MSA is 7,255 square miles in size with a population density of 310 people per square mile.



#### 3.2 Population

The Kansas City MSA has an estimated 2024 population of 2,246,258. Kansas City MSA added an average of 13,556 residents per year over the 2010 - 2024 period.

Category	1 Mile	3 Mile	6 Mile	Clay County	Kansas City		
					MSA	Missouri	United States
Trade Area							
Area (sq miles)	3	28	113	398	7,255	68,716	3,533,719
Density (pop/sq mile)	817	1,694	1,624	663	310	91	96
Population							
Population 2010 (census)	1,403	34,042	154,371	221,939	2,009,348	5,988,890	308,745,538
Population 2020 (census)	2,221	45,674	177,651	253,335	2,192,035	6,154,913	331,449,281
Population 2024 (current)	2,566	47,875	183,622	263,462	2,246,258	6,232,540	337,470,185
Population 2029 (5 yr proj)	2,789	49,679	188,233	271,404	2,290,394	6,285,716	342,640,129
% Change 2020-Current	3.7%	1.2%	0.8%	1.0%	0.6%	0.3%	0.5%
% Change 5 Yr Forecast	1.7%	0.7%	0.5%	0.6%	0.4%	0.2%	0.3%
% Change 2010-2020	4.7%	3.0%	1.4%	1.3%	0.9%	0.3%	0.7%

Source: Esri 2024

### 3.3 Employment Trends

The percentage of college graduates within the Kansas City MSA exceeds the national average.

Category	1 Mile	3 Mile	6 Mile	Clay County	Kansas City		
					MSA	Missouri	United States
2023 Total (NAICS11-99) Employees	329	19,403	66,144	124,377	1,211,697	3,292,150	153,323,159
2023 Total (NAICS11-99) Businesses	28	1,229	4,401	7,808	80,372	226,479	12,297,209
2023 Unemployment Rate	5.1%	2.3%	2.7%	2.7%	3.1%	3.3%	4.3%
% College Graduate	57.4%	46.2%	38.3%	37.0%	40.5%	33.0%	36.1%
Avg Work Travel Time				23	23	24	27

Source: Esri 2024

### 3.4 Major Employers

The table below contains the major employers for the Kansas City MSA which represent a broad diversity across the government, healthcare, manufacturing, and education sectors:

Name	Description	Employees 2023
1 Federal Government	Government	45,932
2 University of Kansas Health System	Health services	12,511
3 Saint Luke's Health System	Health services	9,062
4 State of Kansas	State Government	7,984
5 Ford Motor Company	Motor vehicle mfg.	7,260
6 Children's Mercy	Health services	7,012
7 Oracle (formerly Cerner)	Health care information systems	6,400
8 NNSA-Managed by Honeywell	NNSA, managed by Honeywell FM&T	6,000
9 Kansas State University	Higher education	6,000
10 State of Missouri	Government	5,994
11 Amazon	E Commerce	5,975
12 HCA Midwest Health	Health services (Division Hdq.)	5,540
14 Stormont-Vail Hospital	Health services	5,455
15 State of Kansas	State Government	5,364
16 Olathe Public School District	Public education	5,100
17 Garmin International Inc.	Global positioning system mfg. (Hdq.)	4,693
18 T-Mobile	Telecommunications (Hdq.)	4,674
19 University Health	Health services	4,432
20 Burns & McDonnell	Full-service engineering, architecture, construction firm (Hdq.)	4,405

Source: KCADC 2023

### 3.5 Median Household Income

The Kansas City MSA has a higher average household income than the National average.

Category	1 Mile	3 Mile	6 Mile	Clay County	Kansas City		
					MSA	Missouri	United States
<b>Household Income</b>							
Median HH Income	\$83,027	\$101,532	\$82,969	\$81,325	\$80,044	\$68,138	\$72,603
Average HH Income	\$120,081	\$130,369	\$106,775	\$104,444	\$110,647	\$94,378	\$107,008
Per Capita Income	\$58,752	\$49,584	\$42,253	\$41,685	\$44,196	\$38,428	\$41,310
<b>Population Distribution by Income</b>							
-\$15,000	41	682	4,504	7,071	72,252	243,368	12,298,792
\$15,000 - \$24,999	53	667	3,469	5,622	46,903	180,133	9,182,566
\$25,000 - \$34,000	31	1,054	4,577	6,740	56,996	199,439	9,577,830
\$35,000 - \$49,999	61	1,275	7,055	10,194	90,573	293,808	14,019,287
\$50,000 - \$74,999	318	2,887	12,574	18,004	150,729	440,137	21,371,036
\$75,000 - \$99,999	131	2,412	10,543	15,549	120,649	343,346	16,639,881
\$100,000 - \$149,999	270	4,224	15,298	21,371	168,175	437,485	21,948,226
\$150,000 - \$199,999	63	2,257	7,709	11,226	86,765	196,402	11,109,323
\$200,000+	140	2,912	6,768	9,252	102,757	195,910	13,766,961

Source: Esri 2024

### 3.6 Household Summary

Approximately 68.27% of housing units within a 6-mile radius are owner-occupied, which is above the MSA average of 63.96%. The median year built for homes within a 6-mile radius of the study area is 1986 which is newer than the MSA average of 1978.

Category	1 Mile	3 Mile	6 Mile	Clay County	Kansas City		
					MSA	Missouri	United States
Avg HH Size	2.27	2.59	2.51	2.49	2.47	2.4	2.53
Total Households 2010 (census)	538	12,965	60,331	87,217	789,536	2,375,595	116,716,292
Total Households 2020 (census)	936	17,367	69,475	100,254	868,375	2,479,146	126,817,580
Total Households 2024 (current)	1,109	18,371	72,499	105,031	895,897	2,530,072	129,917,449
Total Households 2029 (5 yr proj)	1,239	19,226	74,942	109,411	922,763	2,579,681	133,099,006
HH % Change 2020-Current	4.33%	1.41%	1.07%	1.17%	0.78%	0.51%	0.61%
HH % Change 5 Yr Forecast	2.24%	0.91%	0.67%	0.82%	0.59%	0.39%	0.49%
HH % Change 2010-2020	5.69%	2.97%	1.42%	1.40%	0.96%	0.43%	0.83%
<b>Housing Units</b>							
Total Housing Units	1,193	19,130	75,768	110,003	968,711	2,848,149	144,063,309
Median Year Built	2010	2002	1986	1986	1978	1977	1979
Housing Units % Vacant	7.0%	4.0%	4.3%	4.5%	7.5%	11.2%	9.8%
Housing Units % Owner Occupied	30.4%	72.6%	68.3%	67.3%	64.0%	66.3%	64.9%
Housing Units % Renter Occupied	69.6%	27.4%	31.7%	32.7%	36.0%	33.7%	35.1%
Median Home Value	\$450,000	\$340,597	\$281,884	\$284,761	\$299,710	\$246,312	\$308,943

Source: Esri 2024

### 3.7 Neighborhood Analysis

The subject property is located in the Northland area of Kansas City. The Northland includes parts of Kansas City, Missouri, Riverside, Liberty, Gladstone, Parkville and Kearney, all in Clay or Platte County.

#### 3.7.1 Access & Linkages

##### Access, Linkages and Transit

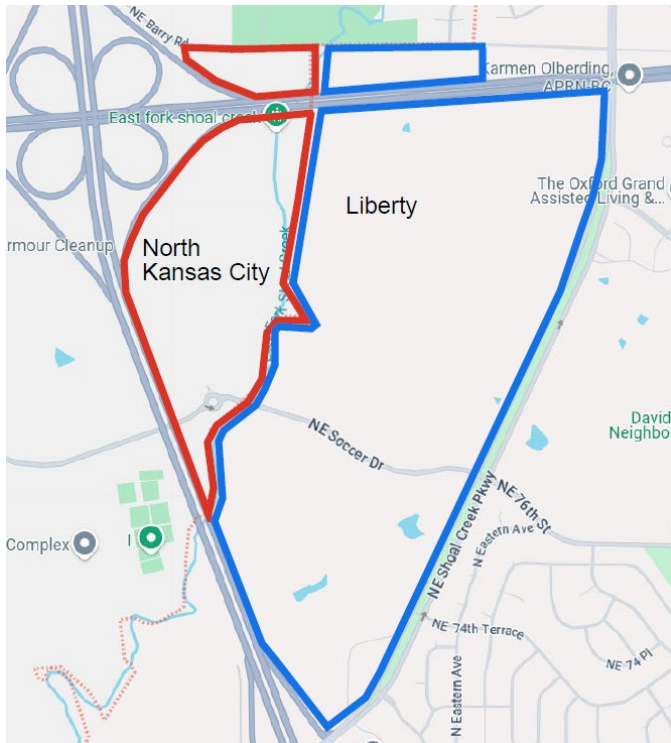
Primary Access to Area	I-435, I-35, and Missouri Highway 152	
Public Transportation Provider	None nearby	
Main Source of Transportation	Personal Automobile	
Traffic Count of Intersection	46,524 cars per day	
	Description	Distance from Subject
Nearest On-Ramp	Two full service interchanges 1) I-435 and NE Shoal Creek Parkway and 2) I-435 at MO 152, and one signalized intersection at MO 152 and NE Shoal Creek Parkway. The study area borders each of these.	0.00 (Miles)
Nearest Bus Stop	None nearby	NA
Nearest Subway Station	Berkley Riverfront	5.00 (Miles)
Nearest Train Station	Union Station	13.00 (Miles)
Nearest Airport	KCI	16.00 (Miles)

#### 3.7.2 Neighborhood Demand Generators

Major demand generators in the area include Ford’s Claycomo plant where the best-selling F-150 and the Ford Transit. Presently there are over 9,000 employees working at the plant which is located two miles south of the study area. There is major industrial capacity in surrounding industrial parks including Hunt Midwest’s Subtropolis, Northland Park, Heartland Meadows, and Executive Park. Consumer goods and services are available throughout the area including a Sam’s Wholesale Club one mile east, and numerous neighborhood and community centers. Oceans of Fun and Worlds of fun are approximately five miles south of the subject and Arrowhead and Kauffman Stadiums are approximately 13 miles to the south. North Kansas City and Liberty Hospitals are five and seven miles respectively.

#### 3.7.3 Public Services

Local government services like fire and police are provided in this area by the City of Kansas City, Missouri and Clay County and are also available in nearby Liberty, Gladstone, and North Kansas City. The study area is within both the North Kansas City and Liberty School Districts. The North Kansas City District 74 has 22 elementary schools, six middle schools, and four high schools with a total enrollment of nearly 21,900 students and a workforce of 3,882 employees. The Liberty School District has 12,500 students attending 11 elementary schools, four middle schools and two high schools along with an alternative school and early childhood center. The district has a staff of 4,000. Boundaries of these two districts relating to the study area are shown on the following page.



Nearby post-secondary education is available at William Jewell and Metropolitan Community College. Opportunities for passive and active recreation, entertainment and shopping are readily accessible.

The nearest retail and public services to the study area are detailed in the following chart.

**Public Services and Amenities**

Category	Description	Distance from Subject
Grocery	Walmart and Sam's Club	<2 (Miles)
Shopping Center	Plaza at Shoal Creek	<2 (Miles)
Regional Mall	Zona Rosa	9.00 (Miles)
Fire Station	Pleasant Valley	1.75 (Miles)
Police Station	Pleasant Valley	1.50 (Miles)
Hospital	North Kansas City Hospital	6.50 (Miles)

**3.8 Economic/Surrounding Area Analysis Conclusion**

The study area property is located in the Kansas City MSA which exceeds the State of Missouri in terms expected population growth and is also expected to continue to lead the state in median household income. These facts positively impact the growth of demand for real estate. The Kansas City MSA has also performed well over the last decade in terms of creating new jobs. Given these economic signals, we project growth in the Kansas City MSA will be remain strong and positive, resulting in a continued demand for real estate.

Additionally, the existing mix of uses and services provided in the area is generally meeting the needs of the neighborhood. The area has adequate vehicular and public transportation access to employment centers and retail. Growing population is generating demand for additional commercial real estate of all types, and specifically well accessed and served land. A diverse and stable employment base suggest continued stability and growth. We conclude there is implied demand for land supporting additional development in this area.

## 4.0 SITE ANALYSIS

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### 4.1 Site Summary



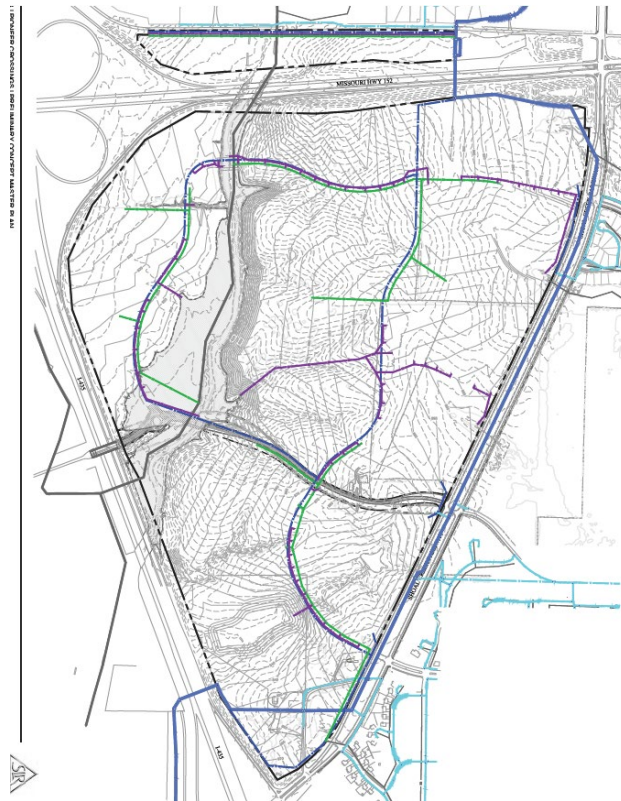
**Land Summary**

<b>Client ID</b>	<b>Parcel ID</b>	<b>Gross Land Area (Acres)</b>	<b>Gross Land Area (Sq Ft)</b>	<b>Topography</b>	<b>Shape</b>		
Parcel 1	14-203-00-01-011.00	83.72	3,895,492				
Parcel 2	14-203-00-01-012.00	29.83	1,387,990				
Parcel 3	14-203-00-01-012.01	27.24	1,267,477				
Parcel 4	14-219-00-04-001.00	53.23	2,476,792				
Parcel 5	14-501-00-01-002.00	31.08	1,446,152				
Parcel 6	14-501-00-01-001.00	83.24	3,873,157				
Parcel 7	14-507-00-03-001.00	19.46	905,474	As an assembled land property the study area has a rolling topography throughout. There is a streamway and some flood zone across a part of the property.	The study area is irregular, though not inconveniently shaped. The two northernmost parcels (15 and 16) are separate from the much larger parcel by Missouri Highway 152.		
Parcel 8	14-501-00-01-002.01	3.23	150,292				
Parcel 9	14-501-00-01-004.02	1.51	70,260				
Parcel 10	14-501-00-01-011.00	59.44	2,765,743				
Parcel 11	14-501-00-01-008.00	30.3	1,409,859				
Parcel 12	14-501-00-01-009.01	17.49	813,810				
Parcel 13	14-501-00-01-007.00	6.57	305,702				
Parcel 14	14-501-00-01-009.03	4.03	187,516				
Parcel 15	14-203-00-01-013.00	13.83	643,510				
Parcel 16	14-203-00-01-014.00	8.59	399,693				
Totals		472.79	21,998,919				
Source for Land Area:		Heartland MLS/City of Kansas City, MO					

<b>Subject Parcel</b>	
Parcel ID	14-203-00-01-011.00
Location	Suburban
Land Use	Vacant
Current Use	Unimproved
Highest and Best Use Site as Vacant	Mixed use
Highest and Best Use Comments Site as Vacant	In accordance with the Shoal Creek Overlay and subject to rigorous entitlement.
Traffic Count (MO Hwy 152)	46,524
Traffic Count (I-435)	42,758
Traffic Count (NE Shoal Creek Parkway)	6,358
Traffic Count Date	2023 MoDOT
Legal Description	16 parcels with lengthy metes and bound descriptions for each maintained in my files.
Map Latitude	39.23842656120467
Map Longitude	-94.49911755239138

<b>Subject Parcel</b>	
Approved or Zoned	Zoned
Corner Lot	Yes
Dimensions	Approximately 6,600' x 3,300'
Primary Frontage Street Name	MO Highway 152
Secondary Frontage Street Name	I-435
Tertiary Frontage Street Name	NE Shoal Creek Parkway
Frontage - Primary Street (Feet)	5,000
Frontage - Secondary Street (Feet)	6,300
Frontage - Tertiary Street (Feet)	7,600
Average Depth (Feet)	3,300
View	Average
Access	Good
Site Visibility	Good
Street Lighting	Yes
Sidewalks	Yes
Curb and Gutter	Yes
Drainage	None reported or observed. Assumed to be adequate.

	<b>Subject Parcel</b>
Adequacy of Utilities	The site is well served by public utilities, all nearby.
Public Electricity	Evergy
Water Supply Type	City of Kansas City
Sewer Type	City of Kansas City
Natural Gas	Spire
Underground Utilities	Some
Rail Access	No
Water/Port Access	No



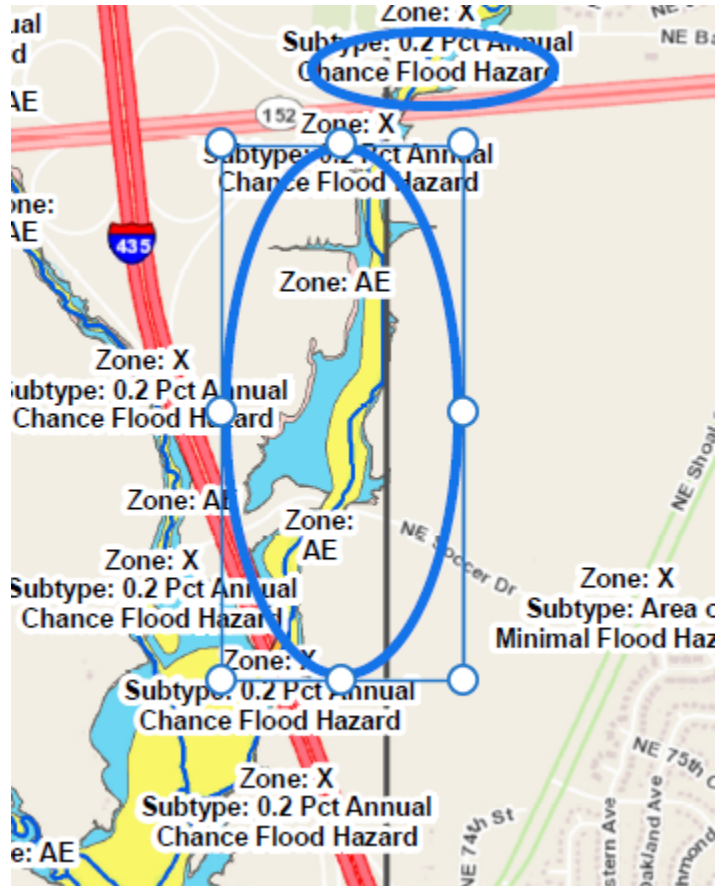
**LEGEND**

- EXISTING PUBLIC WATER TRANSMISSION LINE
- EXISTING PUBLIC WATER MAIN
- EXISTING SANITARY SEWER INTERCEPTOR

The hatched lines are future infrastructure.

## 4.2 Flood Zone Status

### Flood Map



The flood zone hazard traverses the study area north to southwest. NE Soccer Drive is the primary east west route intended for the site and it serves residences to the east and recreation and schools to the west. NE Soccer Drive is already fully built out with two and four lanes and provides the crossing of Shoal Creek eliminating a significant time and cost of development. Furthermore, MO Hwy 152 has an interchange with I-435 at the study area's northwest corner and a fully signalized intersection at NE Shoal Creek Parkway at its northeast corner providing another fully improved crossing.

## 4.3 Environmental Hazards

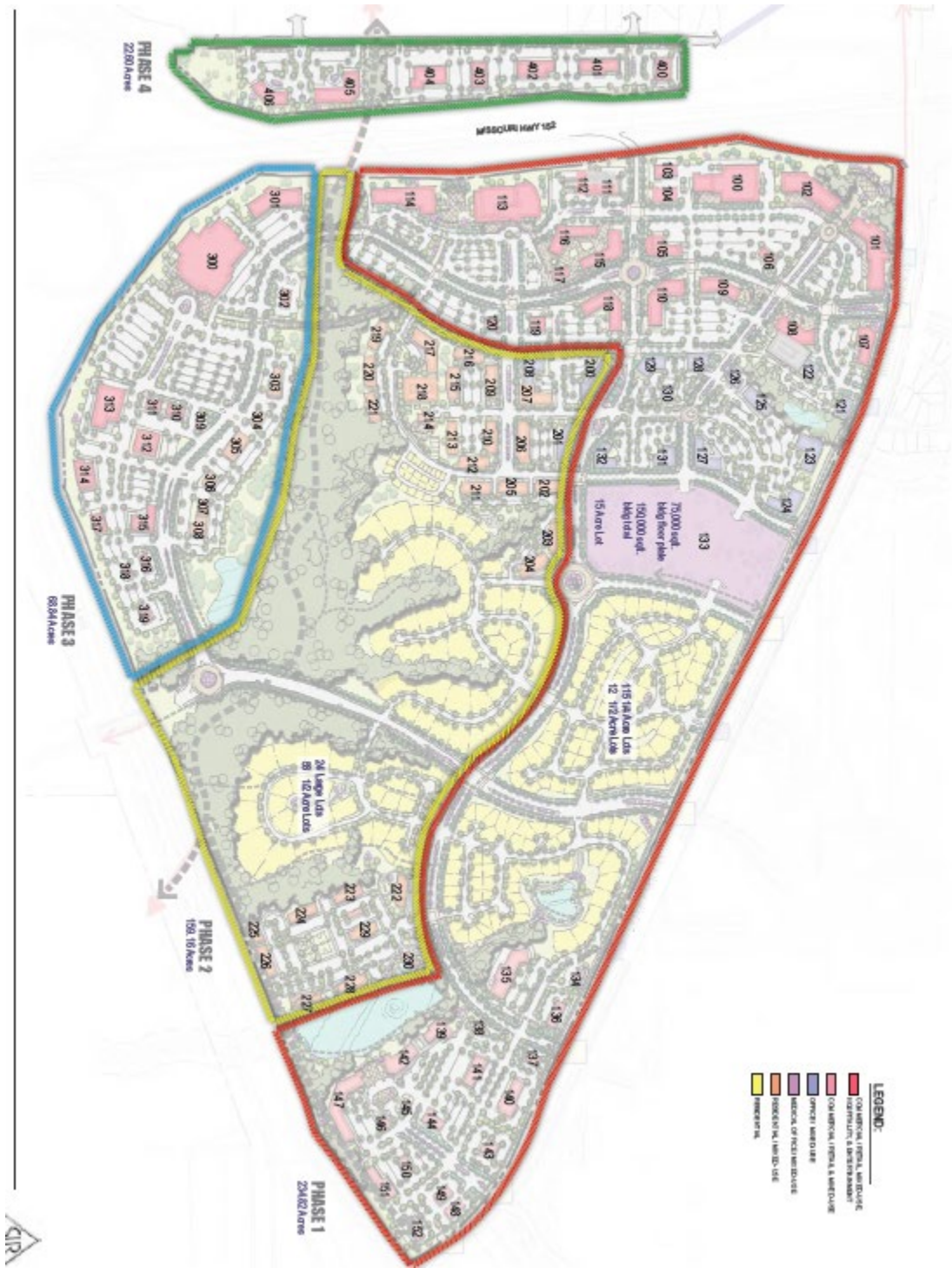
An environmental assessment was not provided for review. No environmental hazards were apparent from inspection, and it is assumed the study area is free and clear of any environmental hazards including, without limitation, hazardous waste, toxic substances and mold.

## 5.0 ZONING & OTHER RESTRICTIONS ANALYSIS

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The study area is zoned SC, Shoal Creek Overlay. This designation allows for mixed use development which has further requirements which will consider public uses, natural uses, and transit. The ordinance is not specifically restrictive insofar but there is a rigorous site plan approval process for proposed development. Previously, developers have proposed uses including administrative office, medium and high density residential, planned commercial and planned business. The study area is not presently entitled however, a preliminary site plan prepare by Block and Company Inc., is available and I have included excerpts herein.



## **5.1 Encumbrance/Easements/Restrictions**

We were not provided with a current title report to review. We are not aware of any easements, encroachments, or restrictions that would adversely affect value. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the study area has clear and marketable title.

## **5.2 Site Analysis Conclusion**

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning.

Representative photos from Google Earth



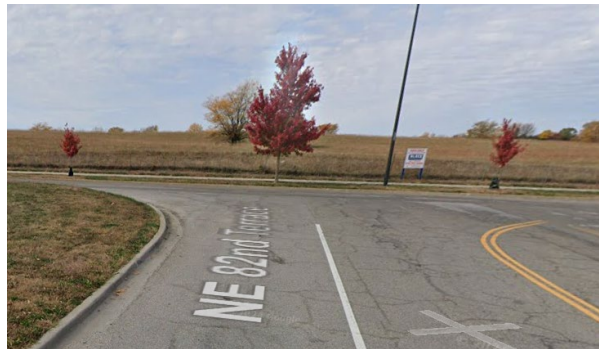
NE Shoal Creek Parkway and MO 152



South on NE Shoal Creek Parkway



Facing east from study area NE 82<sup>nd</sup> Ter



Facing west to study area



Facing north on Shoal Creek Parkway and NE Soccer Drive



Facing west to study area on NE Soccer Drive



Study area facing north at NE Shoal Creek and NE 74th



Study area facing north from NE Shoal Creek and I-435



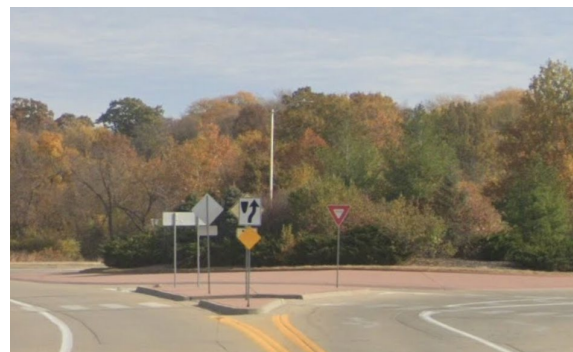
I-435 on-ramp at NE Shoal Creek Parkway



I-435 facing north from NE Soccer Drive



Study area facing north from NE Soccer Drive



Traffic circle on NE Soccer Drive

<p>Aerial of East Fork Shoal Creek bridge</p>	<p>Aerial of infrastructure facing south</p>
<p>NE Soccer Dr facing east</p>	<p>Off ramp from I-435 to MO Hwy 152</p>
<p>Facing NE from MO 152 exit</p>	<p>Facing east from MO 152 on-ramp</p>



MO 152 facing east



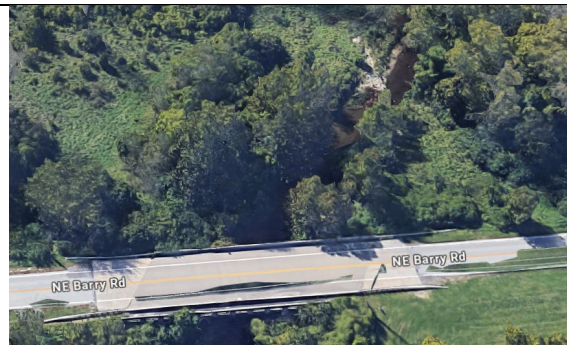
Aerial view Mo 152 and East Fork Shoal Creek



Study area facing east from NE Barry Rd



Parcels 15 and 16 facing SE from Barry Rd



Parcels 15 and 16 floodway



Signalized intersection at study area's northeast corner

All of these photos provide an accurate representation of the study area. The supporting infrastructure is a significant advantage to the study area as far as utility and future development cost. It is adaptable to a wide variety of site plans and land uses. Having examined the study area and surrounding area, I now apply the criteria of an economic development area and report my findings below.

## 6.0 DISCOURAGE COMMERCE, INDUSTRY, OR MANUFACTURING FROM LEAVING

The study area is poised to accommodate new development (office, retail, medical, mixed use, multifamily and single family). This attribute is a demonstration of an economic development area’s role to discourage businesses and employers from leaving the area.

I can demonstrate through consumer, municipal and developer trends and the study area’s conditions that many of the elements necessary to encourage businesses and employers to stay in the area are present. Tax policy will have a significant influence on employers/businesses relocation decisions and that is not addressed here. The purpose of this study is to evaluate how the area may contribute to or detract from employers desire to stay or leave. To qualify the conditions of the study area that support or discourage commercial, industrial, and manufacturing businesses I have reviewed the KC Spirit Playbook. The critical elements of that plan relating to the study area in its current condition are described below.

Employer/Business Retention	
<b>Goals</b>	
<b>Mobility</b>	New development and redevelopment should be evaluated on its capacity to integrate with adjacent properties and neighborhoods and also on its avoidance of repeating harmful practices of transportation infrastructure.
<b>Technology</b>	Technology requirements of neighborhoods are vastly different from those even 10 years ago. Development within the study area should meet then current technology needs and expectations and be adaptable to changing needs as well.
<b>Design</b>	The Shoal Creek Overlay District standards provide a good foundation for design. The expectations of business enterprise, residents and the larger community will be addressed during entitlement.
<b>Housing Environment</b>	Land uses and the overall design should be flexible to provide housing suitable for all buyers and renters of a variety of demographic strata?
<b>Objectives to be met</b>	
<b>Connectivity</b>	With 505 acres any future project within the study area can accommodate; 1) proximity to transit, 2) walkable access to jobs and consumer goods and services, 3) exceptional linkages with adjacent neighborhoods. It is bound on the north and the west by major highways, MO Highway 152 and I-435, each with average daily traffic of over 40,000 cars. Linkages to the study area are exceptional and do not require meaningful expansion or extension to accommodate likely development. There are no apparent physical limitations of access to existing or future transit options.
<b>Business Attraction</b>	Business and employment growth in Kansas City is organic and the result of small and medium sized enterprises. Expanded living and life style options can be demonstrated by economic development authorities, realtors, and developers to new and growing employers/businesses. Those employers and businesses will in turn promote functional and well planned neighborhoods to prospective employees and vendors.
<b>Public and Green Space</b>	Parks and green space are necessary for any neighborhood to be complete. Shoal Creek is a natural feature which can anchor the recreational offerings of any planned development of the study area. The study area is highly walkable along the east boundary and along NE Soccer Road through the middle and Shoal Creek is readily integrated.
<b>Affordability</b>	Access to housing is a primary determinant of quality of life. With 505 acres a variety of housing options can be incorporated into any development which will benefit significantly from access to transit. These to components of cost of living can be managed to enhance the liveability of future development within the study area.
<b>Development Patterns</b>	The study area is an infill site. New development in the area will make the existing infrastructure more productive as compared to greenfield development which stresses existing infrastructure and ultimately required new infrastructure. By capitalizing on existing infrastructure, infill development can get badly needed housing to the market more quickly with less financial stress on the municipality and surrounding private development.

In its current condition with all of its advantages and limitations and under the Shoal Creek Overlay, the study area will discourage employers or businesses from leaving the area.

## 7.0 INCREASED EMPLOYMENT IN THE MUNICIPALITY

I am evaluating the study area on a set of criteria that are qualitative and quantitative in nature and in each case identifying an economic outcome. The analysis of underlying market conditions of potential broad land uses will help to evaluate the study area's conformity with the requirements of an economic development area.

### 7.1 Residential/Population growth

New residents within the area will most certainly increase employment within the area as well. I have considered the historic data of single family building permits reported by the Homebuilders Association of Greater Kansas City.

This analysis trends the building permit information for Clay and Platte County in the Northland and also Jackson County and the Kansas City portion of each county. I track housing permits for each county and the Kansas City portion of each county from 2018-2024. I also trend household growth and the ratio of new permits to new households. This supports projection of cumulative household growth and building permit activity for the next 20 years.

Single Family Housing Permits								
	2018	2019	2020	2021	2022	2023	2024 - 11 mos annualized	2025-2044 Cumulative
<b>Clay County</b>	953	626	909	848	707	587	519	15,949
<b>Kansas City</b>	<b>508</b>	<b>412</b>	<b>554</b>	<b>577</b>	<b>455</b>	<b>379</b>	<b>236</b>	<b>9,666</b>
County Households	97,323	98,777	100,254	101,448	102,657	103,880	105,031	28,358
% Permits to New Households	66.49%	43.03%	61.56%	71.01%	58.50%	48.00%	45.10%	56.24%
<b>Platte County</b>	520	450	487	580	317	516	403	15,949
Kansas City	198	159	260	184	162	382	137	7,225
County Households	40,997	41,718	42,452	43,225	44,012	44,771	45,586	19,602
% Permits to New Households	73.39%	62.42%	66.38%	75.03%	40.28%	67.99%	49.38%	62.12%
<b>Jackson County</b>	1195	1061	1129	1515	1108	790	892	15,949
Kansas City	93	104	121	191	174	180	61	1,917
County Households	292,707	295,133	297,580	299,269	300,968	302,677	304,337	36,520
% Permits to New Households	49.65%	43.72%	46.14%	89.68%	65.22%	46.24%	53.74%	56.34%

Based on current trends Clay County can expect the addition of 28,358 households over the next 20 years and demand for an additional 15,949 single family permits. This analysis makes no conclusions regarding multifamily permitting. By inference, Kansas City's portion of the cumulative household growth will require 9,666 additional new single family residences over the next 20 years. As far as permitting, Kansas City is the most active municipality in Clay and Platte County. In Jackson County, Lee's Summit generates the lion's share of building permits. There is an abundance of greenfield development opportunity in Clay County. The study area is one of the few large areas that has all necessary utilities nearby, access via both MO 152 and I-435 and significant road infrastructure in place. It is well positioned to accommodate more than its fair share of the demand occurring over the next 20 years.

## **7.2 Commercial Land Uses**

A complete land use and market study is beyond the scope of this assignment and absent an approved plan and identified anchors to any mixed use development it is difficult to project the ultimate buildout. With a site area of 505 acres the eventual buildout of any project at the study area can be expected to take 15+ years. I have considered current office submarket performance of the Northland Office and Retail submarkets and identified the potential of approximately 800,000 SF of office and 1,700,000 SF of retail for the entire submarket.

Since the onset of COVID 19 in early 2020, it has been difficult to identify the appropriate capture rate for retail and office space and the standard square feet per employee metrics for each land use. As development patterns have evolved in the Kansas City area, proximity to interstates, utilities, supporting amenities, and schools have proven critical to generating additional commercial development. The study area is well situated by each of these criteria and I consider for this discussion it will capture 30% of future office demand and 20% of the future retail demand for the next 20 years. This suggests the study area may see 240,000 SF of office and 340,000 SF or retail development. Office and retail employee square foot usage trends support a forecast of 200 square feet per employee for office and 500 square feet per employee for retail. These broad estimates consider job sharing and the hybrid work model, load factor, medical or general office use and the numerous types of retail to be expected. My forecast of potential additional employment is demonstrated below.

I have done much the same for multifamily identifying new supply of approximately 13,500 units over the next 20 years and capture rate of 10%. Single family may see 9,666 new homes in Clay County over the next 20 years and I have estimated a capture rate of 5% in this potential future employment analysis.

	New Supply 2044	Est. Capture	Study Area SF/Unit	SF or Unit/Employee	New Employees
Office	800,000	30%	240,000	200	1,200
Retail	1,700,000	20%	340,000	500	680
Multifamily	13,500	10%	1,350	1	1,350
Single Family	9,666	5%	483	2	725

**Estimated Employment 3,955**

As there is no approved development on the study area the analysis above depicts only potential based upon aggregated metrics and significant uncertainty about trends in retail and future office use patterns. The potential of the study area is found to support and estimated 4,000 new jobs over 20 years, and demonstrates that the study area is poised to increase employment within the municipality.

## 8.0 PRESERVATION OR ENHANCEMENT OF THE TAX BASE

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I have considered separately the preservation or enhancement of the tax base for real property taxes, and the tax base for other taxes, notably sales and employment taxes.

### 8.1.1 Real Property Assessment

Shown below is a summary of the study area parcels and the assessed value and market value by parcel ID and the total. This and the following exhibits are based on 2024 County Assessor information.

Tax ID	Total Assessment	Market Value
14-203-00-01-011.00	\$5,470	\$45,600
14-203-00-01-012.00	\$770	\$6,400
14-203-00-01-012.01	\$1,010	\$8,400
14-219-00-04-001.00	\$2,420	\$20,200
14-501-00-01-002.00	\$2,380	\$19,800
14-501-00-01-001.00	\$3,400	\$28,300
14-507-00-03-001.00	\$900	\$7,500
14-501-00-01-002.01	\$280	\$2,300
14-501-00-01-004.02	\$50	\$400
14-501-00-01-011.00	\$2,140	\$17,800
14-501-00-01-008.00	\$1,150	\$9,600
14-501-00-01-009.01	\$32,820	\$173,000
14-501-00-01-007.00	\$320	\$2,700
14-501-00-01-009.03	\$5,870	\$30,900
14-203-00-01-013.00	\$980	\$8,200
14-203-00-01-014.00	\$220	\$1,800
<b>Totals</b>	<b>\$60,180</b>	<b>\$382,900</b>

The study area has a nominal valuation, almost imperceptible to the larger budgetary requirements of Kansas City Missouri, Clay County, and the other taxing jurisdictions. Rather than isolate each jurisdiction, my findings are presented in aggregate for the entire study area and for all jurisdictions.

### 8.1.2 Ad Valorem Tax Base

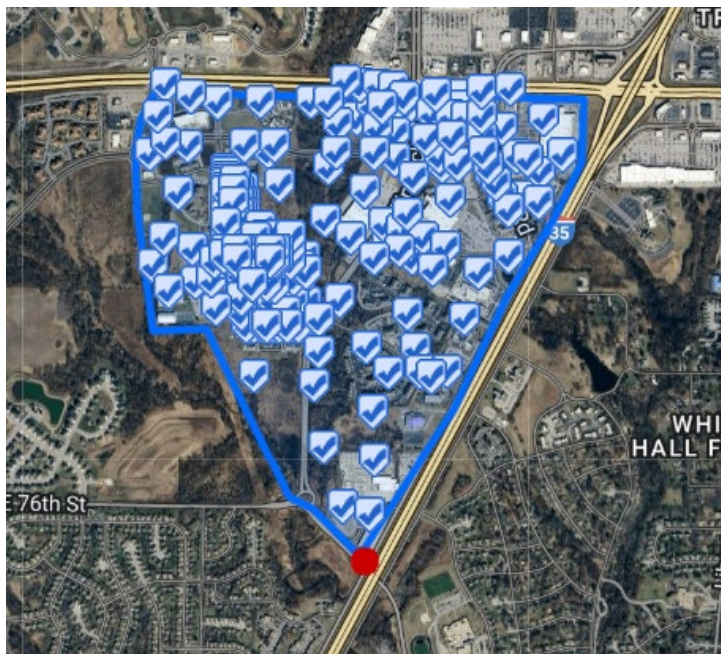
In the following exhibits I have evaluated competing neighborhoods each of which is anchored by a larger commercial component which have been developed within the past 20+- years. I selected these competing areas based upon their proximity to the existing transportation infrastructure and I considered Clay, Platte and Jackson County development. The confines of these areas are somewhat arbitrary and designed to consider natural and manmade boundaries encompassing primarily retail, office, and residential development and green space. It is likely the eventual land uses within the study area will be similar to those represented in these competing areas. Ultimately the comparison to the study area is based upon the assessed value per acre.

The data from within each competing area is generated by Heartland MLS.

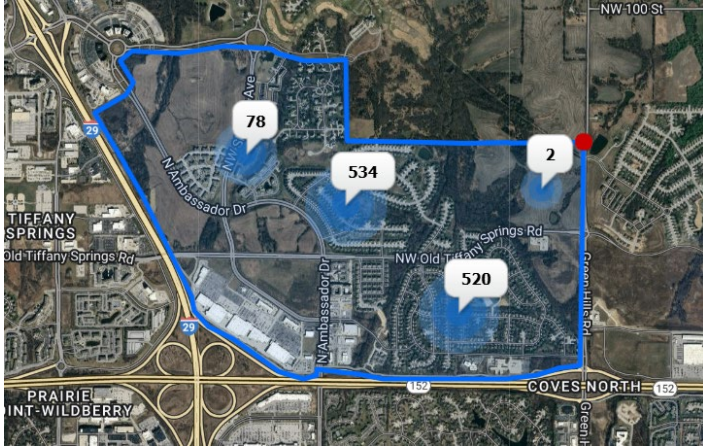
North Oak and Surrounding Area



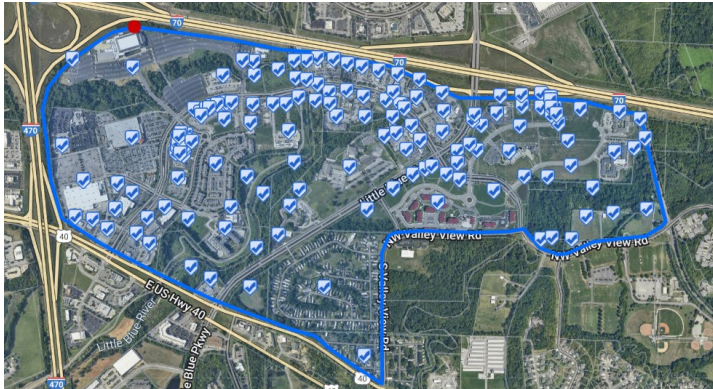
Plaza at Shoal Creek and Surrounding Area



Tiffany Springs and Surrounding Area



Eastland and Surrounding Area



Streets of West Pryor and Surrounding Area



Property Name	Acres	Parcels	Assmt. Year	Total Assessment	Assessment /AC	Total County FMV	Market Value/AC	Effective Assessment Ratio
<b>Pioneer Crossing</b>	<b>505</b>	<b>16</b>	<b>2024</b>	<b>\$60,180</b>	<b>\$119</b>	<b>\$382,900</b>	<b>\$758</b>	
North Oak and Surrounding Area	249	299	2024	\$44,138,860	\$177,264	\$209,284,571	\$840,500	21%
Plaza at Shoal Creek and Surrounding Area	420	260	2024	\$71,694,090	\$170,700	\$331,237,906	\$788,662	22%
Tiffany Springs and Surrounding Area	793	1,132	2024	\$131,481,663	\$165,803	\$586,756,554	\$739,920	22%
Eastland Center and Surrounding Area	451	153	2024	\$116,264,588	\$257,793	\$444,770,359	\$986,187	26%
Streets of West Pryor and Surrounding Area	170	45	2024	\$57,593,662	\$338,786	\$180,942,316	\$1,064,367	32%
Minimum	170	45	2024	\$44,138,860	\$165,803	\$180,942,316	\$739,920	21%
Average	417	378	2024	\$84,234,573	\$222,069	\$350,598,341	\$883,927	25%
Maximum	793	1,132	2024	\$131,481,663	\$338,786	\$586,756,554	\$1,064,367	32%

### 8.1.3 Findings

The selected competing neighborhoods are all similarly served by Kansas City's regional transportation infrastructure. These neighborhoods range in size from 170 acres to 793 acres. Each has seen organic growth after the initial community and private development occurred going back over 20 years, except Streets of West Pryor which is less than 10 years old. Each includes a complementary mix of land uses. These areas include some park or recreation land, retail and office use and multifamily. Some of them include religious facilities and all but Streets of West Pryor includes for sale single family development constructed after the initial commercial development was completed. None of these competing neighborhoods is fully built out.

I have looked at the 2024 assessed and fair market value provided by Heartland MLS. The assessed valuation ranges from \$165,803 to \$338,786 per acre. Considering only the Northland competition the average assessed value is \$171,256 per acre. The range in fair market value is \$739,920 to \$840,500 per acre. The study area's existing valuation results in a tax base that is de minimis. However if the potential of the study area looking 20 years ahead is considered the resulting tax revenue to the respective jurisdictions is significant.

I have forecast the average assessed value per acre presuming a 2% annual increase and a flat total tax rate.

Project	Acres	Avg. Assessed value/AC 2045	Total Tax Rate	Potential Tax Base
<b>Pioneer Crossing</b>	<b>505</b>	<b>\$254,477</b>	<b>0.083670</b>	<b>\$10,752,514</b>

This exercise demonstrates that the study area, an assembled site of 505 acres with no meaningful site or building improvements, can see a dramatic increase in annual real property tax revenue. Given a 20 year window to experience significant buildout of residential, retail, and office uses, the area could generate \$10,752,514 in annual real property taxes.

## 9.0 CONCLUSION

Based upon the foregoing I conclude the following for the study area.

Premise	Finding
Does the study area meet the requirements of an "Economic Development Area"? Defined as any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of Subdivision 1 (Blighted Area) and 3 (Conservation Area) and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:	
1. Discourage commerce, industry, or manufacturing from moving their operations to another state; or	Yes The study area has 505 acres, good access, no extraneous infrastructure, and is well configured for development. By several measures, including many of those cited in the Kansas City's Playbook-KCMO. In its existing condition the study area is neutral to the decisions of employers and businesses to stay in or move to the area. Based on the physical potential of the site and the likely land uses spelled out in the Shoal Creek Overlay, the study area will be an attractive and functional neighborhood component that will discourage businesses and their employees from moving.
2. Result in increased employment in the municipality; or	Yes There is the potential of a significant increase in population in the immediate area. The study area is an infill site and will account for more than a fair share of residential development based upon the availability of infrastructure. These residents may or may not work in the immediate area, but households will require convenient goods and services which will increase the employment base. Using broad metrics and land use trends the area might generate nearly 4,300 new jobs upon build out.
3. Result in the preservation or enhancement of the tax base of the municipality.	Yes The study area has the potential to generate annual real property tax revenue of up to \$10,752,914 after 20 years based upon the average assessed value per acre of three Northland neighborhoods.
4. Will not solely be used for development of commercial businesses which unfairly compete in the local economy	Yes Use of the study area will accommodate expanding businesses and meet the expectations of the area residents with expanded choices of employment, housing, and consumer goods and services.

## 10.0 CERTIFICATION

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We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the subject of this report, and no personal interest or bias with respect to the parties involved or property.
4. Kenneth Jagers, MAI, FRICS has not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. Our engagement in this assignment was neither contingent upon developing or reporting predetermined results, nor is our compensation for completing this assignment is contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. Kenneth Jagers, MAI, FRICS has made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property assistance to the persons signing this certification.
11. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
12. As of the date of this report, Kenneth Jagers, MAI, FRICS has completed the continuing education program for Designated Members of the Appraisal Institute.



Kenneth Jagers, MAI, FRICS  
Managing Director  
Certified General Real Property Appraiser  
Missouri Certificate # RA003190  
(913) 485-8002  
kjagers@partnerval.com

# 11.0 ASSUMPTIONS & LIMITING CONDITIONS

**A. VALUATION SERVICE PROVIDER.** Partner Valuation Advisors, LLC ("PVA") is a real estate appraisal and advisory firm with expertise in valuation services. PVA is a separate legal entity possessing some common ownership and management services with Partner Assessment Corporation, Inc. ("PAC"). PVA are not experts in engineering, environmental assessments and conditions (including but not limited to soil and subsoil matters), zoning/regulatory compliance, seismic, survey, and/or title matters, and the purpose of this engagement does not include an expectation from the Client that any or all of such services have been or will be provided without the need for a separate engagement of such services from an outside entity which will be subject to a separate limitation of liability. If any such services are separately provided and referenced in our report, and if such services are found to be in error which causes a material impact on our value conclusion, PVA reserves the right to amend our value opinion accordingly. If any environmental impact statement is required by law, the report assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.

**B. FORECAST UNCERTAINTY.** All work product we deliver to you (collectively called "report") represents an opinion of value, based on historical information and forecasts of property and market performance and conditions. Actual results may vary from those forecast in the report.

**C. RELIANCE PARTY.** The report is confidential to the party to whom it is addressed and those other intended users specified in the report for the specific purpose to which it refers. Use of the report for any other purpose or use by any party not identified as an intended user of the report without our prior written consent is prohibited, and we accept no responsibility for any use of the report in violation of the terms of this Agreement. Neither the whole report, nor any part, nor reference thereto, may be referenced or published in any manner without our prior written approval.

**D. HAZARDOUS MATERIAL EXCLUSION.** Unless specifically noted, in preparing the Appraisal Report, PVA will not be considering the possible existence of asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (collectively, "Hazardous Material") on or affecting the Property, or the cost of encapsulation or removal thereof. Further, Client represents that there is no major or significant deferred maintenance of the Property that would require the expertise of a professional cost estimator or contractor. If such repairs are needed, the estimates are to be prepared by others, at Client's discretion and direction, and are not covered as part of the Appraisal fee.

**E. TAX MATTERS.** In the event Client intends to use the Appraisal Report in connection with a tax matter, Client acknowledges that PVA provides no warranty, representation or prediction as to the outcome of such tax matter. Client understands and acknowledges that any relevant taxing authority (whether the Internal Revenue Service or any other federal, state or local taxing authority) may disagree with or reject the Appraisal Report or otherwise disagree with Client's tax position, and further understands and acknowledges that the taxing authority may seek to collect additional taxes, interest, penalties or fees from Client beyond what may be suggested by the Appraisal Report. Client agrees that PVA shall have no responsibility or liability to Client or any other party for such taxes, interest, penalties or fees and that Client will not seek damages or other compensation from PVA relating to any such taxes, interest, penalties or fees imposed on Client, or for any attorneys' fees, costs or other expenses relating to Client's tax matters.

**F. INFORMATION RELIANCE.** The appraisal process requires our evaluation of information from a wide variety of sources including the Client, its agents, and other sources. We have assumed that all information furnished by others is correct and complete, up to date and can be relied upon, but no warranty is given for its accuracy. We do not accept responsibility for erroneous information provided by others. We assume that no information that has material effect on our appraisal has been withheld. We are not liable for any deficiency in the report arising from the inaccuracy or insufficiency of such information, documents and assumptions.

**G. MARKETABLE TITLE.** We assume each property has a good and marketable title, including but not limited to, no encumbrances, restrictions, easements, or other adverse title conditions, which would have a material effect on the value of the interest under consideration. There is no material litigation pending involving the property.

**H. REGULATORY COMPLIANCE.** We assume that the property possesses and/or is compliance with all required licenses, certificates of occupancy, consents, environmental regulations, and other legislative or administrative requirements from any local, state, or national government or private entity or organization, or possession or compliance can be obtained or renewed for any use on which the opinion of value contained in this report is based.

**I. FLOOD RISK.** We may have reviewed available flood maps and may have noted in the report whether the property is generally located within or out of an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property. Any opinion of value we include in our report assumes that the floodplain and/or wetlands interpretations are accurate.

**J. ADDITIONAL SERVICES.** Client agrees that if PVA is subpoenaed or ordered to give testimony, produce documents or information, or otherwise required or requested by Client or a third party to participate in meetings, phone calls, conferences, litigation or other legal proceedings (including preparation for such proceedings) because of, connected with or in any way pertaining to this engagement, the Appraisal Report, the Appraiser's or PVA's expertise, or the Property, Client shall pay PVA's additional costs and expenses, including, but not limited to PVA's attorneys' fees, and additional time incurred by PVA based on PVA's then-prevailing hourly rates and related fees. Such charges include and pertain to, but are not limited to, time spent in preparing for and providing court room testimony, depositions, travel time, mileage and related travel expenses, waiting time, document review and production, and preparation time (excluding preparation of the Appraisal Report), meeting participation, and PVA's other related commitment of time and expertise. Hourly charges and other fees for such participation will be provided upon request. In the event Client requests additional appraisal services beyond the scope and purpose stated in the Agreement, Client agrees to pay additional fees for such services and to reimburse related expenses, whether or not the completed report has been delivered to Client at the time of such request.

**K. CONSTRUCTION RISK.** Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.

**L. PRUDENT OPERATION.** The property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.

**M. DATA VISUALS.** The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report.

**N. VALUE ALLOCATIONS.** Any allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal are not valid for any such use.

**O. FURNITURE, FIXTURES, & EQUIPMENT.** All furnishings, equipment, and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal are not valid for any such use.

**P. PROPERTY BOUNDARIES & ENCHROACHMENTS.** We did not conduct a formal survey of the property and assume no responsibility for any survey matters. The Client has supplied the spatial data, including sketches and/or surveys included in the report, and we assume that data is correct up to date and can be relied upon.

**Q. TENANT CREDIT RISK.** We have not made any investigation of the financial standing of actual or prospective tenants unless specifically noted in the report. Where properties are valued with the benefit of leasing, we assume, unless are informed otherwise, that the tenants are capable of meeting their financial obligations under their leases, all rent and other amounts payable under the lease have been paid when due, and that there are no undisclosed breaches of the leases.

**R. RELIANCE.** No party shall be allowed to use or rely on any report(s) or information generated in the completion of this project until payment in full is made to PVA for any outstanding invoices related to the Services rendered. Client understands that Services governed by this Agreement are strictly for their sole use and benefit. The parties expressly agree that no third party, including, but not limited to, any heirs, devisees, representatives, successors, assigns, affiliates, and subsidiaries of the parties or any partnership, corporation or other entity controlled by the parties or which control the parties, may rely on or raise any claim relating to the Services or this Agreement. Client shall not disseminate, distribute, make available or otherwise provide our Appraisal Report prepared hereunder to any third party (including without limitation, incorporating or referencing the Appraisal Report, in whole or in part, in any offering or other material intended for review by other parties) except to (i) any third party expressly acknowledged in a signed writing by PVA as an "Intended User" of the Appraisal Report provided that either PVA has received an acceptable release from such third party with respect to such Appraisal Report or Client provides acceptable indemnity protections to PVA against any claims resulting from the distribution of the Appraisal Report to such third party, (ii) any third party service provider (including rating agencies and auditors) using the Appraisal Report in the course of providing services for the sole benefit of an Intended User, or (iii) as required by statute, government regulation, legal process, or judicial decree. In the event PVA consents, in writing, to Client incorporating or referencing the Appraisal Report in any offering or other materials intended for review by other parties, Client shall not distribute, file, or otherwise make such materials available to any such parties unless and until Client has provided PVA with complete copies of such materials and PVA has approved all such materials in writing. Client shall not modify any such materials once approved by the PVA. In the absence of satisfying the conditions of this paragraph H with respect to a party who is not designated as an Intended User, in no event shall the receipt of an Appraisal Report by such party extend any right to the party to use and rely on such report, and PVA shall have no liability for such unauthorized use and reliance on any Appraisal Report. Furthermore, the conclusions and any permitted reliance on and use of the Appraisal Report shall be subject to the assumptions, limitations, and qualifying statements contained in the report.

**APPENDIX A: QUALIFICATIONS**

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## **Experience Summary**

Kenneth Jagers is Managing Director for Partner Valuation Advisors and operates from Kansas City. Mr. Jagers has over 30 years of commercial real estate appraisal, consulting, and loan underwriting experience. For the past 20 years Mr. Jagers has led teams of professionals providing appraisal and consulting services for some of the largest portfolio, acquisition, and infrastructure assignments in the region.



Mr. Jagers has completed assignments of commercial properties of all types, primarily for institutional investors, banks, and private owners/developers. His expertise is in large and/or complex assignments for discerning clients and intended users. Areas of specialty include statutory compliance, highest and best use and feasibility analysis, and disposition consulting. Recently Mr. Jagers completed the appraisal of two portfolio transactions industrial, mixed use, retail, office, and development land comprising 35 and 46 properties. Other recent projects include two vacated corporate headquarters, an art gallery in the Flint Hills, and an infrastructure project totaling +-20 property in the Kansas City MSA. Lenders, owners/developers, public entities, attorneys, and investors look to Mr. Jagers for his experience and expertise.

Prior to joining Partner Valuation Advisors, Mr. Jagers was Managing Director at JLL Valuation Advisory and prior to that Integra Realty Resources.

## **Highlights**

- 30+ years in CRE valuation and advisory
- 20 years managing and mentoring professionals

## **Education & Affiliations**

Appraisal Institute – Designated Member  
Royal Institute of Chartered Surveyors – Fellow  
Westwood, KS - Planning Commission 2000-2015  
UMKC Bloch School/Lewis White Real Estate Center – Guest Lecturer and Case Studies Judge  
Project REAP Kansas City - 2017 Sponsor and Guest Lecturer  
Greater Kansas City Chamber - Development Group  
Bachelor of Arts – Chadron State College, Chadron, Nebraska  
Economics and Marketing with a Minor in Business Administration

## **Appraisal Licenses**

Arkansas	Iowa	Missouri
Colorado	Kansas	Nebraska

**Contact:** [kjagers@partnerval.com](mailto:kjagers@partnerval.com)

State of Missouri

Division of Professional Registration  
State Certified General Real Estate Appraiser



VALID THROUGH JUNE 30, 2026  
ORIGINAL CERTIFICATE/LICENSE NO. RA003190  
KENNETH JAGGERS  
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CHICAGO IL 60603  
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State of Missouri

Missouri Department of Commerce and Insurance  
Division of Professional Registration  
Real Estate Appraisers Commission  
State Certified General Real Estate Appraiser



VALID THROUGH JUNE 30, 2026  
ORIGINAL CERTIFICATE/LICENSE NO. RA003190

KENNETH JAGGERS  
1 SOUTH DEARBORN, SUITE 1530  
CHICAGO IL 60603  
USA

*Viviana Beauchamp*  
EXECUTIVE DIRECTOR

*Sheila Solon*  
DIVISION DIRECTOR

**APPENDIX B: PROPERTY INFORMATION**

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88-255-01 - PURPOSE AND INTENT

**88-255-01-A.** The SC, Shoal Creek district is intended for application only the Shoal Creek development, which was originally approved through the (former) master planned community (MPC) regulations. The district is intended to accommodate and encourage specific design criteria that will be environmentally sensitive, public service-efficient, and demonstrate progressive and innovative land planning, site planning, engineering, and architectural methods and techniques. The district provides a method to address the concerns identified in the comprehensive plan of the city and issues related to providing basic public services, such as water and sewer extensions, construction of public streets and use of open space.

**88-255-01-B.** The SC district is further intended to:

1. identify sensitive use and protection of the natural environment and open space consisting of natural features, undisturbed areas, greenbelts, parks, plazas, and landscaped areas for the use and enjoyment of all residents and visitors;
2. preserve and enhance existing man-made and natural environs on the site;
3. create individual neighborhoods limited in size to optimize the pedestrian experience;
4. provide a variety of housing types to promote a diversity of housing stock and neighborhoods;
5. provide a variety of retail, office, and commercial uses to offer local employment;
6. provide a network of interconnecting streets within the neighborhood that serve pedestrians and automobiles in a safe, aesthetic and efficient manner;
7. provide a neighborhood design that accommodates a variety of transportation modes and transit systems;
8. designate sites for civic buildings, focal points, landmarks, public open space and community identity;
9. define public space and create a diverse environment by establishing proportions governing building setbacks, bulk, form, and character;
10. support compact and mixed use development patterns that reduce long commutes, retain open spaces, and minimize costs for public services and facilities;
11. advance new and innovative master planning, site planning, engineering and architectural methods and techniques;
12. encourage flexibility and creativity in proposing new planning concepts that are responsive to changing economic and market conditions; and
13. encourage the location of new community anchors along existing or proposed transit corridors to create critical mass.

**88-255-01-C. APPLICABILITY**

SC zoning may be applied only to lands included within the Shoal Creek development originally approved through the MPC, master planned community provisions of the zoning ordinance in effect prior to January 1, 2011.

88-255-02 - GENERAL REQUIREMENTS

**88-255-02-A.** A master plan must be prepared for all of the land area included within the proposed SC district, in compliance with the regulations and requirements of this article.

**88-255-02-B.** An application for SC zoning must be accompanied by a community master plan and a traffic study.

**88-255-02-C.** No land proposed for any SC district, the location of which would include land both within and outside the city limits, may be considered. The portions lying within the city and outside the city limits will be considered separately and not as part of the entire development.

88-255-03 - COMMUNITY MASTER PLAN

A community master plan is a narrative and illustrative plan which presents a unified and organized strategy for development and service facilities having a logical relationship to the property as a whole. A community master plan must consist of all of the following:

**88-255-03-A.** Project summary setting forth a general description of the overall development, a survey of existing conditions including existing zoning districts, vegetation, slopes, water resources, and floodplains and a division of the land into subareas based upon natural or man-made physical boundaries which are referred to individually as a "neighborhood."

**88-255-03-B.** Land use plan, including a graphic plan designating acreage and general locations for proposed uses, written development standards that identify permitted uses, quantify the intensity of uses, and establish parking, building height, and setback requirements. The land use plan may propose subdistricts within the district and provide for particular standards within each subdistrict. For purposes of the SC district, "subdistrict" is an area within the overall SC that may incorporate general requirements of the SC district or that may have standards distinct and unique from other areas within the SC.

**88-255-03-C.** Infrastructure plan, including a traffic impact study, street sections and provisions for public utilities, street lighting, and storm drainage facilities to serve the site.

**88-255-03-D.** Community facilities plan, including provisions for parks and recreation facilities, open space, school, fire stations, and other public safety facilities.

**88-255-03-E.** Community design plan, describing the design intent for the community as a whole and the neighborhoods that comprise the community through community-wide design goals, objectives, and guiding principles depicted in an illustrative plan.

**88-255-03-F.** Implementation and outline of the processes required to initiate construction and provide management and administration for the community as it builds out.

#### 88-255-04 - USES

In the SC district, no building or land may be used and no building may be erected, altered or enlarged, unless it is arranged, intended or designed for other than one or more of the following uses and unless it meets the performance standards set forth in [88-255-05](#).

##### **88-255-04-A. PRINCIPAL USES**

1. Apartments (including, but not limited to, row houses, and townhouses).
2. Bakery.
3. Banks, credit unions, savings and loan associations, and other financial services.
4. Barbershops or beauty shops.
5. Bus or other transit stations for passenger pickup and discharge only.
6. Churches, synagogues, mosques, schools, libraries, community centers, private clubs, recreational areas, museums, and art galleries.
7. Clinics and hospitals.
8. Day care facilities.
9. Gas/convenience stores.
10. Gyms and health clubs.
11. Hotels.
12. Light industrial uses.
13. Offices - administrative, professional, general, and medical.
14. Public parking lots or stations for passenger cars or taxicabs.
15. Repair shops for motor vehicles, appliances, and household items.
16. Residential dwellings: Detached houses, attached houses, and two-unit houses
17. Restaurants excluding "drive-in" and "drive-thru" restaurants unless specifically designated in the development plan.
18. Retail sales and services.
19. Studios.
20. Theaters.
21. Veterinary services.
22. Warehouses.

##### **88-255-04-B. ACCESSORY USES**

Any use which is accessory and incidental to any enumerated principal use is permitted if it meets the performance standards set forth in 88-255-05.

**88-255-04-C. OTHER USES**

Any use (including a temporary use) not specifically set forth herein, and not a prohibited use, may be considered as a permitted use when specifically shown and identified in any community master plan.

**88-255-04-D. PARKING AND LOADING**

Except as specified in the community master plan, the parking and loading provisions of 88-420.

**88-255-05 - PERFORMANCE STANDARDS**

The following provisions, standards, and specifications apply uniformly to all uses in an SC district.

**88-255-05-A.** All activities, including all storage involving flammable and explosive materials, must be limited to an area with adequate safety devices against the hazard of fire and explosion, adequate fire-fighting and fire suppression equipment, and devices standard in the industry.

**88-255-05-B.** Burning of waste materials in open fires is prohibited at any point unless authorized by fire department permit, subject to such conditions as may be prescribed by the fire department in each case. The relevant provision of state and local laws and regulations also apply.

**88-255-05-C.** No activities are permitted that violate the Requirements and Standards of the Radiation Protection Regulations of the Missouri State Board of Health, and no electrical disturbance or any disturbance resulting from radio or television transmission will be tolerated which affects adversely the operation at any point of any equipment other than that of the creator of such disturbance.

**88-255-05-D.** At the point of measurement specified herein the sound pressure level of noise radiated from a facility at nighttime may not exceed 40 decibels or the average sound level of the street traffic noise nearest the noise generator, whichever is higher, in any octave band of frequency above 300 cycles per second.

1. Between the hours of 6:00 am and 8:00 pm the sound pressure level of noise radiated from a facility may not exceed 65 decibels in residential areas and 95 decibels in all other areas, or 10 decibels above the average sound level of the existing background noise in the locality of the noise generator, whichever is higher, in an octave band of a frequency above 300 cycles per second.
2. The sound pressure level must be measured with a sound level meter and an octave-band analyzer that conform to the specifications published by the American Standards Association.
3. Below 300 cycles per second maximum sound pressure must conform to the following table:

Octave Band (cycles per second)	Decibels
0—75	70
75—149	60
150—300	50
More than 300	40

4. Notwithstanding the foregoing, nothing set forth herein will be deemed to authorize any activity which would otherwise be considered a violation of chapter 46, Code of Ordinances.

**88-255-05-E.** No vibration is permitted that is discernible without instruments at the points of measurement.

**88-255-05-F.** No emission is permitted at any point, from any chimney or otherwise, of visible grey smoke of shade equal to or darker than No. 2 on the Power's Micro-Ringlemann Chart, published by McGraw-Hill Publishing Company, Inc. and copyrighted 1954 (being a direct facsimile reproduction of the Standard Ringlemann Chart as issued by the United States Bureau of Mines), except that visible grey smoke of a shade equal to No. 2 on said chart may be emitted for 4 minutes in any 30 minutes. Notwithstanding the foregoing, nothing set forth herein will be deemed to authorize any activity which would otherwise be considered a violation of Chapter 8, Code of Ordinances.

**88-255-05-G.** No emission is permitted of odorous gases or other odorous matter in such quantities as to be unreasonably offensive at the points of measurement.

**88-255-05-H.** No emission is permitted that which can cause excessive soiling at any point. Fly ash or other particulate matter resulting from the burning of combustible materials may not exceed a loading in the stack or vent gases of eighty-five one hundredths point per 1000 pounds of conveying gas (twenty-five one hundredths grain per cubic foot measured at 5000 and 50% excess air).

**88-255-05-I.** No direct or sky-reflected glare is permitted, whether from floodlight, high temperature processes such as combustion or welding or otherwise which are unreasonably objectionable at the points of measurement. All lights must be so installed as to deflect from adjacent residential developments and streets.

**88-255-05-J.** No discharge is permitted at any point into any public sewer, private sewage disposal system, stream or into the ground, of any materials of such nature or temperature which may contaminate any water supply, interfere with the orderly operation of public sewage collection and treatment systems or otherwise cause the emission of dangerous or offensive elements except in accord with standards approved by the appropriate state and local officials, or standards equivalent to those approved by said authorities for similar uses.

**88-255-05-K.** No outside storage of any kind is permitted.

**88-255-05-L.** No land or building in the SC district may be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosive or other hazards (including possible potential hazards), noise vibration, smoke, dust, odor, or other form of air pollution, heat, cold, dampness, electrical or other substance, condition or element (referred to herein as "dangerous and objectionable elements") in such a manner or in such amount as to adversely affect the surrounding area. Nor may any activity not expressly prohibited by this section be undertaken and maintained unless it conforms to the regulations limiting dangerous and objectionable elements at the point of the determination of their existence.

#### 88-255-06 - PUBLIC IMPROVEMENTS

The SC district is intended to provide not only a mix of uses and dwelling types and uses but to also encourage the use of alternative standards for public improvements based on the approved community master plan. The community master plan must specify the variations from the city's *Standards, Specifications, and Design Criteria* for streets, sidewalks, storm sewers, streetlights, and any other public improvement if variations are proposed. In addition to identification of such variations, the community master plan must describe under which circumstances the variations may be used. In the course of carrying out the community master plan, additional variations to the city's *Standards, Specifications, and Design Criteria* for public improvements may be requested to the city's *Standards, Specifications, and Design Criteria* for public improvements by the applicant for review and approval by the appropriate city department. Regional detention facilities are encouraged and should be considered.

#### 88-255-07 - NEIGHBORHOOD PLAN

**88-255-07-A.** After establishment of an SC district but prior to approval of any final plan or final plat affecting an area within a neighborhood, the applicant must submit for approval a neighborhood plan identifying the improvements for storm drainage, sanitary sewer, water lines, street construction, and park dedication. Prior to the submission of the neighborhood plan, the applicant must submit a proposal to conduct a meeting in the vicinity of such Neighborhood Plan to solicit comments from adjoining property owners. The neighborhood plan must be reviewed and approved by the appropriate city department prior to any approval of a final plan or final plat for the neighborhood.

**88-255-07-B.** A neighborhood plan is a narrative and illustrative plan which presents a program for public facilities related to the neighborhood as a whole. A neighborhood plan must consist of all of the following:

1. Land use plan, including a graphic plan designating acreage and locations for proposed uses, preliminary yields for each identified permitted use within the neighborhood and preliminary lots or parcels with configuration and dimensions.
2. Infrastructure plan, including a proposed street and public right-of-way layout, capacity and dimensions, and utilities master studies to establish capacities, sizing, and linkages with off-site facilities.
3. Community facilities plan, including general locations and sizes of public and private parks, open space, and other community facilities (schools, public safety and other similar uses).
4. Community design for neighborhood with design guidelines addressing architecture and materials, landscaping, fencing, and signage.
5. Implementation with subarea and construction phasing, private design review details, and timing of dedication, and construction of public and private facilities.

#### 88-255-08 - FINAL PLAT AND FINAL PLAN

##### 88-255-08-A. FINAL PLAT

Prior to the issuance of a building permit for any construction within an SC district, the area included within the building permit must be platted. At the option of the applicant, any portion of the community master plan may serve also as the preliminary subdivision plat. Such option must be declared prior to the hearing before the city plan commission. At the time of submission of a final plat, the applicant for the final plat must provide an audit of the neighborhood development as of the date of the submission of the application for a final plat demonstrating that densities established by the community and neighborhood plans have not been exceeded and further that the audit identify the existing parkland dedication and any deficiencies or surpluses in the amount of required dedication.

#### **88-255-08-B. FINAL PLAN**

1. Prior to the issuance of any building permit within the area zoned SC, the applicant for the building permit must present a final plan for review and approval by the city plan commission. In the case of detached house residential development, the final plat will serve as the final plan. The final plan must include specific information regarding the location of the proposed use on the property subject to the final plan defined by legal description, precise setback distances, specific methods of light, landscaping, grading, and architectural characteristics, if required, and any other information necessary to effectuate the purpose of the district. The city plan commission must consider whether the final plan is in substantial compliance with the intent of the community master plan and consistent with the neighborhood plan including any variations or modifications approved by the city planning and development director as part of the neighborhood plan approval process. If the city plan commission determines that the final plan is in compliance with the approved community master plan, the commission must approve the final plan and so advise the city planning and development director. If the city plan commission determines that the final plan is not in substantial compliance with the approved plans, the applicant may elect to proceed as identified in 88-255-09.
2. At the time of approval of the final plan (or final plat for residential) the applicant may request and the commission may approve variations or modifications to the bulk and area standards requested by the applicant subject to consideration of the following criteria:
  - (a) The modification is limited to a use specifically set forth for the subdistrict or a use which is compatible with other uses permitted in the subdistrict;
  - (b) The modification is limited to application of the standards of the subdistrict and may not permanently alter such standards;
  - (c) Except for the specific modification, the other standards of the subdistrict will remain in effect;
  - (d) The modification must reflect the spirit and intent of the SC district as a whole and must maintain any unique planning design which are inherent to the development of the neighborhood area.
  - (e) Absent approvals provided herein the standards for a subdistrict (or incorporated provisions of other zoning regulations) apply without exception.
3. In the course of implementing the approved final plan, certain revisions or adjustments of detail may be permitted if approved by the city planning and development director. However, such revision or adjustment of detail must be in substantial compliance with the final plan approved by the city plan commission. If the city planning and development director finds that such revisions or adjustments of detail are not in conformance with the approved final plan, the applicant may submit a new final plan to the city plan commission for its review and approval.

(Ord. No. [220398](#), § 1, 5-19-2022)

#### **88-255-09 - AMENDMENTS TO APPROVED PLANS**

**88-255-09-A.** If the city plan commission determines that the final plan is not in substantial compliance with the approved community master plan subject to any variations or modifications submitted as part of the final plan or final plat (as provided above), the commission must deny the request. The applicant may resubmit a revised final plan which does conform with the approved community master plan or may file an amended community master plan in the same manner as provided for a zoning map amendment. Provided, however, if the community master plan identifies neighborhoods, no amendment need include information other than that required to amend the neighborhood plan notwithstanding any other provision to the contrary.

**88-255-09-B.** In the case of a plan amendment with multiple owners, a single property owner may initiate the application to amend the plan if:

1. The amendment to the plan does not adversely affect the remaining parcels within the plan boundaries as to density, parking, setbacks, or other similar factors as provided in the rules and regulations of the city plan commission; and
- 2.

The applicant property owner has notified all other property owners within the plan boundaries, in the form and manner adopted by the city plan commission and by certified mail, and has received no written objection to such amendment within 30 days after the date such notice is mailed.

**88-255-09-C.** The perimeter boundaries of an established SC district may be modified from time to time by the original applicant or its assignee in the same manner as provided for a zoning map amendment. Such modification may be to an existing neighborhood or may establish a new neighborhood or may be to an existing subdistrict.

(Ord. No. 120783, § 1, 10-4-2012)



## Tax Property 360 Property View

152 NW Highway N, Kansas City, MO 64153-2209

Tax

### Owner Information

Owner Name:	<b>Property Reserve Inc</b>	Mailing Address:	<b>PO Box 511196</b>
Tax Billing City & State:	<b>Salt Lake City Ut</b>	Tax Billing Zip:	<b>84151</b>
Tax Billing Zip+4:	<b>1196</b>	Tax Billing Carrier Route:	<b>B005</b>
No Mail Flag:	<b>Y</b>	Owner Occupied:	<b>A</b>
Mail Owner Name:	<b>Property Reserve Inc</b>		

### Location Information

School District Name:	<b>North Kansas City</b>	Census Tract:	<b>030401</b>
Township:	<b>Kansas City</b>	Township Range and Section:	<b>095132</b>
Range:	<b>32</b>	Section:	<b>9</b>

### Tax Information

Parcel ID:	<b>14203000101100</b>	Alt. APN:	<b>14-203-00-01-011.00</b>
APN:	<b>14-203-00-01-011.00</b>	Tax Area:	<b>14</b>
Legal Description:	<b>BEG SE COR W1/2 SE1/4, W2330, NELY ALNG I-435 2330, E ALNG HWY 152 1160, S1820 TO POB</b>		

### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$5,470</b>	<b>\$5,470</b>	<b>\$5,470</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$45,600</b>	<b>\$45,600</b>	<b>\$45,600</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$440.64</b>		
	<b>\$436.78</b>		
	<b>\$457.00</b>		
Change (\$)	<b>\$4</b>	<b>-\$20</b>	
Change (%)	<b>1%</b>	<b>-4%</b>	

### Characteristics

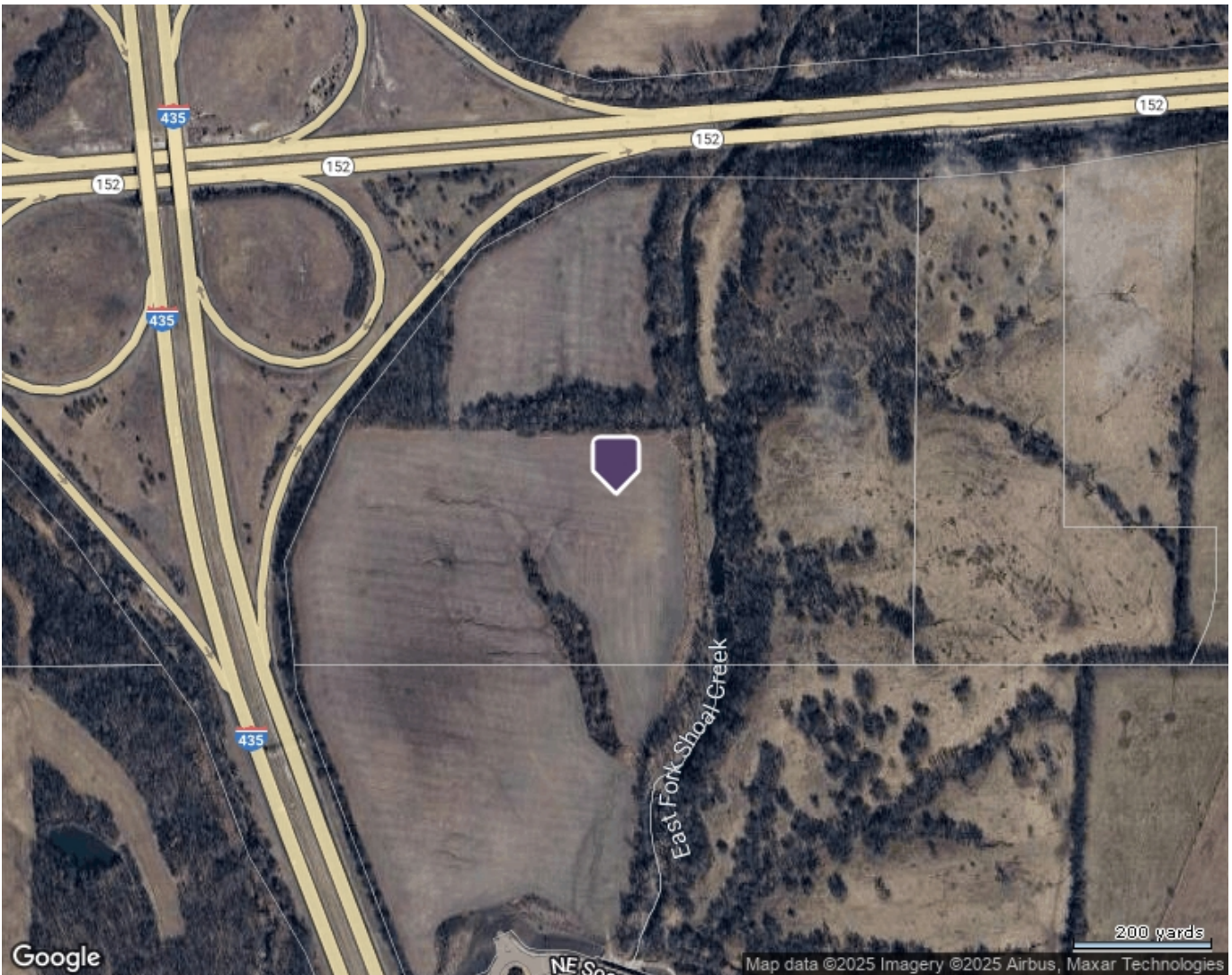
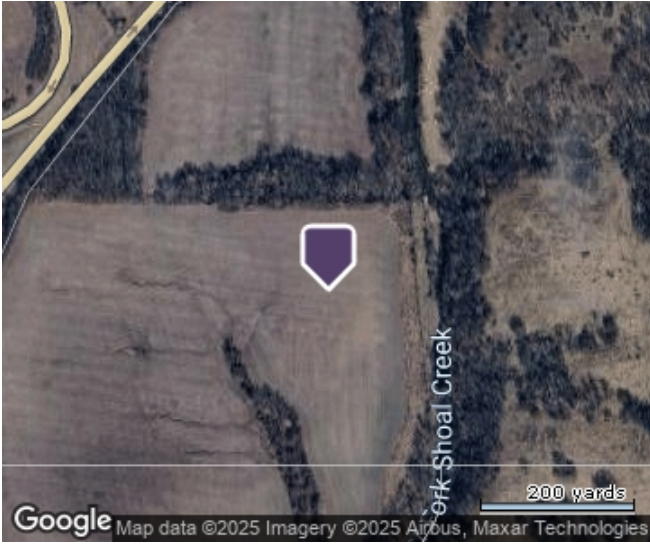
Land Use - County:	<b>Vacant Agricultural</b>	Land Use - CoreLogic:	<b>Agricultural (Nec)</b>
Lot Acres:	<b>84.300</b>	Lot Sq Ft:	<b>3,672,108</b>
Garage Capacity:	<b>0</b>	Lot Acres:	<b>84.300</b>

History

Parcel Map



Tax Property 360 Property View

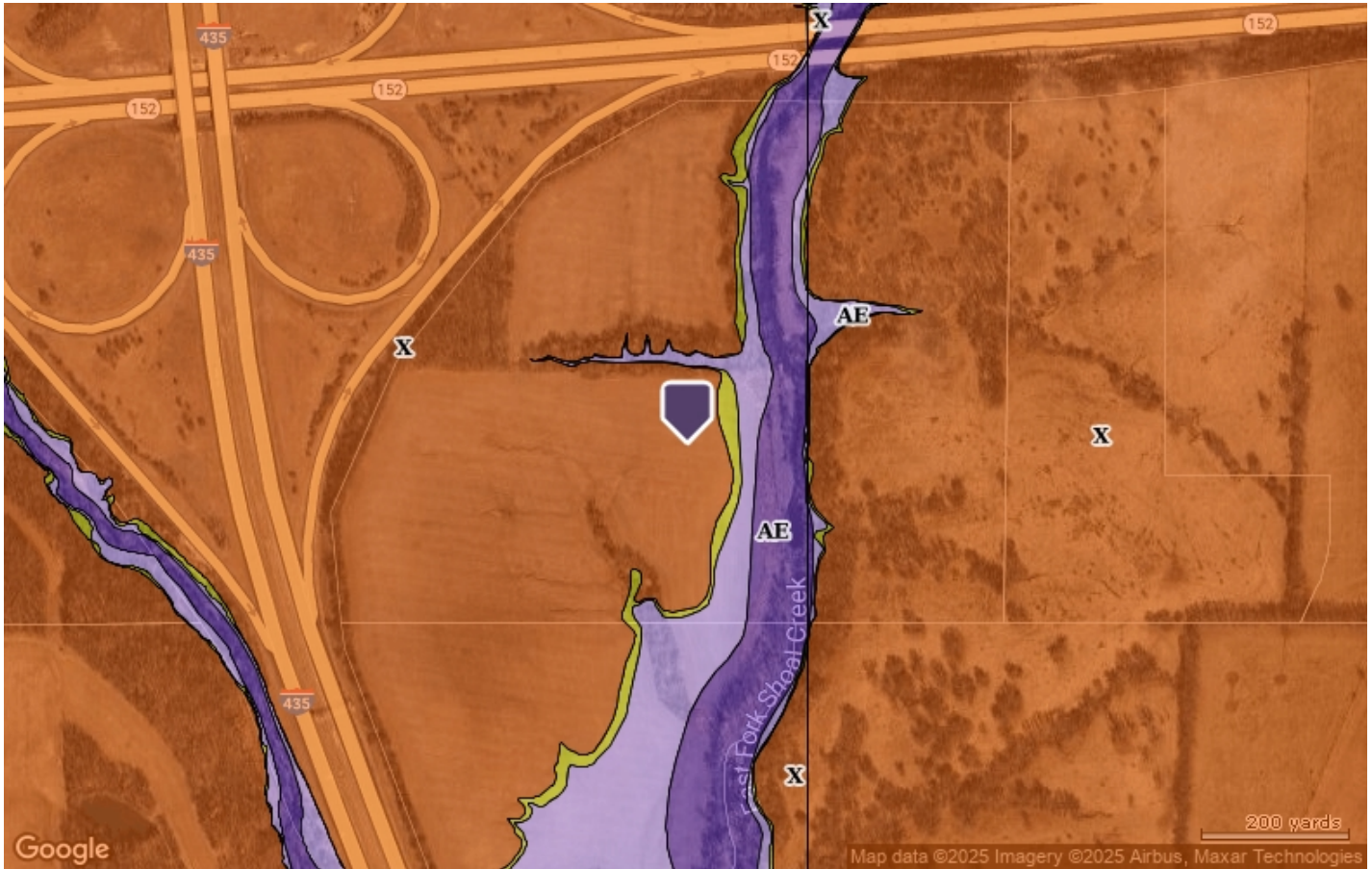


Flood Map

Flood Zone Code:	<b>X</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Zone Date:	<b>01/20/2017</b>	Within 250 Feet of Multiple Flood Zone:	<b>Yes (X500,X)</b>
Flood Zone Panel:	<b>29095C0132G</b>	Flood Community Name:	<b>KANSAS CITY</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



### Tax Property 360 Property View



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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#### Search Criteria

Latitude, Longitude is around 39.24, -94.50  
Selected 1 of 16 results.



## Tax Property 360 Property View

152 NW Highway N, Kansas City, MO 64153-2209

Tax

### Owner Information

Owner Name:	<b>Property Reserve Inc</b>	Mailing Address:	<b>PO Box 511196</b>
Tax Billing City & State:	<b>Salt Lake City Ut</b>	Tax Billing Zip:	<b>84151</b>
Tax Billing Zip+4:	<b>1196</b>	Tax Billing Carrier Route:	<b>B005</b>
No Mail Flag:	<b>Y</b>	Owner Occupied:	<b>A</b>
Mail Owner Name:	<b>Property Reserve Inc</b>		

### Location Information

School District Name:	<b>Liberty</b>	Census Tract:	<b>030401</b>
Township:	<b>Kansas City</b>	Township Range and Section:	<b>095132</b>
Range:	<b>32</b>	Section:	<b>9</b>

### Tax Information

Parcel ID:	<b>14203000101200</b>	Alt. APN:	<b>14-203-00-01-012.00</b>
APN:	<b>14-203-00-01-012.00</b>	Tax Area:	<b>14</b>
Legal Description:	<b>BEG SW COR E1/2 SE1/4, N TO SL 152 HWY, ELY ALNG ROW 275, S1355.05, E575.39, S187.06, SWLY341.98, W TO POB</b>		

### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$770</b>	<b>\$770</b>	<b>\$770</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$6,400</b>	<b>\$6,400</b>	<b>\$6,400</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$64.43</b>		
	<b>\$64.00</b>		
	<b>\$66.13</b>		
Change (\$)	<b>\$</b>	<b>-\$2</b>	
Change (%)	<b>1%</b>	<b>-3%</b>	

### Characteristics

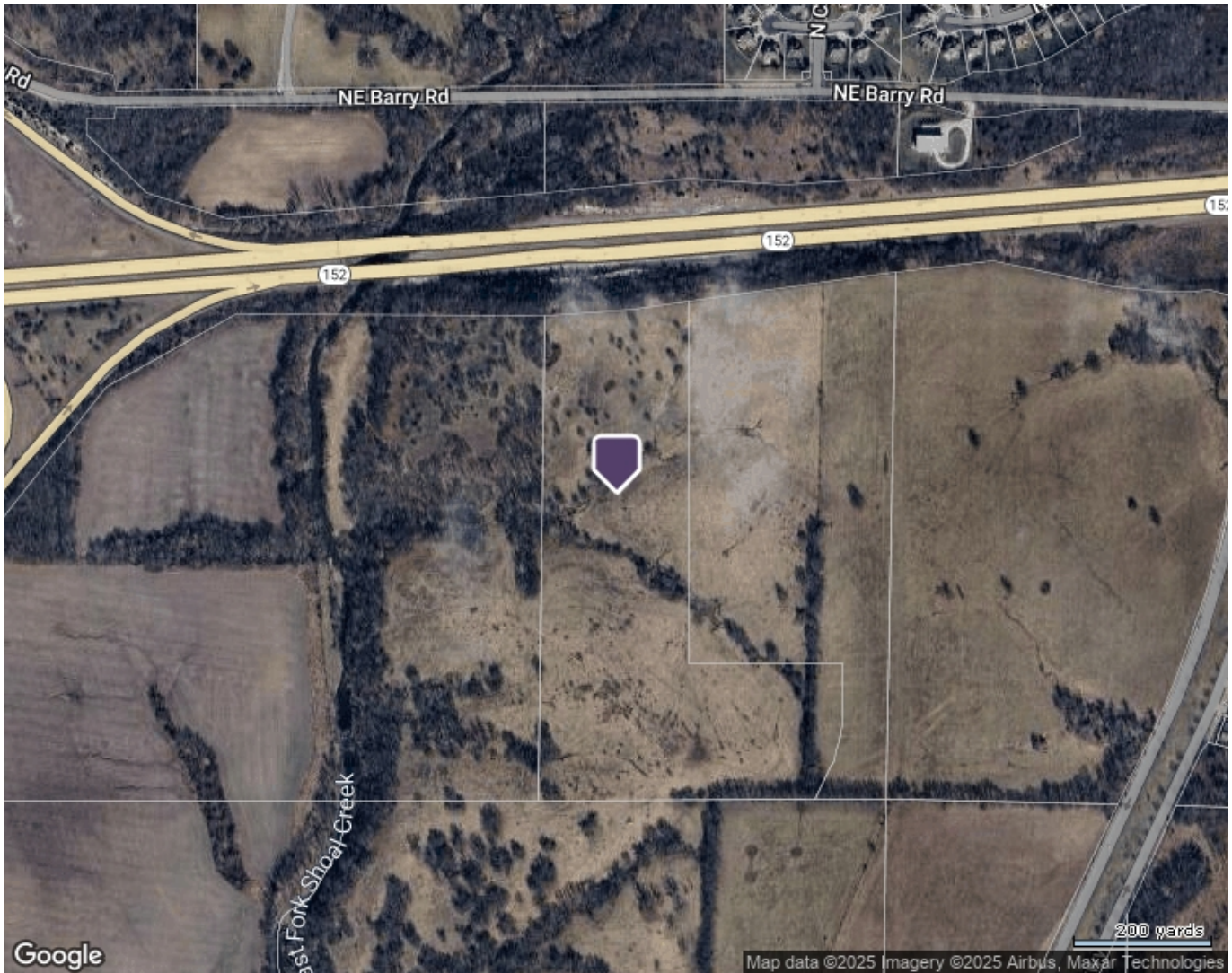
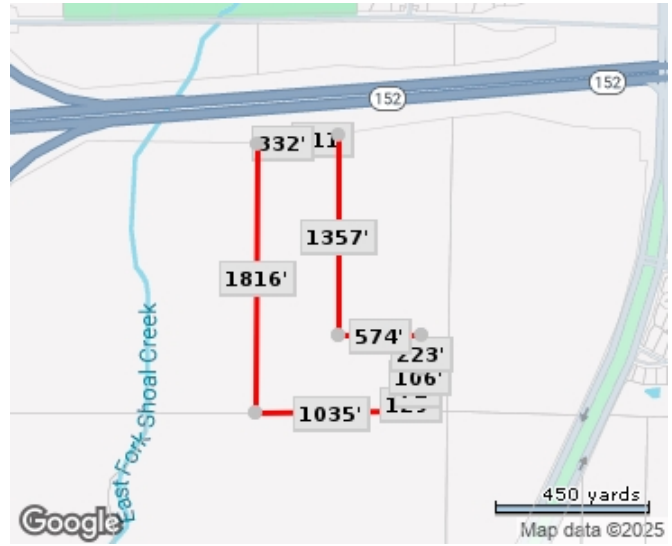
Land Use - County:	<b>Vacant Agricultural</b>	Land Use - CoreLogic:	<b>Agricultural (Nec)</b>
Lot Acres:	<b>29.760</b>	Lot Sq Ft:	<b>1,296,346</b>
Garage Capacity:	<b>0</b>	Lot Acres:	<b>29.760</b>

History

Parcel Map



Tax Property 360 Property View

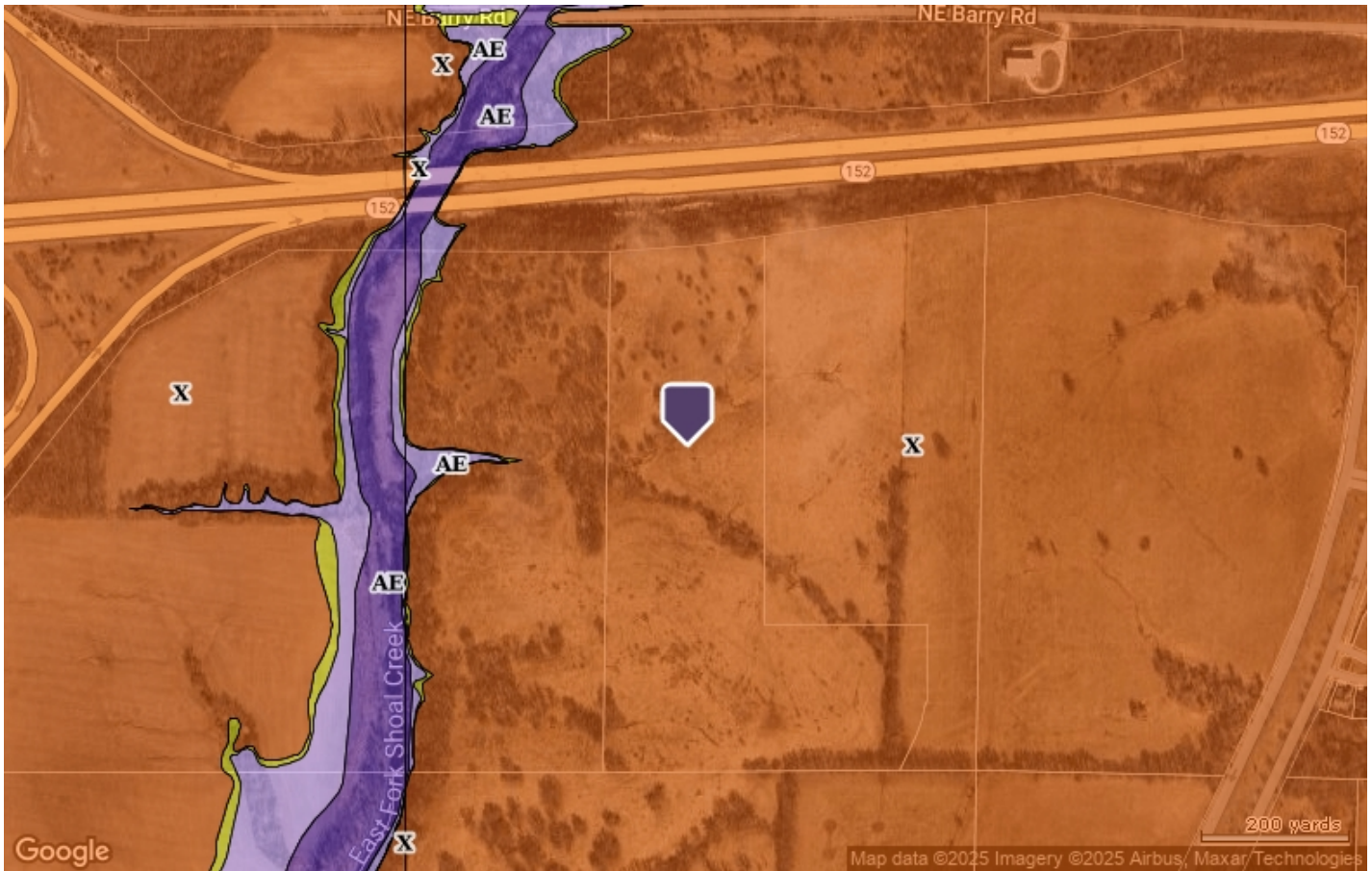


Flood Map

Flood Zone Code:	<b>X</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Zone Date:	<b>01/20/2017</b>	Within 250 Feet of Multiple Flood Zone:	<b>No</b>
Flood Zone Panel:	<b>29095C0151G</b>	Flood Community Name:	<b>KANSAS CITY</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



### Tax Property 360 Property View



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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#### Search Criteria

Latitude, Longitude is around 39.24, -94.50

Selected 1 of 16 results.



## Tax Property 360 Property View

152 NW Highway N, Kansas City, MO 64153-2209

Tax

### Owner Information

Owner Name:	<b>Suburban Land Reserve Inc</b>	Mailing Address:	<b>51 S Main St Ste 301</b>
Tax Billing Zip:	<b>84111</b>	Tax Billing City & State:	<b>Salt Lake City Ut</b>
Tax Billing Carrier Route:	<b>C023</b>	Tax Billing Zip+4:	<b>7512</b>
Owner Occupied:	<b>A</b>	No Mail Flag:	<b>Y</b>
		Mail Owner Name:	<b>Suburban Land Reserve Inc</b>

### Location Information

School District Name:	<b>Liberty</b>	Census Tract:	<b>030401</b>
Township:	<b>Kansas City</b>	Township Range and Section:	<b>095132</b>
Range:	<b>32</b>	Section:	<b>9</b>

### Tax Information

Parcel ID:	<b>14203000101201</b>	APN:	<b>14-203-00-01-012.01</b>
Tax Area:	<b>14</b>		
Legal Description:	<b>BEG EL SEC &amp; SL 152 HWY, S TO SL SEC, W266.27, NLY341.98, N187.06, W575.39, N TO SL 152 HWY, E ALNG ROW TO POB</b>		

### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$1,010</b>	<b>\$1,010</b>	<b>\$1,010</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$8,400</b>	<b>\$8,400</b>	<b>\$8,400</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$84.51</b>		
	<b>\$83.94</b>		
	<b>\$86.74</b>		
Change (\$)	<b>\$1</b>	<b>-\$3</b>	
Change (%)	<b>1%</b>	<b>-3%</b>	

### Characteristics

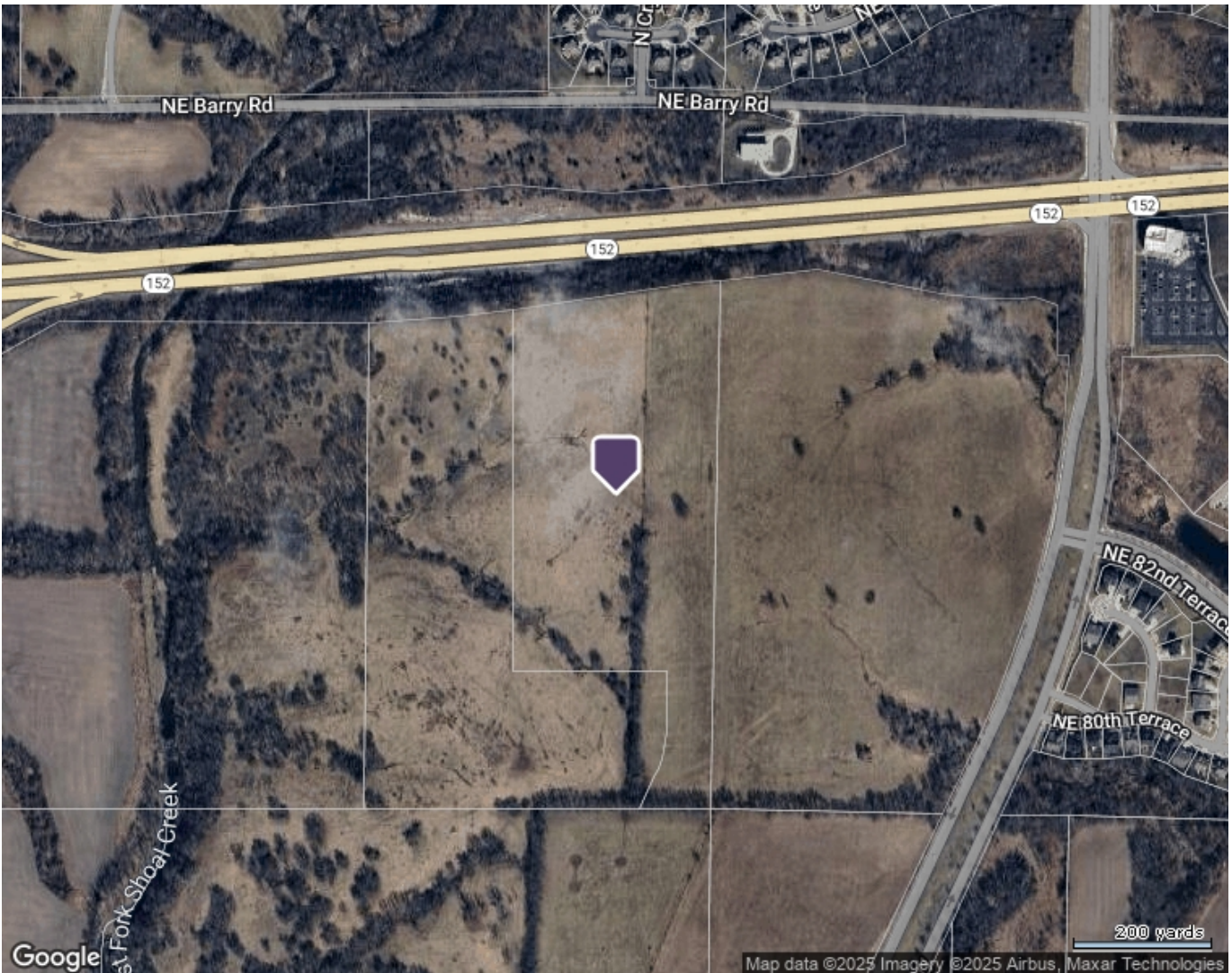
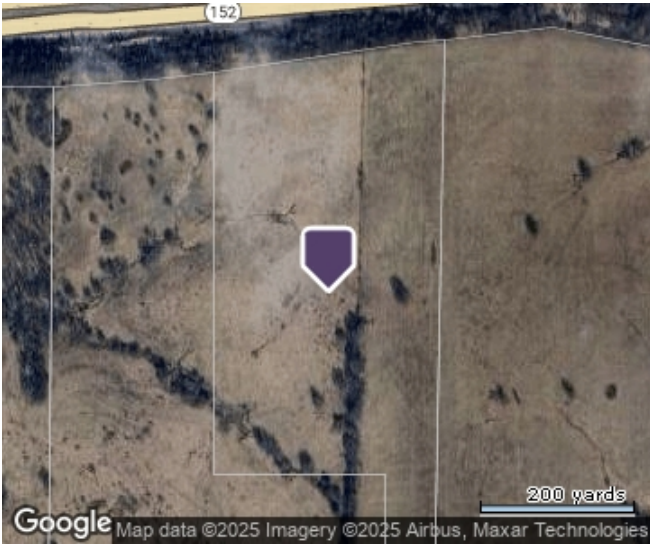
Land Use - County:	<b>Vacant Agricultural</b>	Land Use - CoreLogic:	<b>Agricultural (Nec)</b>
Lot Acres:	<b>26.920</b>	Lot Sq Ft:	<b>1,172,635</b>
Garage Capacity:	<b>0</b>	Lot Acres:	<b>26.920</b>

History

Parcel Map



Tax Property 360 Property View

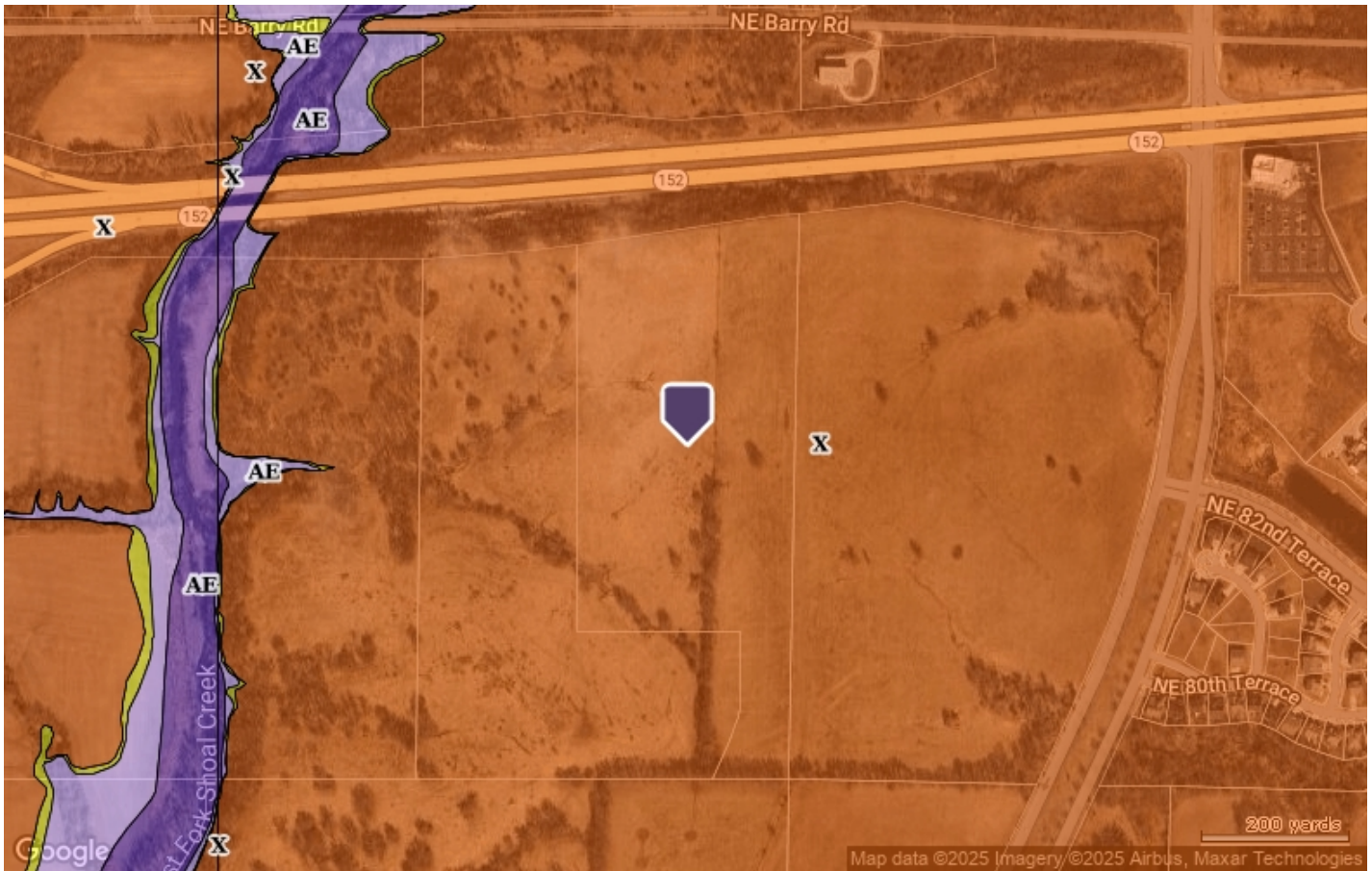


Flood Map

Flood Zone Code:	<b>X</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Zone Date:	<b>01/20/2017</b>	Within 250 Feet of Multiple Flood Zone:	<b>No</b>
Flood Zone Panel:	<b>29095C0151G</b>	Flood Community Name:	<b>KANSAS CITY</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



### Tax Property 360 Property View



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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#### Search Criteria

Latitude, Longitude is around 39.24, -94.50  
Selected 1 of 16 results.



### Tax Property 360 Property View

152 NW Highway N, Kansas City, MO 64153-2209

Tax

#### Owner Information

Owner Name:	<b>Suburban Land Reserve Inc</b>	Mailing Address:	<b>51 S Main St Ste 301</b>
Tax Billing Zip:	<b>84111</b>	Tax Billing City & State:	<b>Salt Lake City Ut</b>
Tax Billing Carrier Route:	<b>C023</b>	Tax Billing Zip+4:	<b>7512</b>
Owner Occupied:	<b>A</b>	No Mail Flag:	<b>Y</b>
		Mail Owner Name:	<b>Suburban Land Reserve Inc</b>

#### Location Information

School District Name:	<b>Liberty</b>	Census Tract:	<b>030401</b>
Township:	<b>Kansas City</b>	Township Range and Section:	<b>105132</b>
Range:	<b>32</b>	Section:	<b>10</b>

#### Tax Information

Parcel ID:	<b>14219000400100</b>	Alt. APN:	<b>14-219-00-04-001.00</b>
APN:	<b>14-219-00-04-001.00</b>	Tax Area:	<b>14</b>
Legal Description:	<b>THAT PT SW1/4 LYING S OF 152 HWY &amp; W OF NE SHOAL CREEK PKWY</b>		

#### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$2,420</b>	<b>\$2,420</b>	<b>\$2,420</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$20,200</b>	<b>\$20,200</b>	<b>\$20,200</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$202.49</b>		
	<b>\$204.28</b>		
	<b>\$211.10</b>		
Change (\$)	<b>-\$2</b>	<b>-\$7</b>	
Change (%)	<b>-1%</b>	<b>-3%</b>	

#### Characteristics

Land Use - County:	<b>Vacant Agricultural</b>	Land Use - CoreLogic:	<b>Agricultural (Nec)</b>
Lot Acres:	<b>51.300</b>	Lot Sq Ft:	<b>2,234,628</b>
Garage Capacity:	<b>0</b>	Lot Acres:	<b>51.300</b>

History

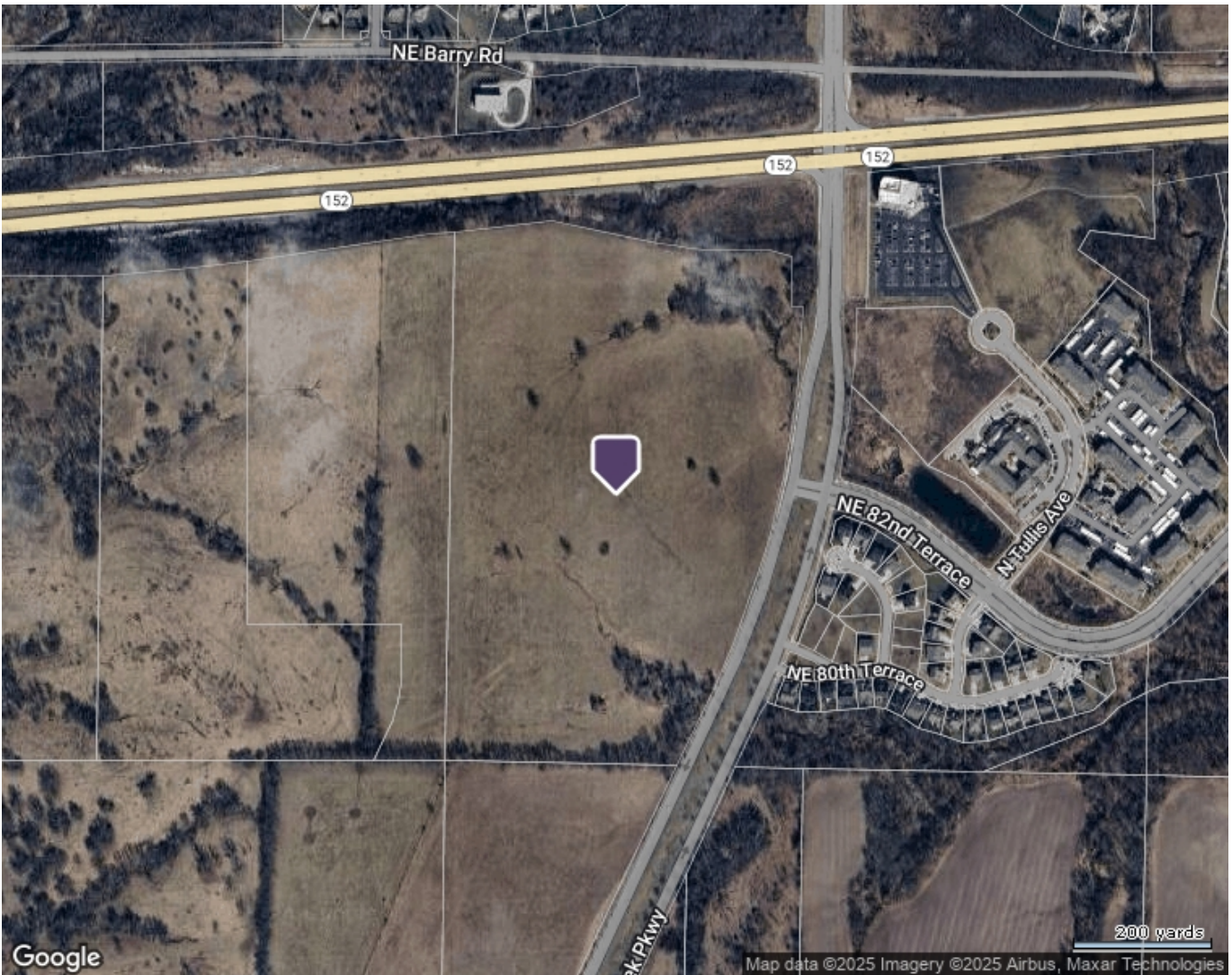
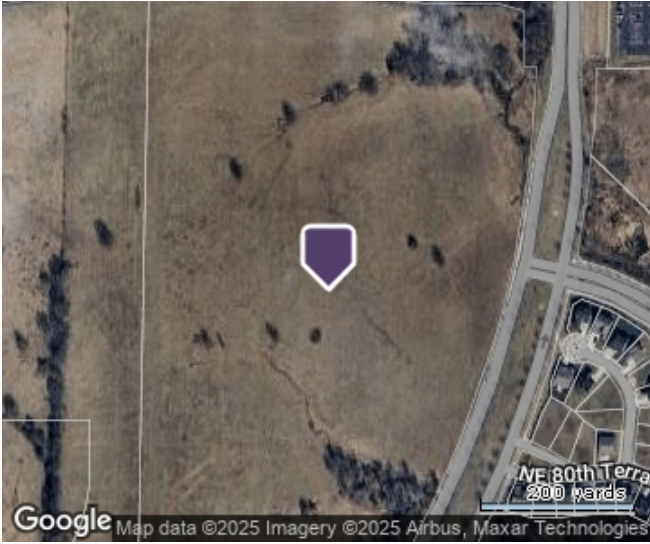
#### Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom. Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company
12/29/16	12/29/16		Suburban Land Reserve Inc	Property Reserve Inc	7882-26	Special Warranty Deed	First American Title

Parcel Map



Tax Property 360 Property View

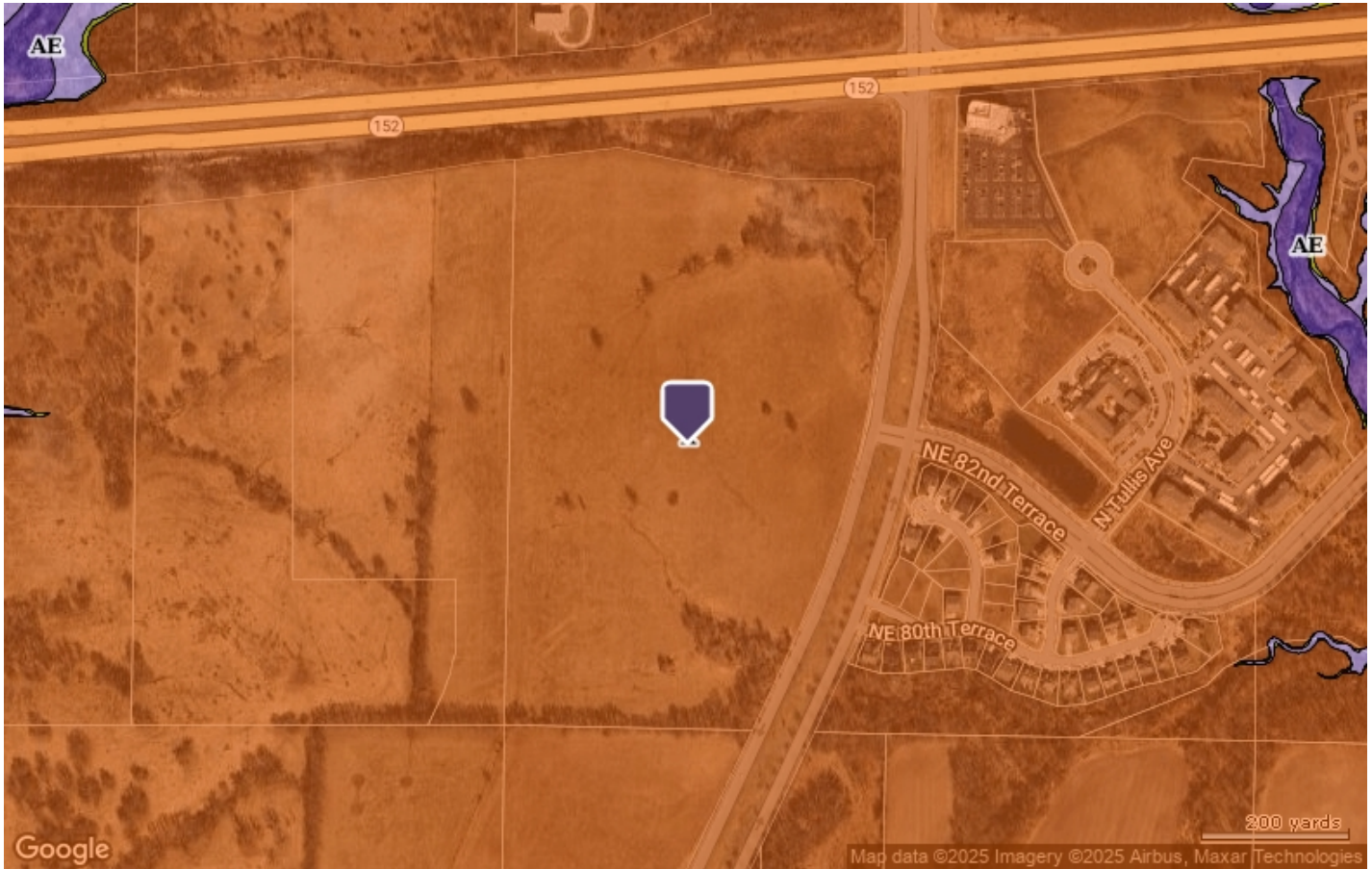


Flood Map

Flood Zone Code:	<b>X</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Zone Date:	<b>01/20/2017</b>	Within 250 Feet of Multiple Flood Zone:	<b>No</b>
Flood Zone Panel:	<b>29095C0151G</b>	Flood Community Name:	<b>KANSAS CITY</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



### Tax Property 360 Property View



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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#### Search Criteria

Latitude, Longitude is around 39.24, -94.50

Selected 1 of 16 results.



## Tax Property 360 Property View

I-435, Kansas City, MO 64119

Tax

### Owner Information

Owner Name:	<b>Property Reserve Inc</b>	Mailing Address:	<b>PO Box 511196</b>
Tax Billing City & State:	<b>Salt Lake City Ut</b>	Tax Billing Zip:	<b>84151</b>
Tax Billing Zip+4:	<b>1196</b>	Tax Billing Carrier Route:	<b>B005</b>
No Mail Flag:	<b>Y</b>	Mail Owner Name:	<b>Property Reserve Inc</b>

### Location Information

School District Name:	<b>North Kansas City</b>	Census Tract:	<b>020803</b>
Township:	<b>Kansas City</b>	Township Range and Section:	<b>165132</b>
Range:	<b>32</b>	Section:	<b>16</b>

### Tax Information

Parcel ID:	<b>14501000100200</b>	Alt. APN:	<b>14-501-00-01-002.00</b>
APN:	<b>14-501-00-01-002.00</b>	Tax Area:	<b>14</b>
Legal Description:	<b>BEG NL SEC &amp; SHOAL CREEK, SLY 1160 WLY260 NW85 SW575 NWLY1330 E1585 TO POB</b>		

### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$2,380</b>	<b>\$2,380</b>	<b>\$2,380</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$19,800</b>	<b>\$19,800</b>	<b>\$19,800</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$191.72</b>		
	<b>\$190.04</b>		
	<b>\$198.84</b>		
Change (\$)	<b>\$2</b>	<b>-\$9</b>	
Change (%)	<b>1%</b>	<b>-4%</b>	

### Characteristics

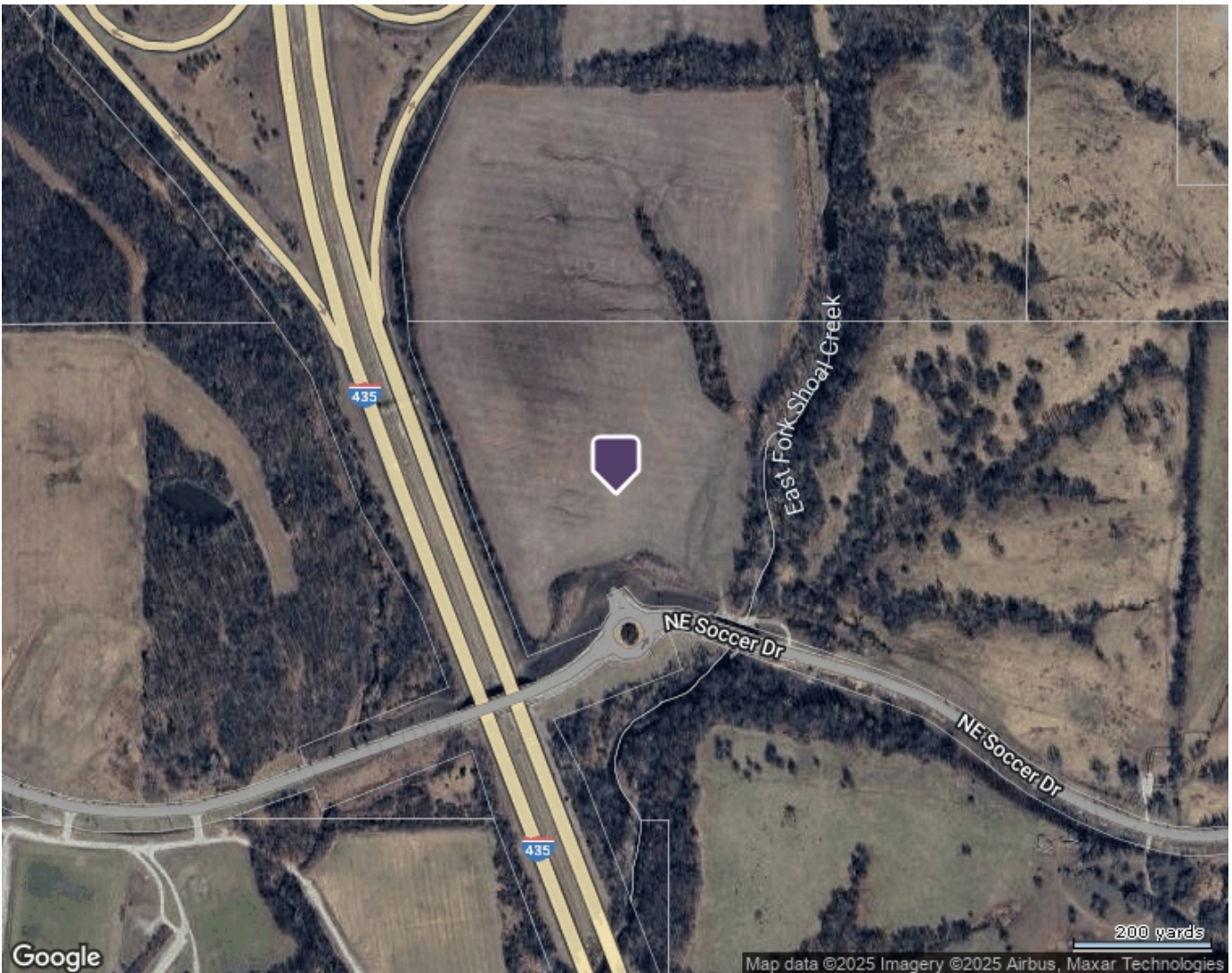
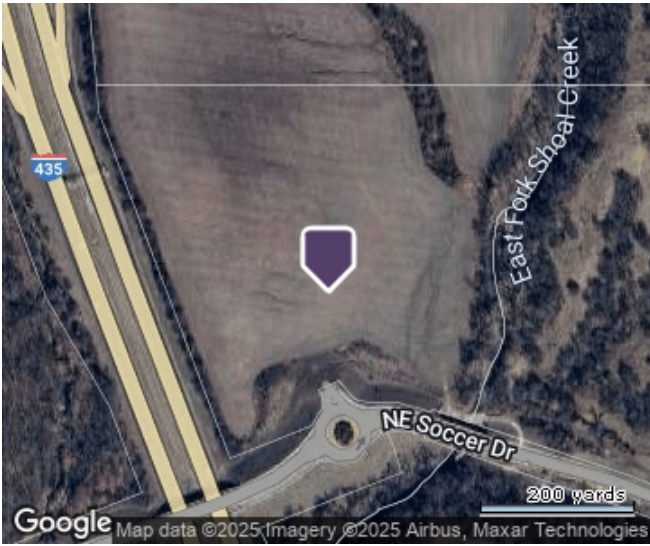
Land Use - County:	<b>Vacant Agricultural</b>	Land Use - CoreLogic:	<b>Agricultural (Nec)</b>
Lot Acres:	<b>31.720</b>	Lot Sq Ft:	<b>1,381,723</b>
Garage Capacity:	<b>0</b>	Lot Acres:	<b>31.720</b>

History

Parcel Map



Tax Property 360 Property View

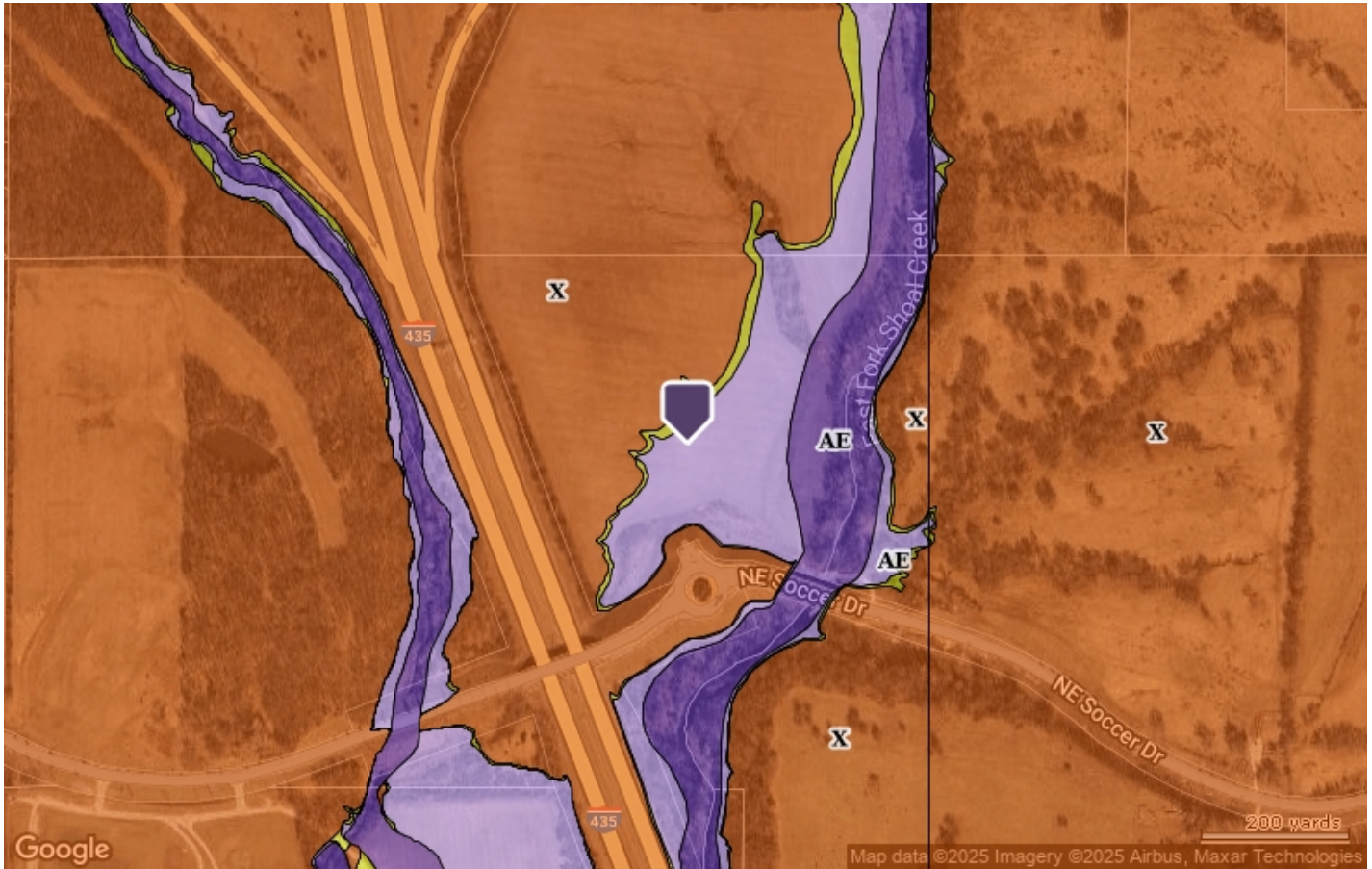


Flood Map

Flood Zone Code:	<b>AE</b>	Special Flood Hazard Area (SFHA):	<b>In</b>
Flood Zone Date:	<b>01/20/2017</b>	Within 250 Feet of Multiple Flood Zone:	<b>Yes (X500,AE,X)</b>
Flood Zone Panel:	<b>29095C0132G</b>	Flood Community Name:	<b>KANSAS CITY</b>
Flood Code Description:	<b>Zone Ae-An Area Inundated By 100-Year Flooding</b>		



### Tax Property 360 Property View



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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#### Search Criteria

Latitude, Longitude is around 39.24, -94.50  
Selected 1 of 16 results.



## Tax Property 360 Property View

NE Soccer Drive, Kansas City, MO 64119

Tax

### Owner Information

Owner Name:	<b>Property Reserve Inc</b>	Mailing Address:	<b>PO Box 511196</b>
Tax Billing City & State:	<b>Salt Lake City Ut</b>	Tax Billing Zip:	<b>84151</b>
Tax Billing Zip+4:	<b>1196</b>	Tax Billing Carrier Route:	<b>B005</b>
No Mail Flag:	<b>Y</b>	Mail Owner Name:	<b>Property Reserve Inc</b>

### Location Information

School District Name:	<b>Liberty</b>	Census Tract:	<b>021307</b>
Township:	<b>Kansas City</b>	Township Range and Section:	<b>165132</b>
Range:	<b>32</b>	Section:	<b>16</b>

### Tax Information

Parcel ID:	<b>14501000100100</b>	Alt. APN:	<b>14-501-00-01-001.00</b>
APN:	<b>14-501-00-01-001.00</b>	Tax Area:	<b>14</b>
Legal Description:	<b>THAT PT NE1/4 LYING E OF SHOAL CREEK, N OF NE SOCCER DR &amp; W OF NE SHOAL CREEK PKWY</b>		

### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$3,400</b>	<b>\$3,400</b>	<b>\$3,400</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$28,300</b>	<b>\$28,300</b>	<b>\$28,300</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$284.49</b>		
	<b>\$282.60</b>		
	<b>\$291.99</b>		
Change (\$)	<b>\$2</b>	<b>-\$9</b>	
Change (%)	<b>1%</b>	<b>-3%</b>	

### Characteristics

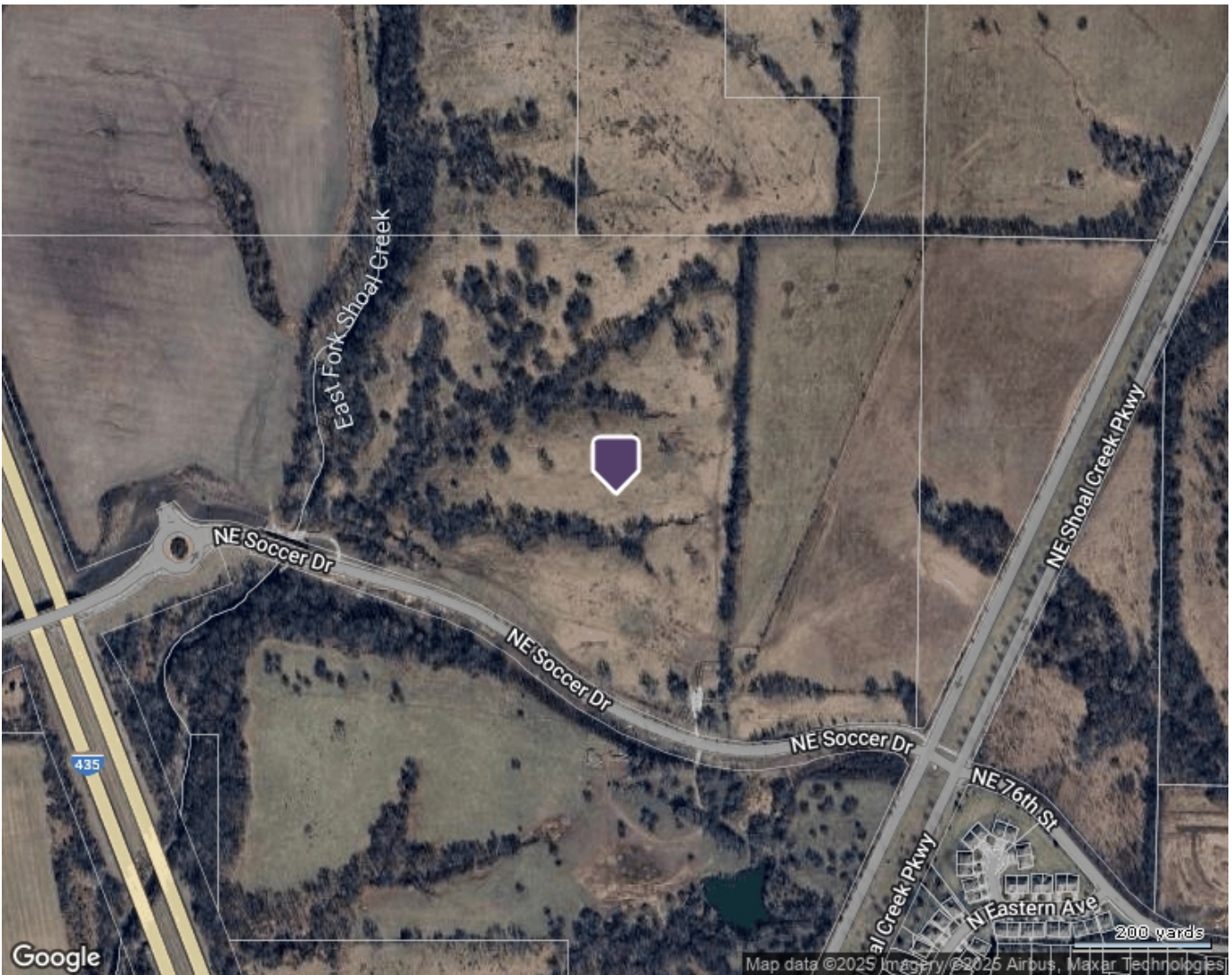
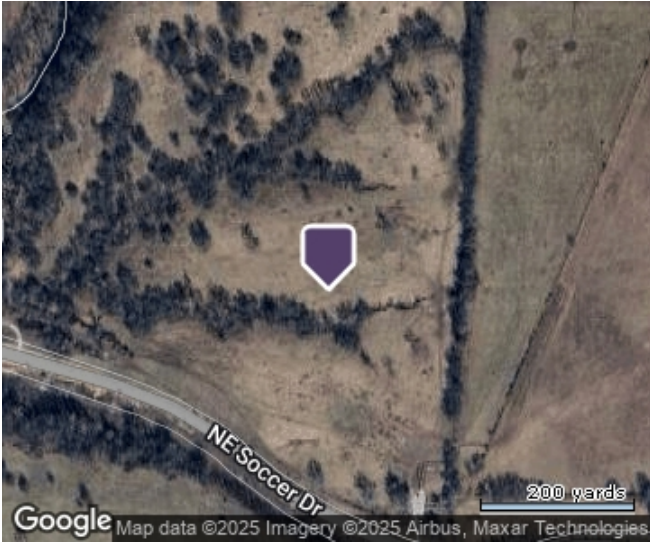
Land Use - County:	<b>Vacant Agricultural</b>	Land Use - CoreLogic:	<b>Agricultural (Nec)</b>
Lot Acres:	<b>82.770</b>	Lot Sq Ft:	<b>3,605,461</b>
Garage Capacity:	<b>0</b>	Lot Acres:	<b>82.770</b>

History

Parcel Map



Tax Property 360 Property View



Flood Map

Flood Zone Code:	<b>X</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Zone Date:	<b>01/20/2017</b>	Within 250 Feet of Multiple Flood Zone:	<b>No</b>
Flood Zone Panel:	<b>29095C0151G</b>	Flood Community Name:	<b>KANSAS CITY</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



### Tax Property 360 Property View



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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#### Search Criteria

Latitude, Longitude is around 39.24, -94.50  
Selected 1 of 16 results.



## Tax Property 360 Property View

NE 76th Street, Liberty, MO 64068

Tax

### Owner Information

Owner Name:	<b>Property Reserve Inc</b>	Mailing Address:	<b>PO Box 511196</b>
Tax Billing City & State:	<b>Salt Lake City Ut</b>	Tax Billing Zip:	<b>84151</b>
Tax Billing Zip+4:	<b>1196</b>	Tax Billing Carrier Route:	<b>B005</b>
No Mail Flag:	<b>Y</b>	Mail Owner Name:	<b>Property Reserve Inc</b>

### Location Information

School District Name:	<b>Liberty</b>	Census Tract:	<b>021602</b>
Township:	<b>Kansas City</b>	Township Range and Section:	<b>155132</b>
Range:	<b>32</b>	Section:	<b>15</b>

### Tax Information

Parcel ID:	<b>14507000300100</b>	APN:	<b>14-507-00-03-001.00</b>
Tax Area:	<b>14</b>		
Legal Description:	<b>NE1/4 LYING NE OF NE SHOAL CREEK PARKWAY</b>		

### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$900</b>	<b>\$900</b>	<b>\$900</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$7,500</b>	<b>\$7,500</b>	<b>\$7,500</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$75.31</b>		
	<b>\$75.98</b>		
	<b>\$78.51</b>		
Change (\$)	<b>-\$1</b>	<b>-\$3</b>	
Change (%)	<b>-1%</b>	<b>-3%</b>	

### Characteristics

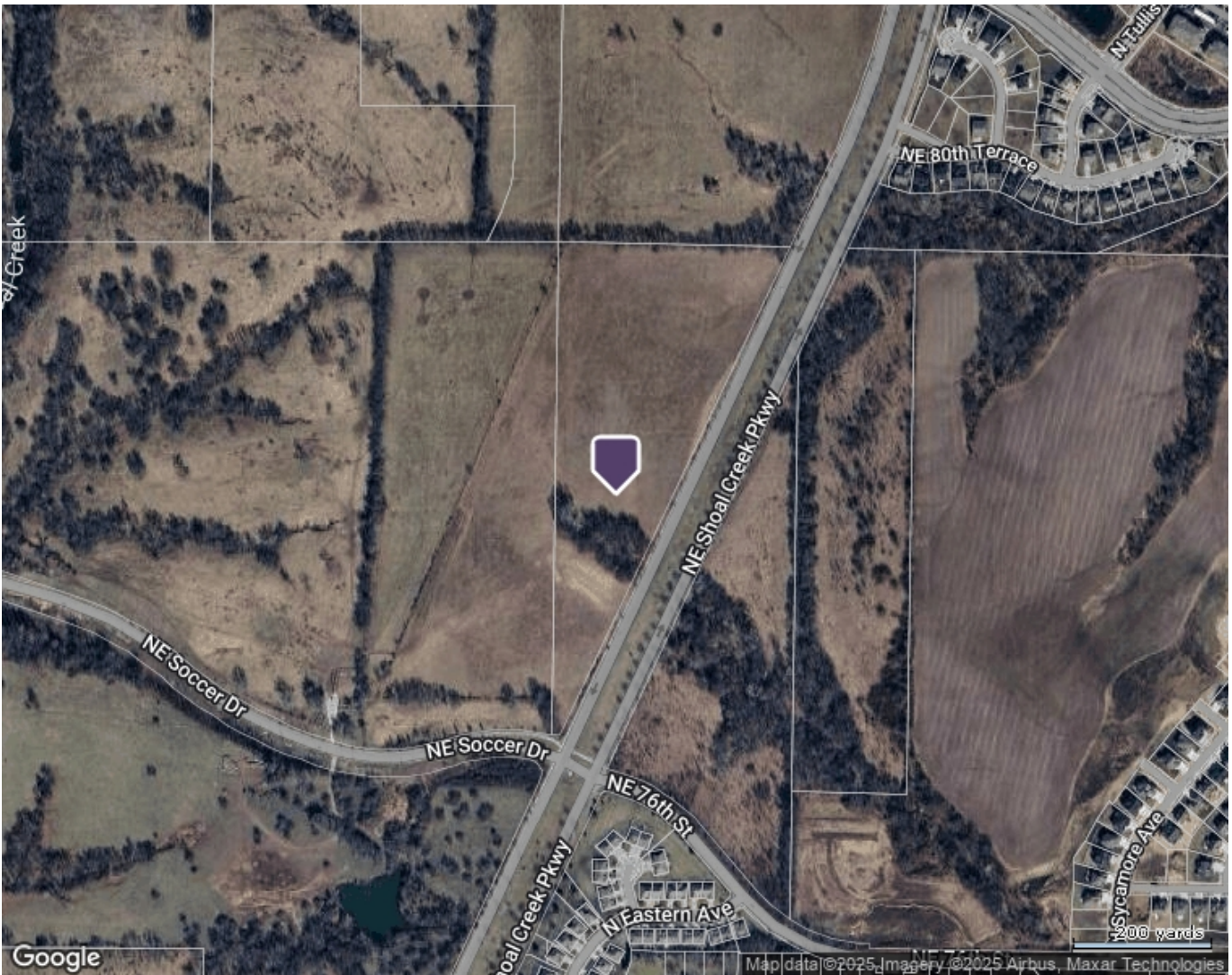
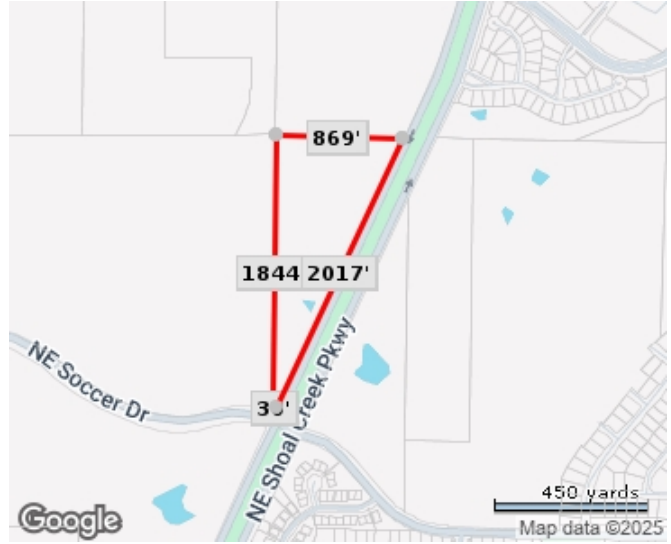
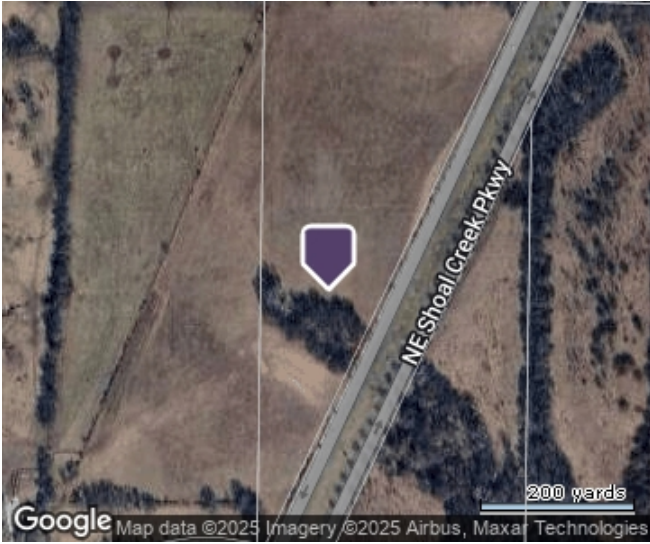
Land Use - County:	<b>Vacant Agricultural</b>	Land Use - CoreLogic:	<b>Agricultural (Nec)</b>
Lot Acres:	<b>18.260</b>	Lot Sq Ft:	<b>795,406</b>
Garage Capacity:	<b>0</b>	Lot Acres:	<b>18.260</b>

History

Parcel Map



Tax Property 360 Property View

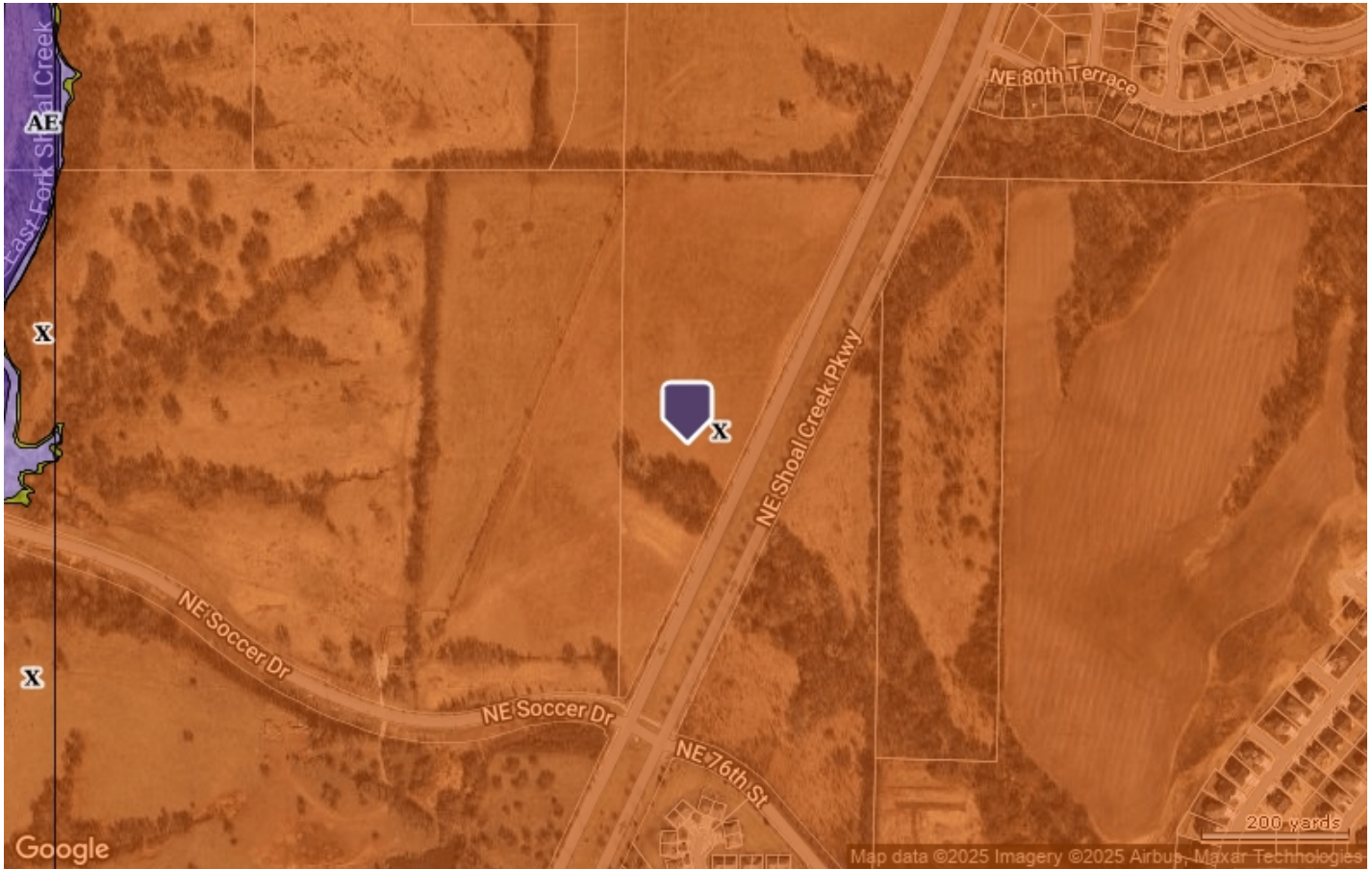


Flood Map

Flood Zone Code:	<b>X</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Zone Date:	<b>01/20/2017</b>	Within 250 Feet of Multiple Flood Zone:	<b>No</b>
Flood Zone Panel:	<b>29095C0151G</b>	Flood Community Name:	<b>KANSAS CITY</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



### Tax Property 360 Property View



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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#### Search Criteria

Latitude, Longitude is around 39.24, -94.50

Selected 1 of 16 results.



## Tax Property 360 Property View

NE Soccer Drive, Kansas City, MO 64119

Tax

### Owner Information

Owner Name:	<b>Property Reserve Inc</b>	Mailing Address:	<b>PO Box 511196</b>
Tax Billing City & State:	<b>Salt Lake City Ut</b>	Tax Billing Zip:	<b>84151</b>
Tax Billing Zip+4:	<b>1196</b>	Tax Billing Carrier Route:	<b>B005</b>
No Mail Flag:	<b>Y</b>	Mail Owner Name:	<b>Property Reserve Inc</b>

### Location Information

School District Name:	<b>North Kansas City</b>	Census Tract:	<b>021307</b>
Township:	<b>Kansas City</b>	Township Range and Section:	<b>165132</b>
Range:	<b>32</b>	Section:	<b>16</b>

### Tax Information

Parcel ID:	<b>14501000100201</b>	Alt. APN:	<b>14-501-00-01-002.01</b>
APN:	<b>14-501-00-01-002.01</b>	Tax Area:	<b>14</b>
Legal Description:	<b>BEG SE COR INTERS NE SOCCER DR &amp; I-435, NELY ALNG ROW TO CRK, SLY ALNG CRK TO EL I-435, NE ALNG ROW TO POB</b>		

### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$280</b>	<b>\$280</b>	<b>\$280</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$2,300</b>	<b>\$2,300</b>	<b>\$2,300</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$22.56</b>		
	<b>\$22.35</b>		
	<b>\$23.39</b>		
Change (\$)	<b>\$</b>	<b>-\$1</b>	
Change (%)	<b>1%</b>	<b>-4%</b>	

### Characteristics

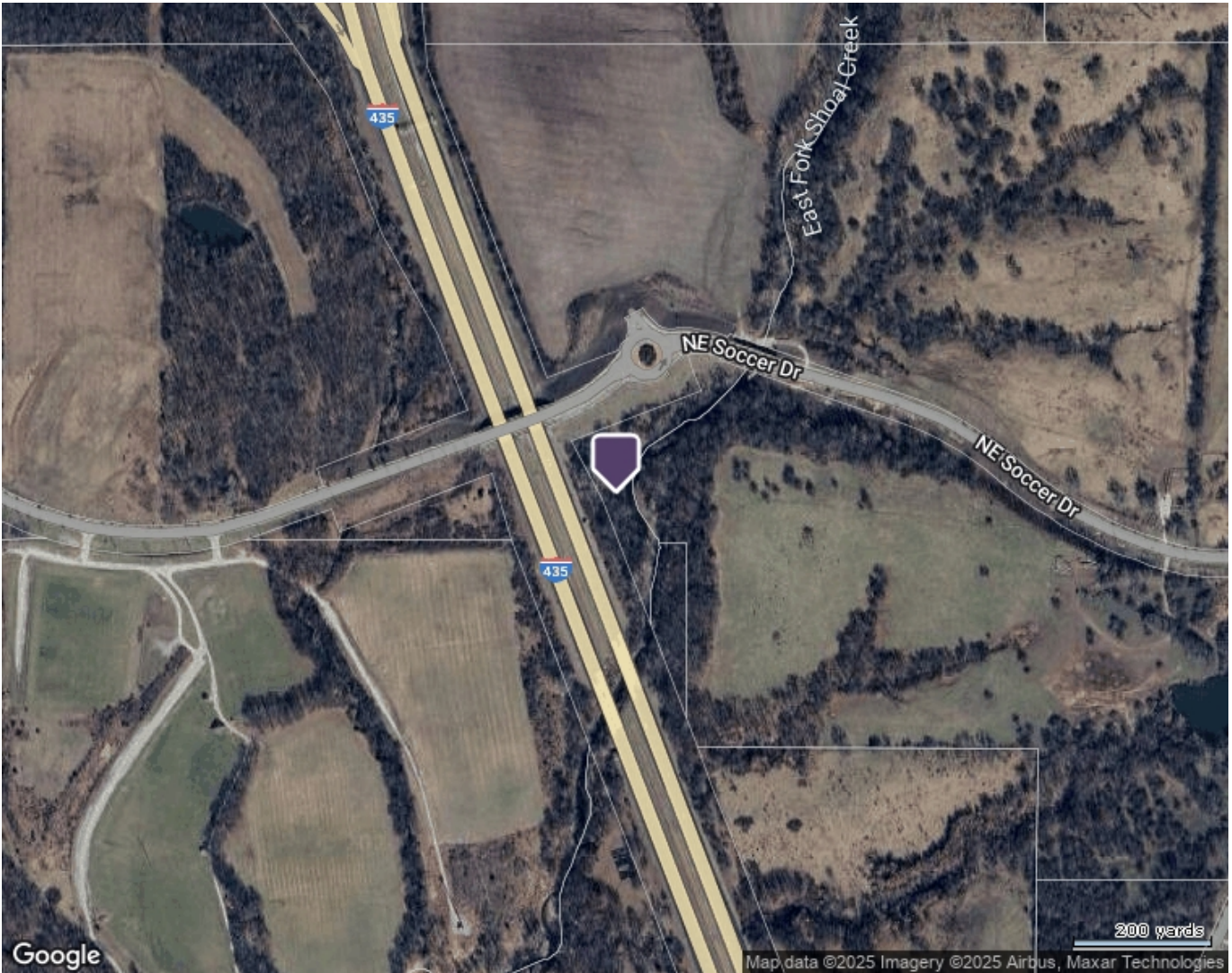
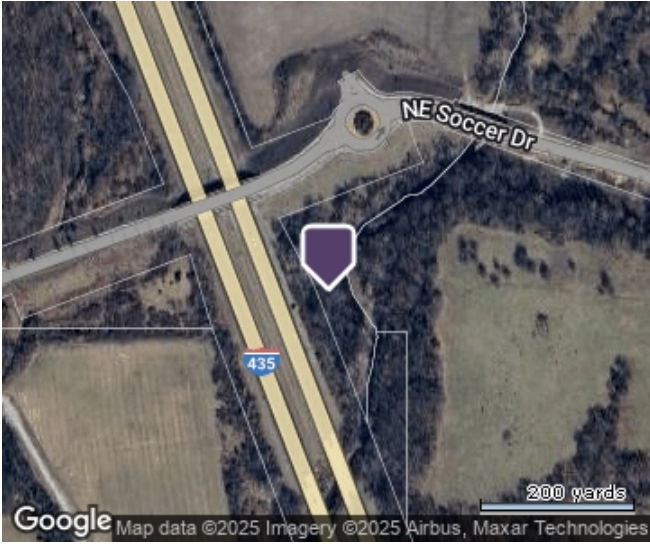
Land Use - County:	<b>Vacant Agricultural</b>	Land Use - CoreLogic:	<b>Agricultural (Nec)</b>
Lot Acres:	<b>3.390</b>	Lot Sq Ft:	<b>147,668</b>
Garage Capacity:	<b>0</b>	Lot Acres:	<b>3.390</b>

History

Parcel Map



Tax Property 360 Property View

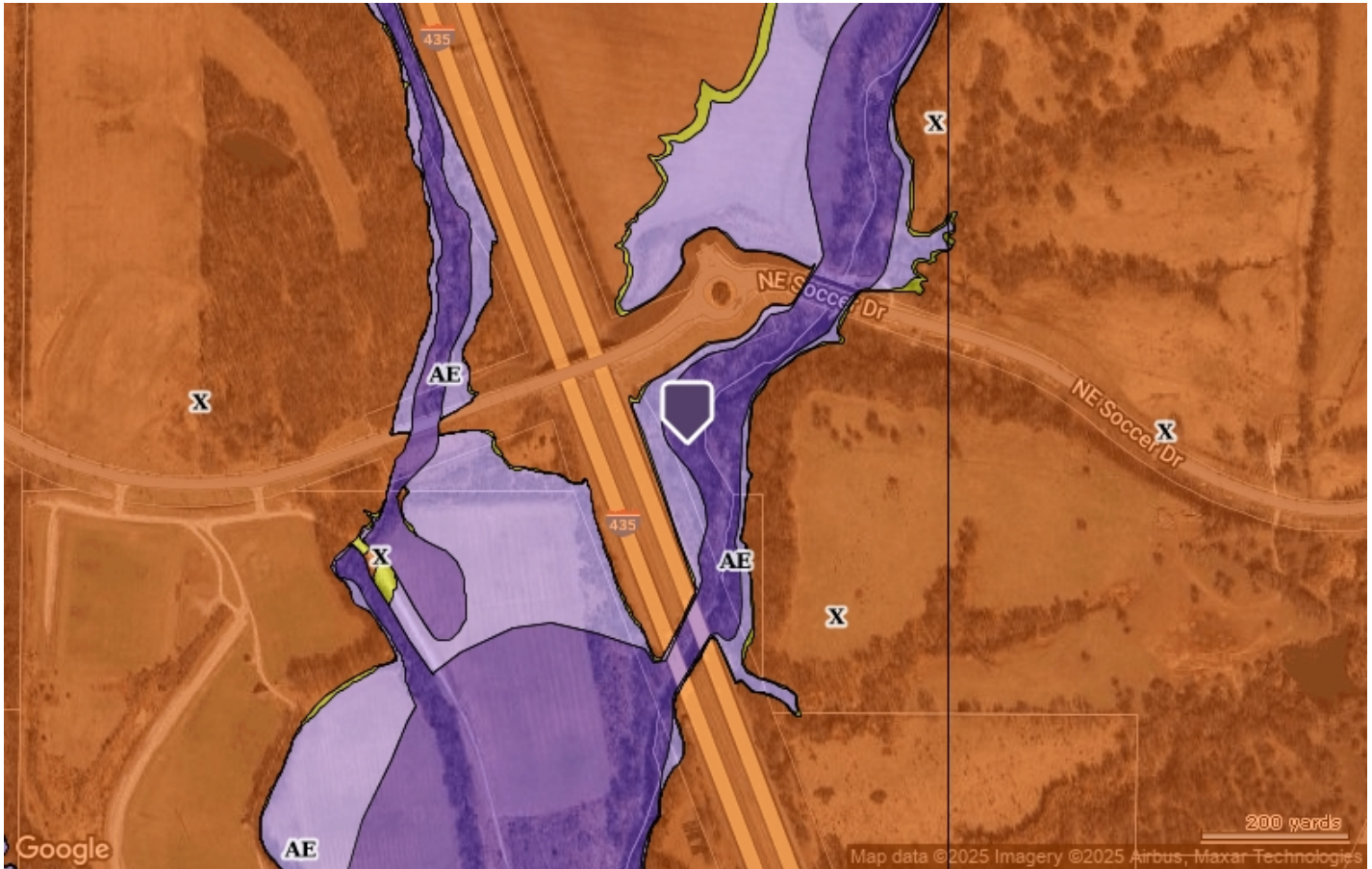


Flood Map

Flood Zone Code:	<b>AE</b>	Special Flood Hazard Area (SFHA):	<b>In</b>
Flood Zone Date:	<b>01/20/2017</b>	Within 250 Feet of Multiple Flood Zone:	<b>Yes (X500,AE,X)</b>
Flood Zone Panel:	<b>29095C0132G</b>	Flood Community Name:	<b>KANSAS CITY</b>
Flood Code Description:	<b>Zone Ae-An Area Inundated By 100-Year Flooding</b>		



### Tax Property 360 Property View



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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#### Search Criteria

Latitude, Longitude is around 39.24, -94.50

Selected 1 of 16 results.



## Tax Property 360 Property View

I-435, Kansas City, MO 64119

Tax

### Owner Information

Owner Name:	<b>Suburban Land Reserve Inc</b>	Mailing Address:	<b>51 S Main St Ste 301</b>
Tax Billing Zip:	<b>84111</b>	Tax Billing City & State:	<b>Salt Lake City Ut</b>
Tax Billing Carrier Route:	<b>C023</b>	Tax Billing Zip+4:	<b>7512</b>
Mail Owner Name:	<b>Suburban Land Reserve Inc</b>	No Mail Flag:	<b>Y</b>

### Location Information

School District Name:	<b>Liberty</b>	Census Tract:	<b>020803</b>
Township:	<b>Kansas City</b>	Township Range and Section:	<b>165132</b>
Range:	<b>32</b>	Section:	<b>16</b>

### Tax Information

Parcel ID:	<b>14501000100402</b>	Alt. APN:	<b>14-501-00-01-004.02</b>
APN:	<b>14-501-00-01-004.02</b>	Tax Area:	<b>14</b>
Legal Description:	<b>BEG SE COR OF NW1/4, NWLY600, N180, E210, S750 TO POB</b>		

### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$50</b>	<b>\$50</b>	<b>\$50</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$400</b>	<b>\$400</b>	<b>\$400</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$4.18</b>		
	<b>\$4.16</b>		
	<b>\$4.29</b>		
Change (\$)	<b>\$</b>	<b>\$</b>	
Change (%)	<b>0%</b>	<b>-3%</b>	

### Characteristics

Land Use - County:	<b>Vacant Agricultural</b>	Land Use - CoreLogic:	<b>Agricultural (Nec)</b>
Lot Acres:	<b>1.420</b>	Lot Sq Ft:	<b>61,855</b>
Garage Capacity:	<b>0</b>	Lot Acres:	<b>1.420</b>

History

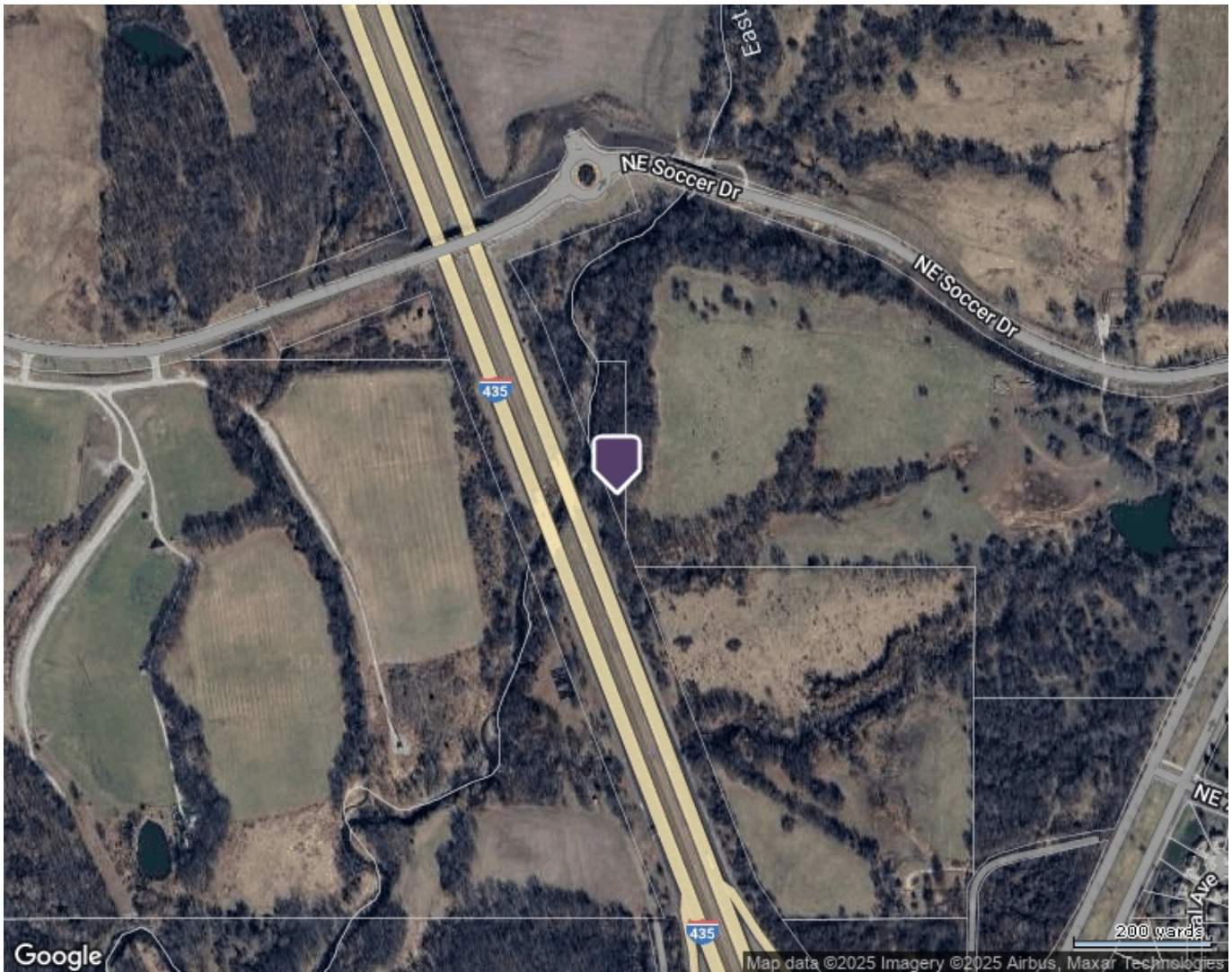
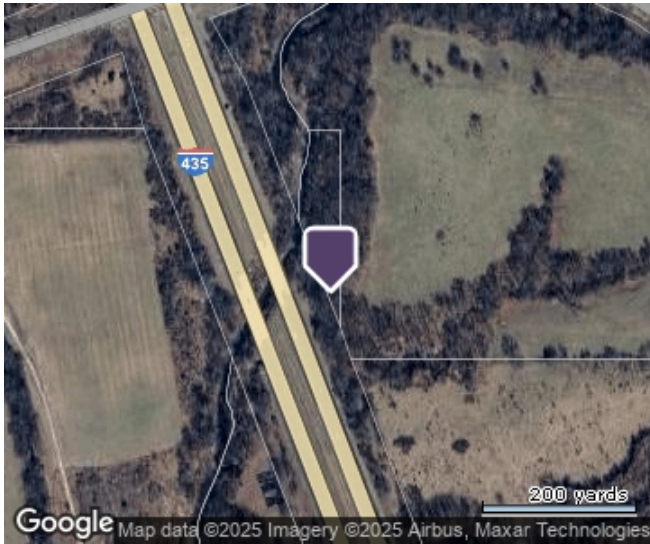
### Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom. Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company
04/13/07	04/12/07		Zions Securities Corp	Hunt Midwest R/E 5676-133 Dev Inc		Special Warranty Deed	Stewart Title

Parcel Map



### Tax Property 360 Property View



Flood Map

Flood Zone Code: **X500**  
 Flood Zone Date: **01/20/2017**  
 Flood Zone Panel: **29095C0132G**

Special Flood Hazard Area (SFHA):  
 Within 250 Feet of Multiple Flood Zone:  
 Flood Community Name:

**Out**  
**Yes (X,AE,X500)**  
**KANSAS CITY**



### Tax Property 360 Property View

Flood Code Description: **Zone X (500-Year)-An Area Inundated By 500-Year Flooding; An Area Inundated By 100-Year Flooding With Average Depths Of Less Than 1 Foot Or With Drainage Areas Less Than 1 Square Mile; Or An Area Protected By Levees From 100-Year Flooding.**



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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#### Search Criteria

Latitude, Longitude is around 39.24, -94.50  
Selected 1 of 16 results.



## Tax Property 360 Property View

NE Soccer Drive, Kansas City, MO 64119

Tax

### Owner Information

Owner Name:	<b>Property Reserve Inc</b>	Mailing Address:	<b>PO Box 511196</b>
Tax Billing City & State:	<b>Salt Lake City Ut</b>	Tax Billing Zip:	<b>84151</b>
Tax Billing Zip+4:	<b>1196</b>	Tax Billing Carrier Route:	<b>B005</b>
No Mail Flag:	<b>Y</b>	Mail Owner Name:	<b>Property Reserve Inc</b>

### Location Information

School District Name:	<b>Liberty</b>	Census Tract:	<b>021307</b>
Township:	<b>Kansas City</b>	Township Range and Section:	<b>165132</b>
Range:	<b>32</b>	Section:	<b>16</b>

### Tax Information

Parcel ID:	<b>14501000101100</b>	Alt. APN:	<b>14-501-00-01-011.00</b>
APN:	<b>14-501-00-01-011.00</b>	Tax Area:	<b>14</b>
Legal Description:	<b>BEG SW COR INTERS NE SOCCER DR &amp; NE SHOAL CREEK PKWY, SW1280, W760.2, N500, W TO EL I-435, NW120, N650, W TO CRK, NLY ALNG CRK TO SL NE SOCCER DR, SELY ALNG ROW TO POB</b>		

### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$2,140</b>	<b>\$2,140</b>	<b>\$2,140</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$17,800</b>	<b>\$17,800</b>	<b>\$17,800</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax			
<b>\$179.06</b>			
<b>\$177.87</b>			
<b>\$183.78</b>			
Change (\$)	<b>\$1</b>	<b>-\$6</b>	
Change (%)	<b>1%</b>	<b>-3%</b>	

### Characteristics

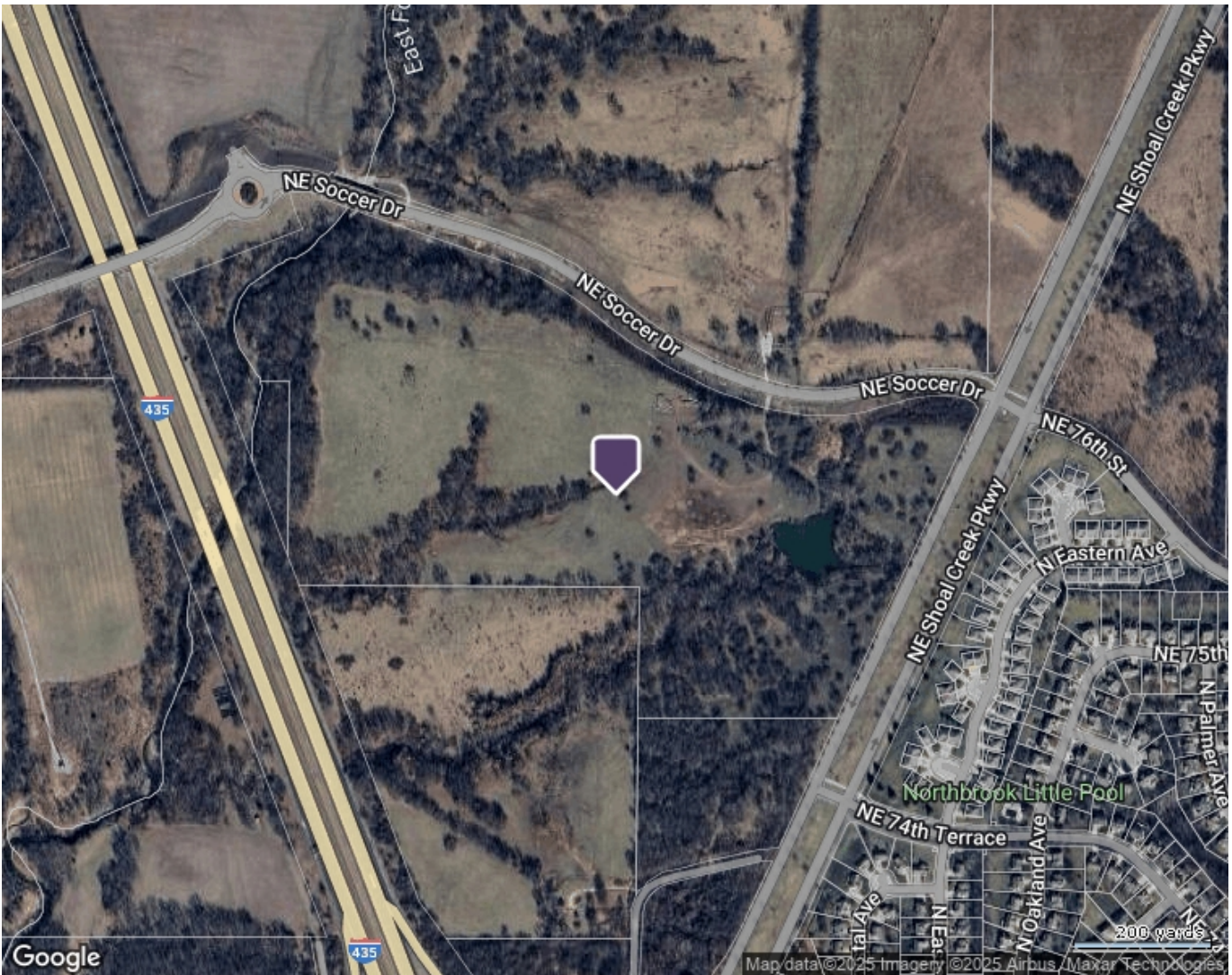
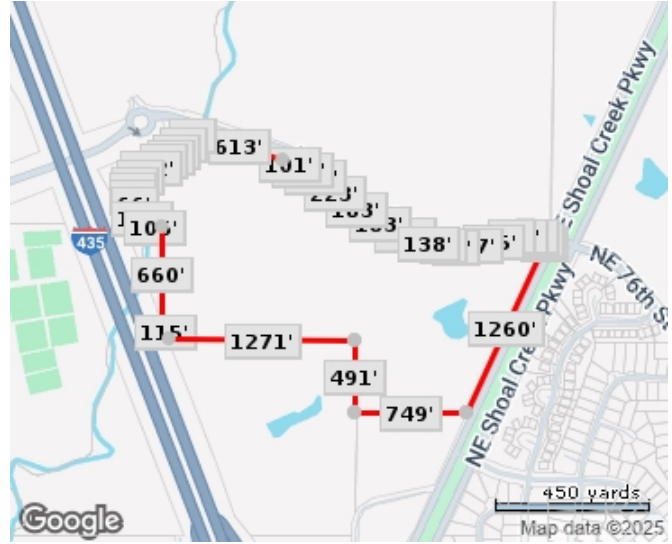
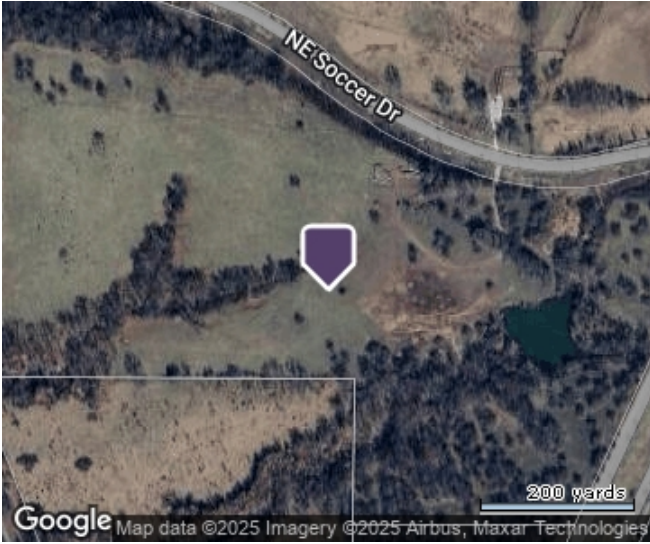
Land Use - County:	<b>Vacant Agricultural</b>	Land Use - CoreLogic:	<b>Agricultural (Nec)</b>
Lot Acres:	<b>66.310</b>	Lot Sq Ft:	<b>2,888,464</b>
Garage Capacity:	<b>0</b>	Lot Acres:	<b>66.310</b>

History

Parcel Map



Tax Property 360 Property View

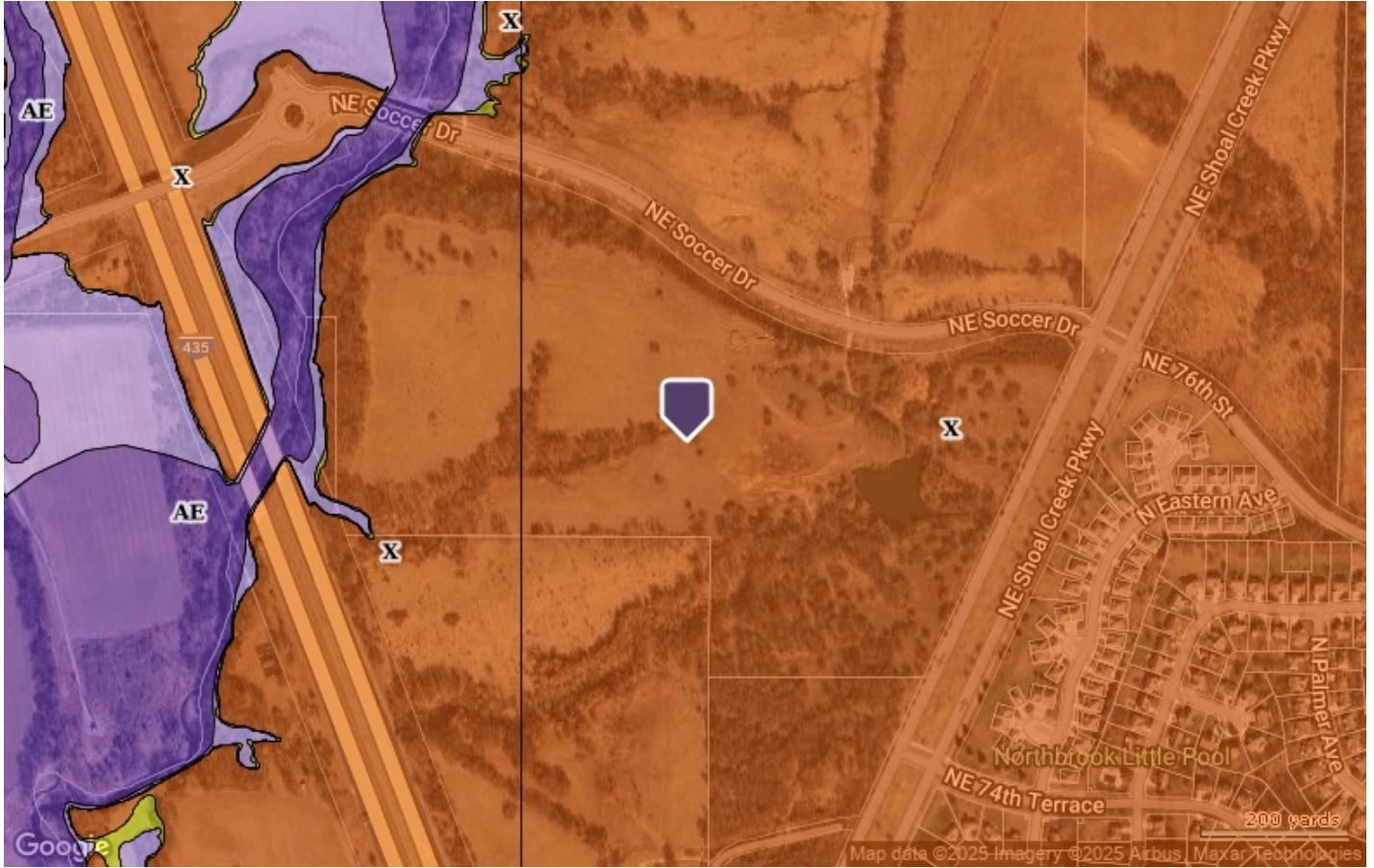


Flood Map

Flood Zone Code:	<b>X</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Zone Date:	<b>01/20/2017</b>	Within 250 Feet of Multiple Flood Zone:	<b>No</b>
Flood Zone Panel:	<b>29095C0151G</b>	Flood Community Name:	<b>KANSAS CITY</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



### Tax Property 360 Property View



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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#### Search Criteria

Latitude, Longitude is around 39.24, -94.50

Selected 1 of 16 results.



## Tax Property 360 Property View

NE 74th Street, Kansas City, MO 64119

Tax

### Owner Information

Owner Name:	<b>Suburban Land Reserve Inc</b>	Mailing Address:	<b>51 S Main St Ste 301</b>
Tax Billing Zip:	<b>84111</b>	Tax Billing City & State:	<b>Salt Lake City Ut</b>
Tax Billing Carrier Route:	<b>C023</b>	Tax Billing Zip+4:	<b>7512</b>
Mail Owner Name:	<b>Suburban Land Reserve Inc</b>	No Mail Flag:	<b>Y</b>

### Location Information

School District Name:	<b>Liberty</b>	Census Tract:	<b>021103</b>
Township:	<b>Kansas City</b>	Township Range and Section:	<b>165132</b>
Range:	<b>32</b>	Section:	<b>16</b>

### Tax Information

Parcel ID:	<b>14501000100800</b>	Alt. APN:	<b>14-501-00-01-008.00</b>
APN:	<b>14-501-00-01-008.00</b>	Tax Area:	<b>14</b>
Legal Description:	<b>NW1/4 SE1/4 E OF I-435</b>		

### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$1,150</b>	<b>\$1,150</b>	<b>\$1,150</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$9,600</b>	<b>\$9,600</b>	<b>\$9,600</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$96.22</b>		
	<b>\$95.59</b>		
	<b>\$98.76</b>		
Change (\$)	<b>\$1</b>	<b>-\$3</b>	
Change (%)	<b>1%</b>	<b>-3%</b>	

### Characteristics

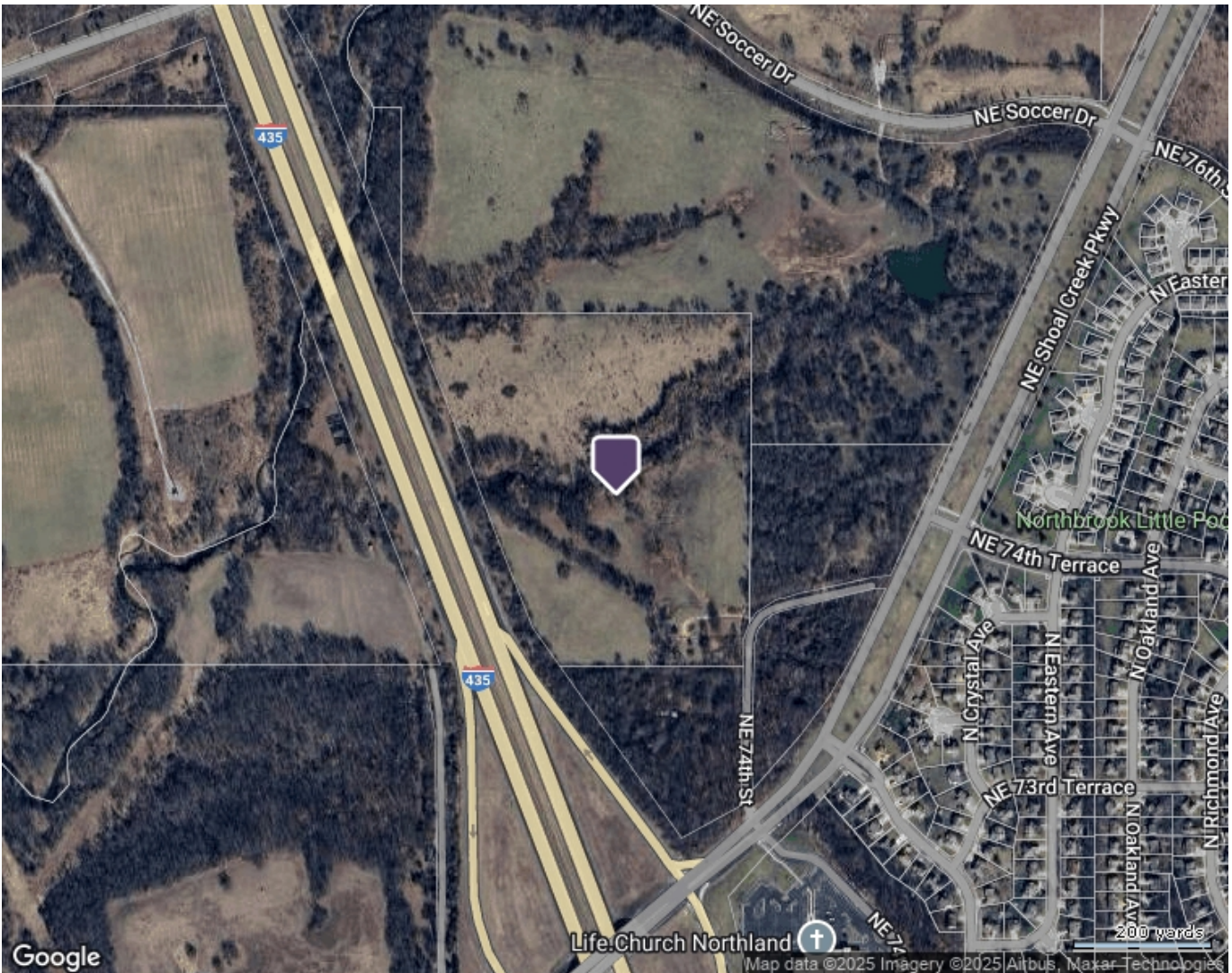
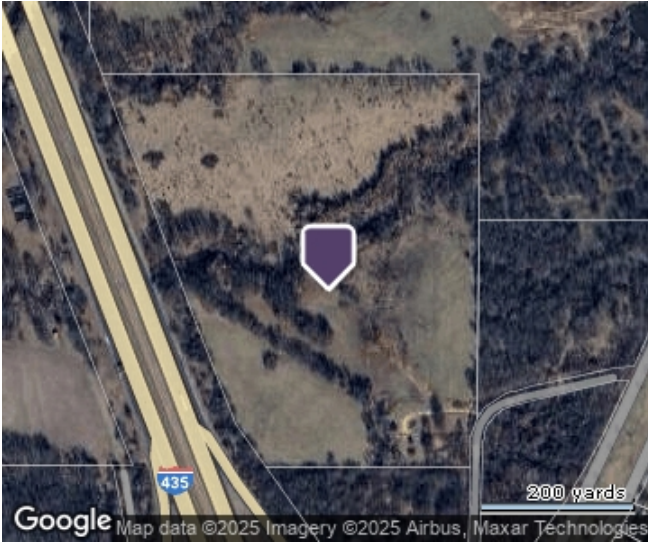
Land Use - County:	<b>Taxable Church Prop</b>	Land Use - CoreLogic:	<b>Religious</b>
Lot Acres:	<b>30.580</b>	Lot Sq Ft:	<b>1,332,065</b>
Garage Capacity:	<b>0</b>	Lot Acres:	<b>30.580</b>

History

Parcel Map



Tax Property 360 Property View

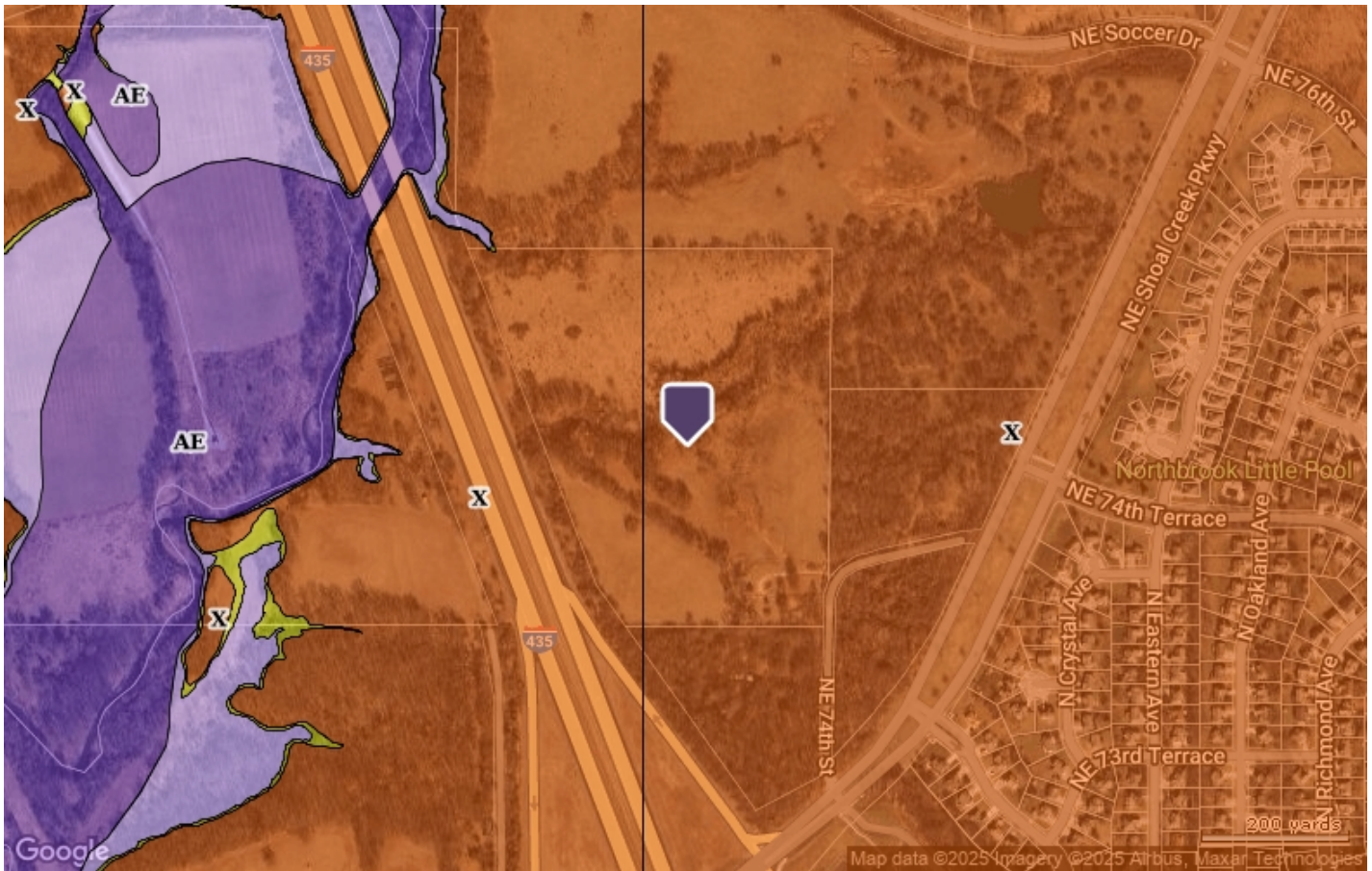


Flood Map

Flood Zone Code:	<b>X</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Zone Date:	<b>01/20/2017</b>	Within 250 Feet of Multiple Flood Zone:	<b>No</b>
Flood Zone Panel:	<b>29095C0151G</b>	Flood Community Name:	<b>KANSAS CITY</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



### Tax Property 360 Property View



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
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- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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#### Search Criteria

Latitude, Longitude is around 39.24, -94.50  
Selected 1 of 16 results.



## Tax Property 360 Property View

7070 NE 74th Street, Kansas City, MO 64119

Tax

### Owner Information

Owner Name:	<b>Suburban Land Reserve Inc</b>	Mailing Address:	<b>51 S Main St Ste 301</b>
Tax Billing Zip:	<b>84111</b>	Tax Billing City & State:	<b>Salt Lake City Ut</b>
Tax Billing Carrier Route:	<b>C023</b>	Tax Billing Zip+4:	<b>7512</b>
Owner Occupied:	<b>A</b>	No Mail Flag:	<b>Y</b>
		Mail Owner Name:	<b>Suburban Land Reserve Inc</b>

### Location Information

School District Name:	<b>Liberty</b>	Census Tract:	<b>021103</b>
Carrier Route:	<b>R051</b>	Township:	<b>Kansas City</b>
Township Range and Section:	<b>165132</b>	Range:	<b>32</b>
		Section:	<b>16</b>

### Tax Information

Parcel ID:	<b>14501000100901</b>	Alt. APN:	<b>14-501-00-01-009.01</b>
APN:	<b>14-501-00-01-009.01</b>	Tax Area:	<b>14</b>
Legal Description:	<b>BEG NE COR SE1/4, W312.84, SW550.86 TO PARCEL POB W760.2, S TO NL NE SHOAL CREEK DR, ELY ALNG ROW TO WL NE SHOAL CRK PKWY, NE ALNG ROW TO POB</b>		

### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$32,820</b>	<b>\$32,820</b>	<b>\$28,560</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$4,260</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>15%</b>	
Market Value - Total	<b>\$173,000</b>	<b>\$173,000</b>	<b>\$150,600</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$2,746.21</b>		
	<b>\$2,727.87</b>		
	<b>\$2,452.70</b>		
Change (\$)	<b>\$18</b>	<b>\$275</b>	
Change (%)	<b>1%</b>	<b>11%</b>	

### Characteristics

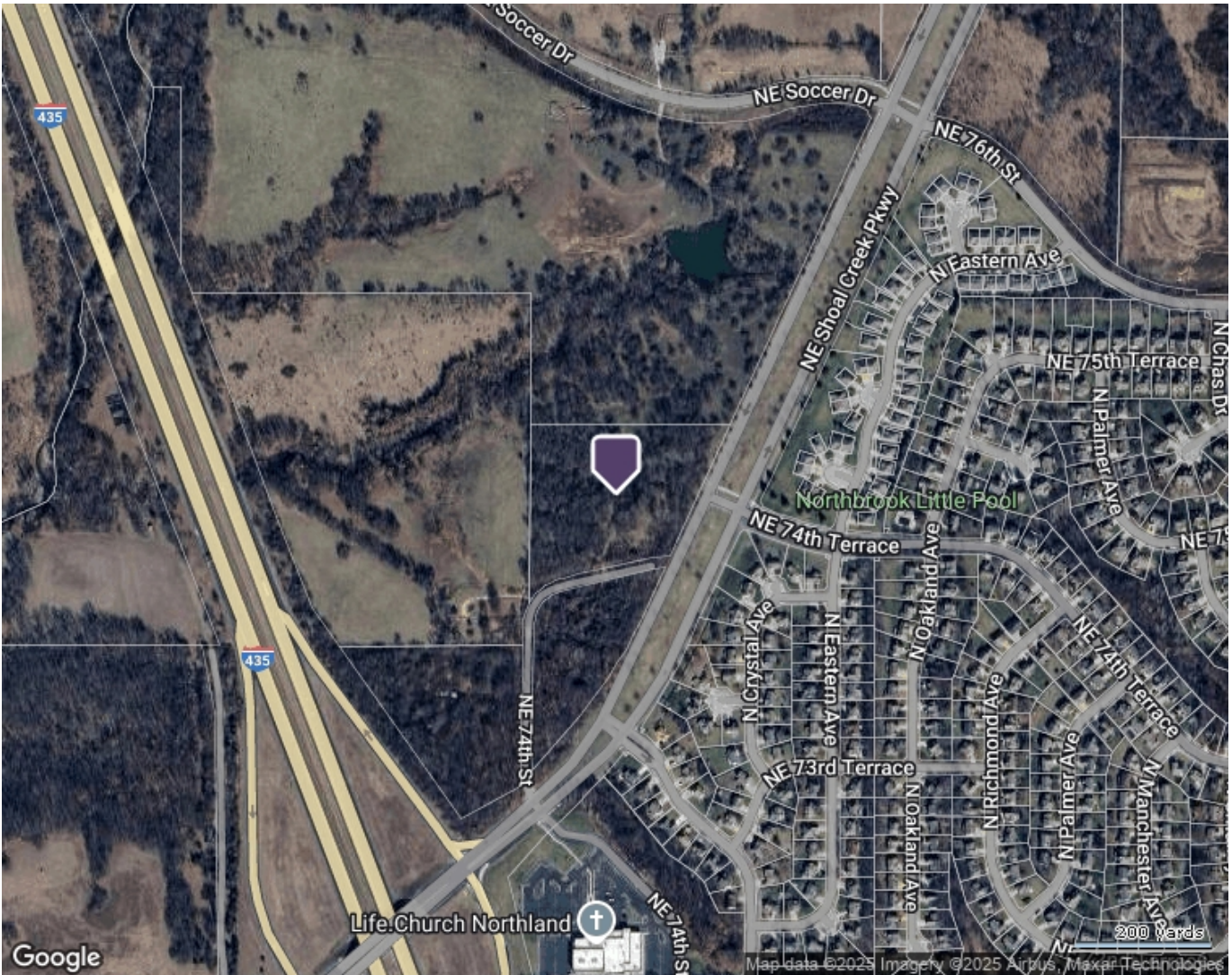
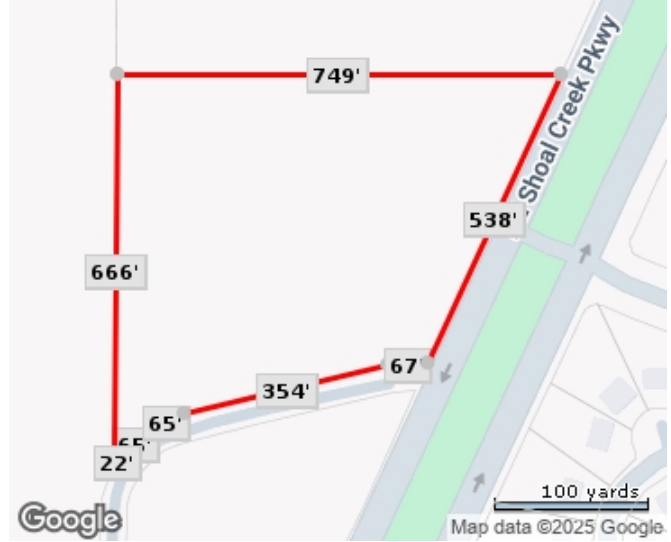
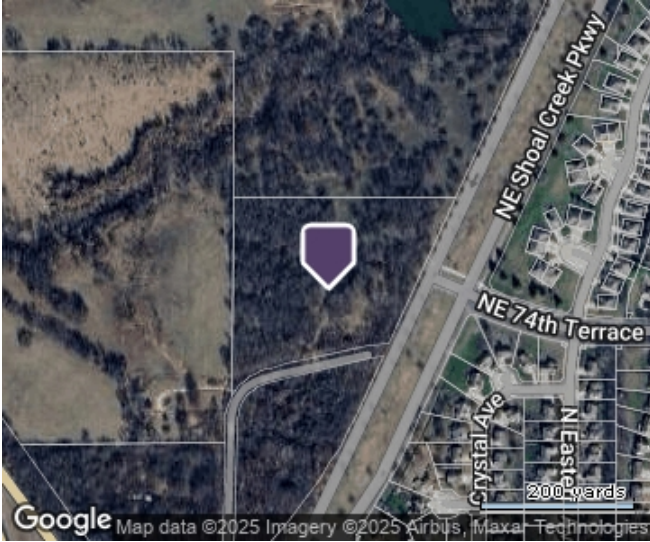
Land Use - County:	<b>Farm Residential</b>	Land Use - CoreLogic:	<b>Farms</b>
Lot Acres:	<b>7.830</b>	Lot Sq Ft:	<b>341,075</b>
Year Built:	<b>1940</b>	# of Buildings:	<b>1</b>
Building Sq Ft:	<b>2,058</b>	Gross Area:	<b>2,058</b>
Ground Floor Area:	<b>1,428</b>	Total Rooms:	<b>5.000</b>
Bedrooms:	<b>3</b>	Total Baths:	<b>1</b>
Full Baths:	<b>1.000</b>	Basement Type:	<b>Basement</b>
Basement Sq Feet:	<b>630</b>	Garage Capacity:	<b>0</b>
Cooling Type:	<b>Central</b>	Heat Type:	<b>Central</b>
Roof Material:	<b>Composition Shingle</b>	Exterior:	<b>Vinyl</b>
Foundation:	<b>Concrete Block</b>	Lot Acres:	<b>7.830</b>



### Tax Property 360 Property View

History

Parcel Map

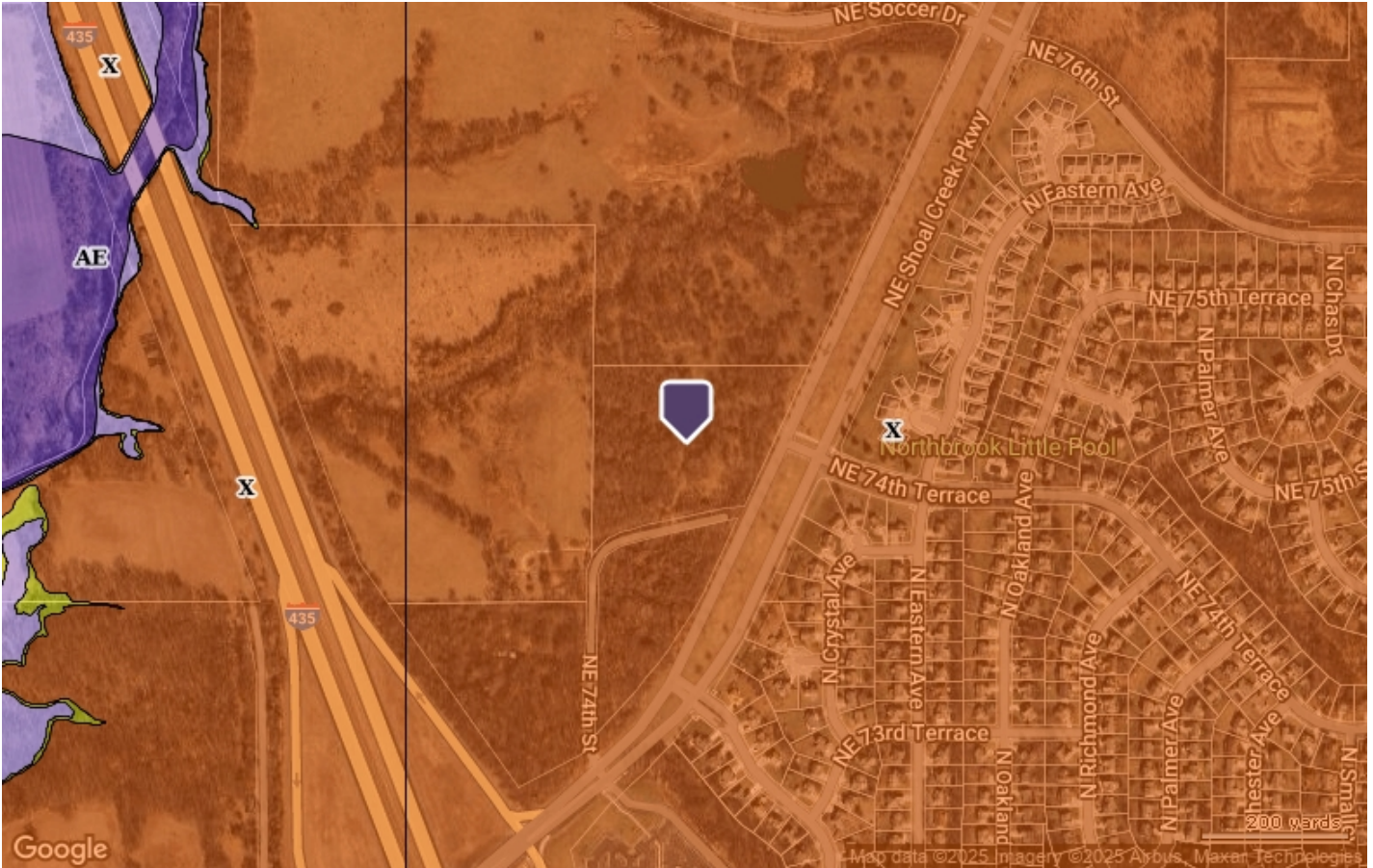




## Tax Property 360 Property View

### Flood Map

Flood Zone Code:	<b>X</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Zone Date:	<b>01/20/2017</b>	Within 250 Feet of Multiple Flood Zone:	<b>No</b>
Flood Zone Panel:	<b>29095C0151G</b>	Flood Community Name:	<b>KANSAS CITY</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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### Search Criteria

Latitude, Longitude is around 39.24, -94.50  
Selected 1 of 16 results.



## Tax Property 360 Property View

I-435, Kansas City, MO 64119

Tax

### Owner Information

Owner Name:	<b>Suburban Land Reserve Inc</b>	Mailing Address:	<b>51 S Main St Ste 301</b>
Tax Billing Zip:	<b>84111</b>	Tax Billing City & State:	<b>Salt Lake City Ut</b>
Tax Billing Carrier Route:	<b>C023</b>	Tax Billing Zip+4:	<b>7512</b>
Mail Owner Name:	<b>Suburban Land Reserve Inc</b>	No Mail Flag:	<b>Y</b>

### Location Information

School District Name:	<b>Liberty</b>	Census Tract:	<b>020803</b>
Township:	<b>Kansas City</b>	Township Range and Section:	<b>165132</b>
Range:	<b>32</b>	Section:	<b>16</b>

### Tax Information

Parcel ID:	<b>14501000100700</b>	Alt. APN:	<b>14-501-00-01-007.00</b>
APN:	<b>14-501-00-01-007.00</b>	Tax Area:	<b>14</b>
Legal Description:	<b>SW1/4 SE1/4 N OF I-435</b>		

### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$320</b>	<b>\$320</b>	<b>\$320</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$2,700</b>	<b>\$2,700</b>	<b>\$2,700</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$26.77</b>		
	<b>\$26.60</b>		
	<b>\$27.48</b>		
Change (\$)	<b>\$</b>	<b>-\$1</b>	
Change (%)	<b>1%</b>	<b>-3%</b>	

### Characteristics

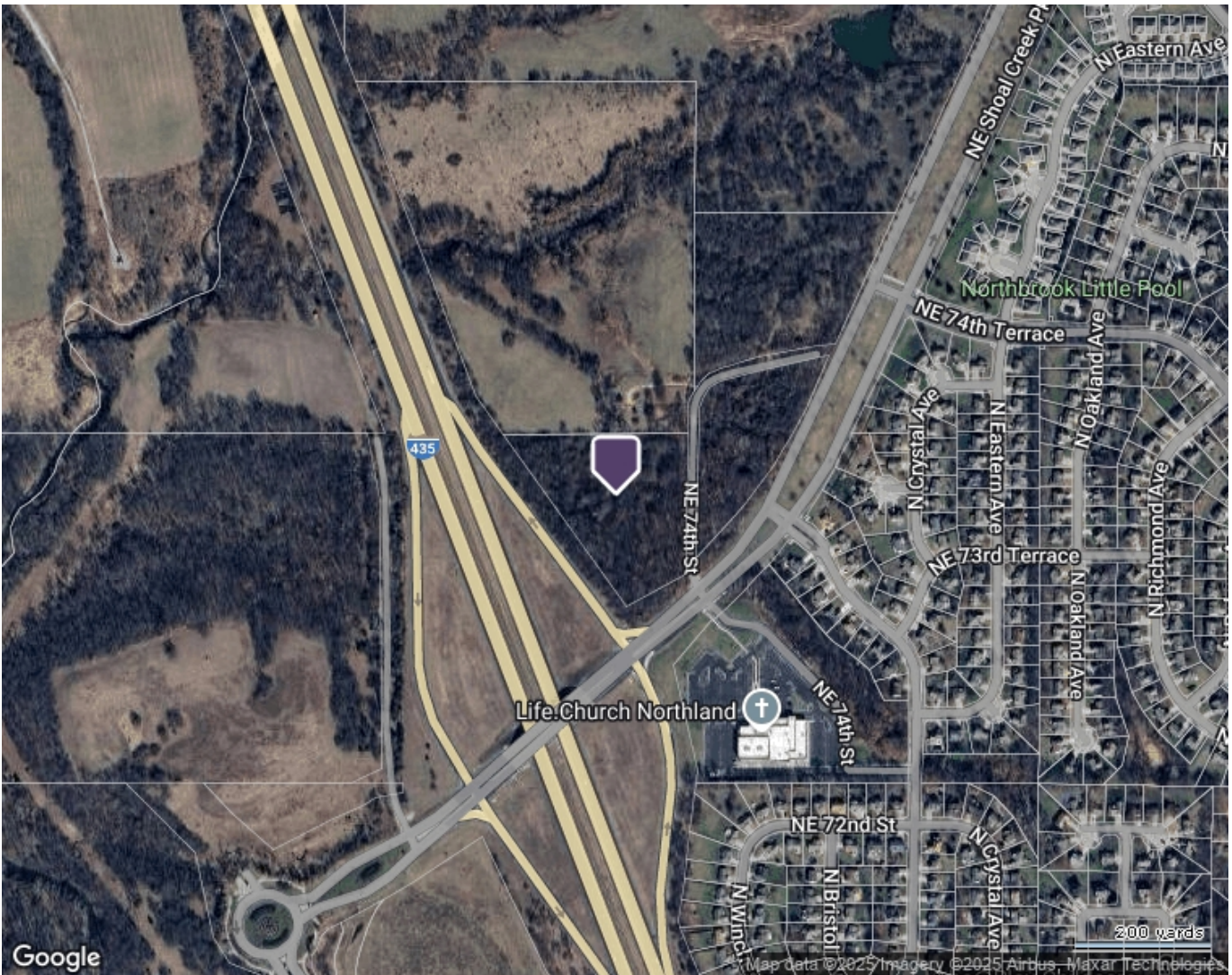
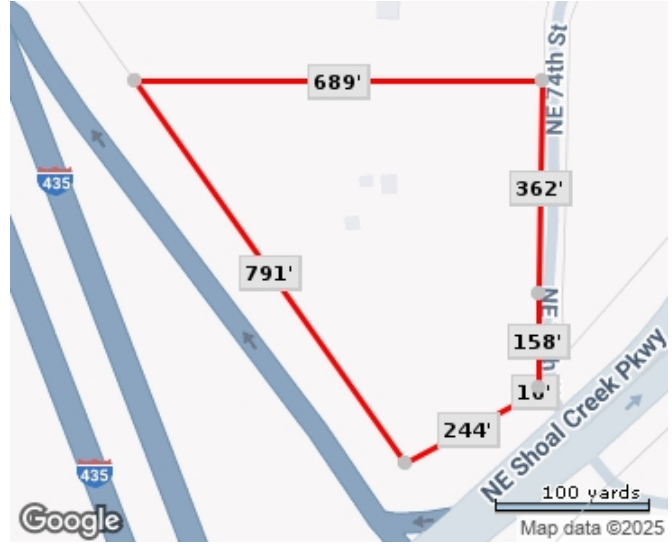
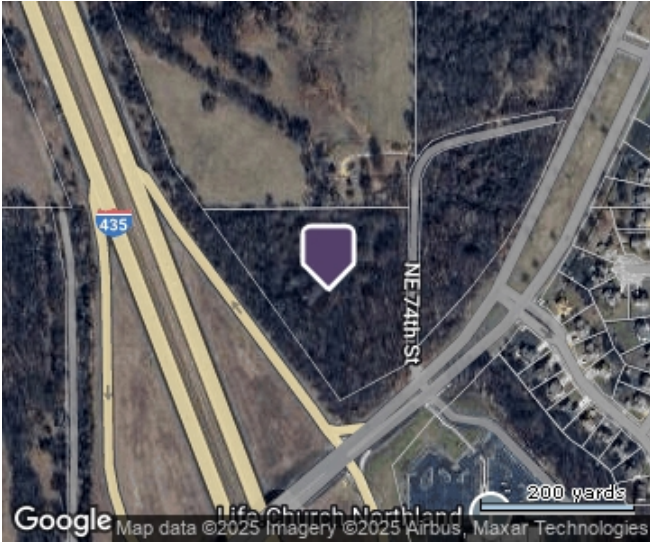
Land Use - County:	<b>Taxable Church Prop</b>	Land Use - CoreLogic:	<b>Religious</b>
Lot Acres:	<b>6.470</b>	Lot Sq Ft:	<b>281,833</b>
Garage Capacity:	<b>0</b>	Lot Acres:	<b>6.470</b>

History

Parcel Map



Tax Property 360 Property View



Flood Map

Flood Zone Code:	<b>X</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Zone Date:	<b>01/20/2017</b>	Within 250 Feet of Multiple Flood Zone:	<b>No</b>
Flood Zone Panel:	<b>29095C0151G</b>	Flood Community Name:	<b>KANSAS CITY</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



### Tax Property 360 Property View



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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#### Search Criteria

Latitude, Longitude is around 39.24, -94.50  
Selected 1 of 16 results.



## Tax Property 360 Property View

NE Shoal Creek Parkway, Kansas City, MO 64155

Tax

### Owner Information

Owner Name:	<b>Suburban Land Reserve Inc</b>	Mailing Address:	<b>51 S Main St Ste 301</b>
Tax Billing Zip:	<b>84111</b>	Tax Billing City & State:	<b>Salt Lake City Ut</b>
Tax Billing Carrier Route:	<b>C023</b>	Tax Billing Zip+4:	<b>7512</b>
Mail Owner Name:	<b>Suburban Land Reserve Inc</b>	No Mail Flag:	<b>Y</b>

### Location Information

School District Name:	<b>Liberty</b>	Census Tract:	<b>021314</b>
Township:	<b>Kansas City</b>	Township Range and Section:	<b>165132</b>
Range:	<b>32</b>	Section:	<b>16</b>

### Estimated Value

RealAVM:	<b>\$358,900</b>	Estimated Value Range High:	<b>\$466,500</b>
Estimated Value Range Low:	<b>\$251,200</b>	Value As Of:	<b>12/16/2024</b>
Forecast Standard Deviation:	<b>30</b>	Confidence Score:	<b>13</b>

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.  
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.  
 (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

### Tax Information

Parcel ID:	<b>14501000100903</b>	Alt. APN:	<b>14-501-00-01-009.03</b>
APN:	<b>14-501-00-01-009.03</b>	Tax Area:	<b>14</b>
Legal Description:	<b>THAT PT E1/2 SE1/4 LYING NW OF NE SHOAL CREEK PKWY &amp; E &amp; S OF NE SHOAL CREEK DR/WILLIS RD</b>		

### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$5,870</b>	<b>\$5,870</b>	<b>\$5,870</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$30,900</b>	<b>\$30,900</b>	<b>\$30,900</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$491.17</b>		
	<b>\$487.89</b>		
	<b>\$504.11</b>		
Change (\$)	<b>\$3</b>	<b>-\$16</b>	
Change (%)	<b>1%</b>	<b>-3%</b>	

### Characteristics

Land Use - County:	<b>Vacant Residential</b>	Land Use - CoreLogic:	<b>Residential (Nec)</b>
Lot Acres:	<b>4.230</b>	Lot Sq Ft:	<b>184,259</b>



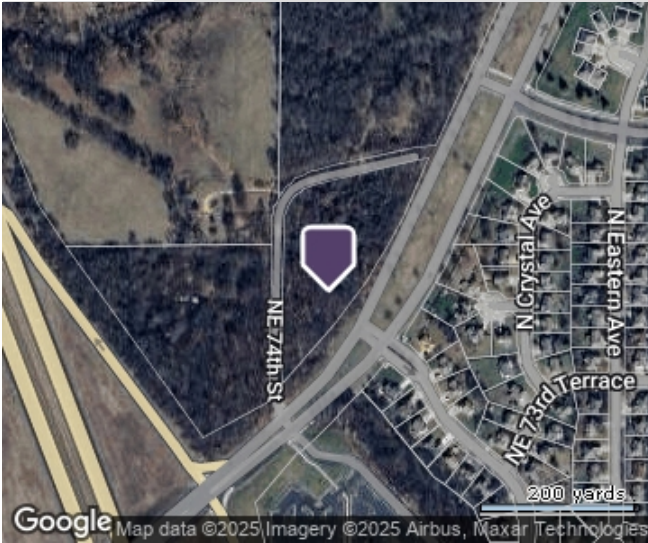
### Tax Property 360 Property View

Garage Capacity: 0

Lot Acres: 4.230

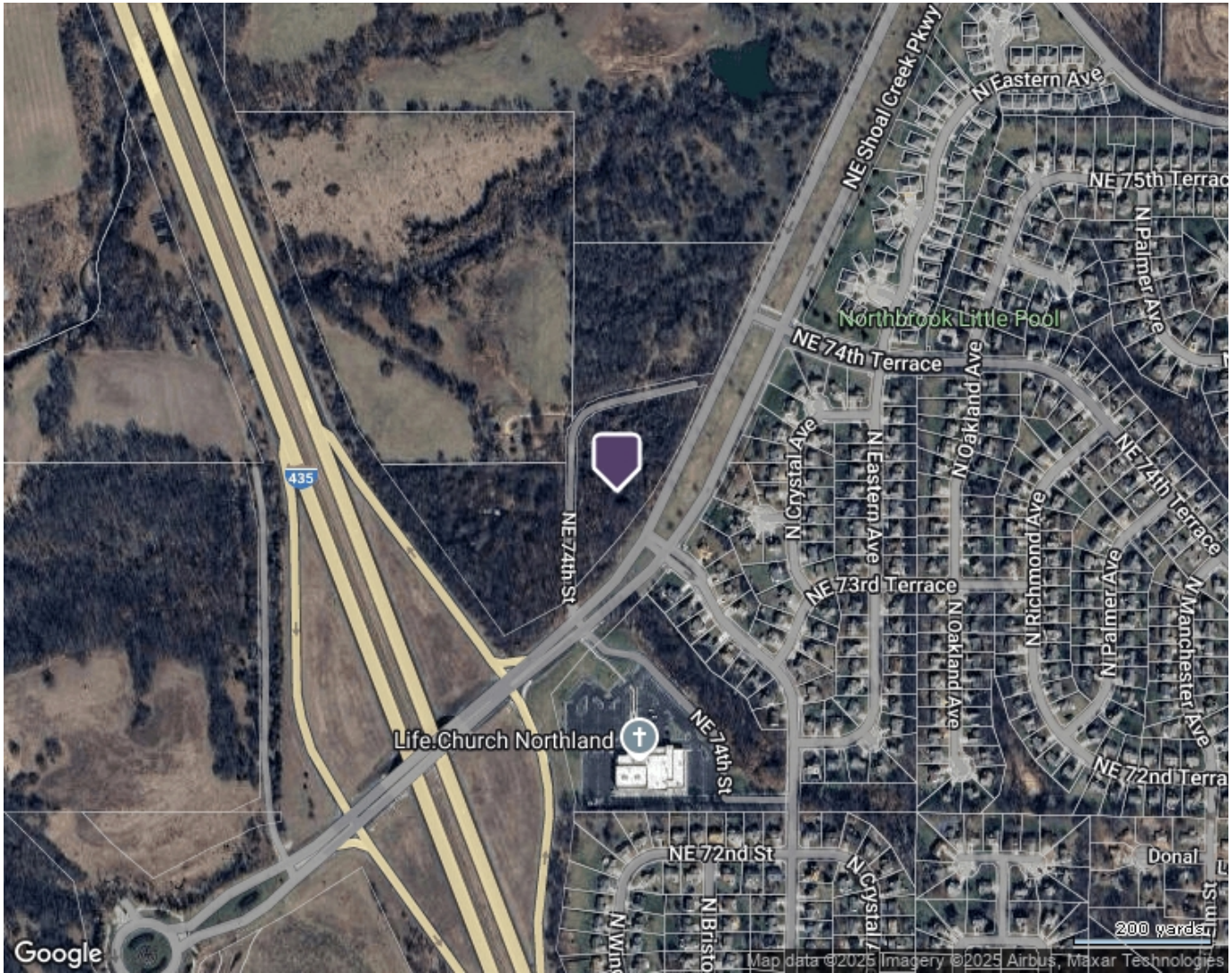
History

Parcel Map





### Tax Property 360 Property View

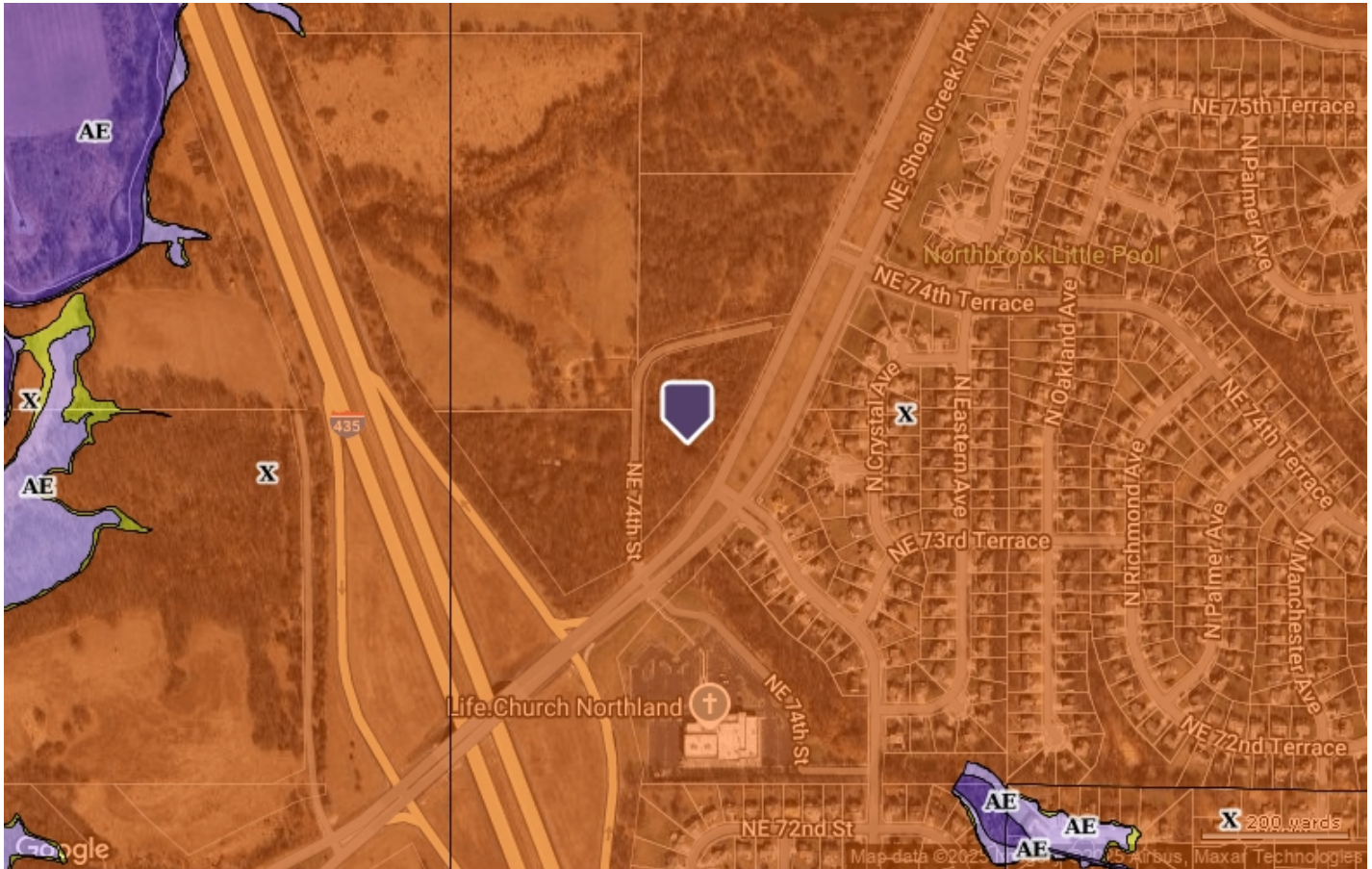


#### Flood Map

Flood Zone Code:	<b>X</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Zone Date:	<b>01/20/2017</b>	Within 250 Feet of Multiple Flood Zone:	<b>No</b>
Flood Zone Panel:	<b>29095C0151G</b>	Flood Community Name:	<b>KANSAS CITY</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



### Tax Property 360 Property View



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
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- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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#### Search Criteria

Latitude, Longitude is around 39.24, -94.50

Selected 1 of 16 results.



## Tax Property 360 Property View

NE Barry Road, Kansas City, MO 64156

Tax

### Owner Information

Owner Name:	<b>Property Reserve Inc</b>	Mailing Address:	<b>PO Box 511196</b>
Tax Billing City & State:	<b>Salt Lake City Ut</b>	Tax Billing Zip:	<b>84151</b>
Tax Billing Zip+4:	<b>1196</b>	Tax Billing Carrier Route:	<b>B005</b>
No Mail Flag:	<b>Y</b>	Mail Owner Name:	<b>Property Reserve Inc</b>

### Location Information

School District Name:	<b>North Kansas City</b>	Census Tract:	<b>021212</b>
Township:	<b>Kansas City</b>	Township Range and Section:	<b>095132</b>
Range:	<b>32</b>	Section:	<b>9</b>

### Tax Information

Parcel ID:	<b>14203000101300</b>	Alt. APN:	<b>14-203-00-01-013.00</b>
APN:	<b>14-203-00-01-013.00</b>	Tax Area:	<b>14</b>
Legal Description:	<b>W1/2 SE1/4 &amp; E1/2 SW1/4 N OF HWY 152</b>		

### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$980</b>	<b>\$980</b>	<b>\$980</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$8,200</b>	<b>\$8,200</b>	<b>\$8,200</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$78.94</b>		
	<b>\$78.26</b>		
	<b>\$81.88</b>		
Change (\$)	<b>\$1</b>	<b>-\$4</b>	
Change (%)	<b>1%</b>	<b>-4%</b>	

### Characteristics

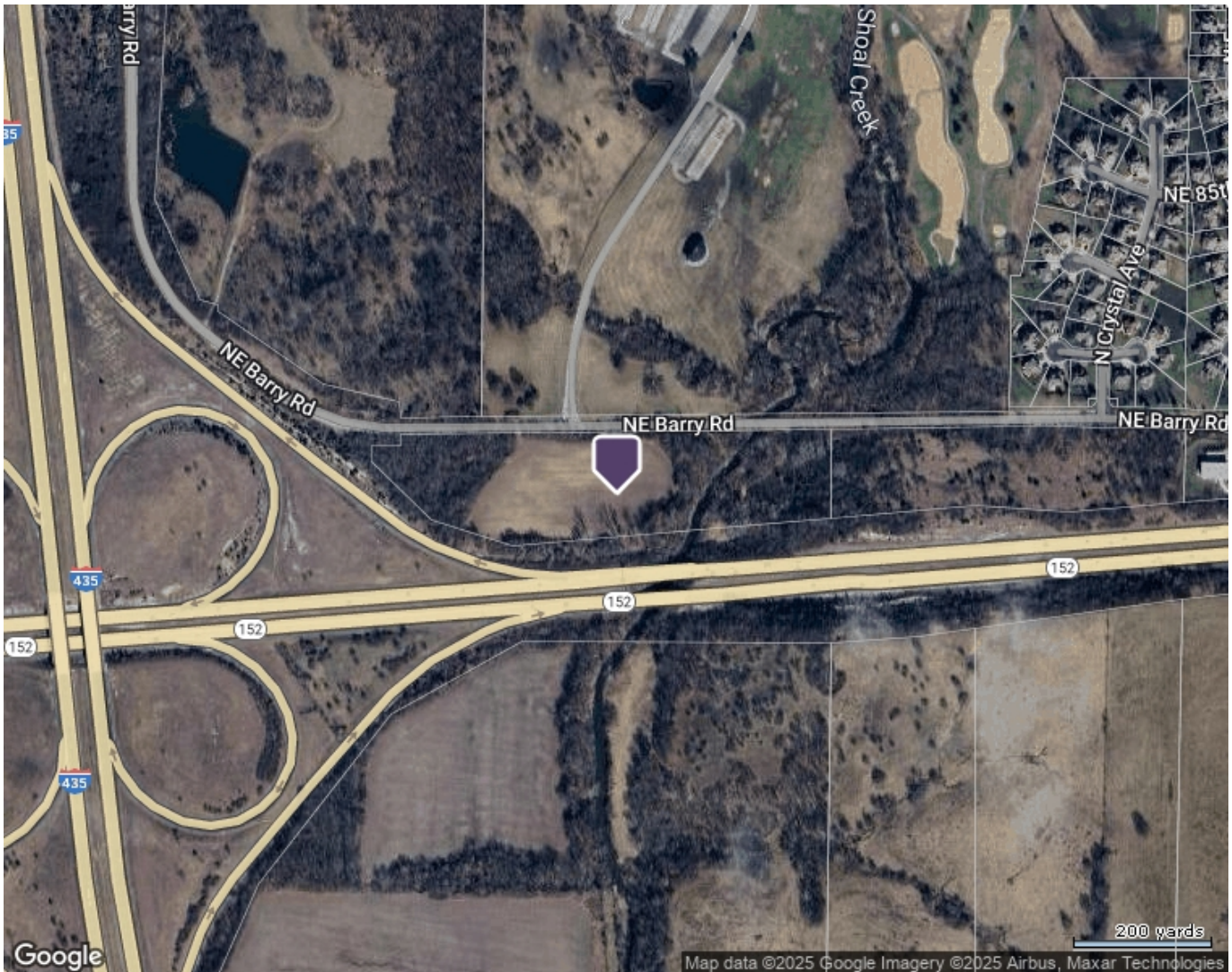
Land Use - County:	<b>Vacant Agricultural</b>	Land Use - CoreLogic:	<b>Agricultural (Nec)</b>
Lot Acres:	<b>14.080</b>	Lot Sq Ft:	<b>613,325</b>
Garage Capacity:	<b>0</b>	Lot Acres:	<b>14.080</b>

History

Parcel Map



**Tax Property 360 Property View**



**Flood Map**

Flood Zone Code:	<b>X</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Zone Date:	<b>01/20/2017</b>	Within 250 Feet of Multiple Flood Zone:	<b>Yes (X,X500)</b>
Flood Zone Panel:	<b>29095C0132G</b>	Flood Community Name:	<b>KANSAS CITY</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



### Tax Property 360 Property View



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
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- Undetermined
- 500-year Floodplain incl. levee protected area
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#### Search Criteria

Latitude, Longitude is around 39.24, -94.50  
Selected 1 of 16 results.



## Tax Property Client 360 Property View

NE Barry Road, Kansas City, MO 64156

Tax

### Owner Information

Owner Name:	<b>Property Reserve Inc</b>	Mailing Address:	<b>PO Box 511196</b>
Tax Billing City & State:	<b>Salt Lake City Ut</b>	Tax Billing Zip:	<b>84151</b>
Tax Billing Zip+4:	<b>1196</b>	Tax Billing Carrier Route:	<b>B005</b>
No Mail Flag:	<b>Y</b>	Mail Owner Name:	<b>Property Reserve Inc</b>

### Location Information

School District Name:	<b>Liberty</b>	Census Tract:	<b>021212</b>
Township:	<b>Kansas City</b>	Township Range and Section:	<b>095132</b>
Range:	<b>32</b>	Section:	<b>9</b>

### Tax Information

Parcel ID:	<b>14203000101400</b>	Alt. APN:	<b>14-203-00-01-014.00</b>
APN:	<b>14-203-00-01-014.00</b>	Tax Area:	<b>14</b>
Legal Description:	<b>BEG SL NE BARRY RD &amp; EL SEC, S260, WLY ALNG HWY 152 1325, N340, E ALNG NE BARRY RD 1320 TO POB</b>		

### Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	<b>\$220</b>	<b>\$220</b>	<b>\$220</b>
YOY Assessed Change (\$)	<b>\$</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>0%</b>	<b>0%</b>	
Market Value - Total	<b>\$1,800</b>	<b>\$1,800</b>	<b>\$1,800</b>
Tax Year	<b>2024</b>	<b>2023</b>	<b>2022</b>
Total Tax	<b>\$18.41</b>		
	<b>\$18.29</b>		
	<b>\$18.89</b>		
Change (\$)	<b>\$</b>	<b>-\$1</b>	
Change (%)	<b>1%</b>	<b>-3%</b>	

### Characteristics

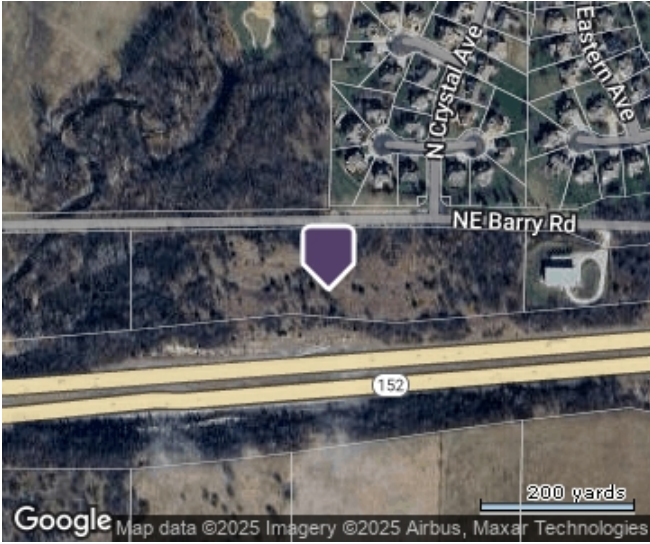
Land Use - County:	<b>Vacant Agricultural</b>	Land Use - CoreLogic:	<b>Agricultural (Nec)</b>
Lot Acres:	<b>9.410</b>	Lot Sq Ft:	<b>409,900</b>
Garage Capacity:	<b>0</b>	Lot Acres:	<b>9.410</b>

History

Parcel Map



Tax Property Client 360 Property View

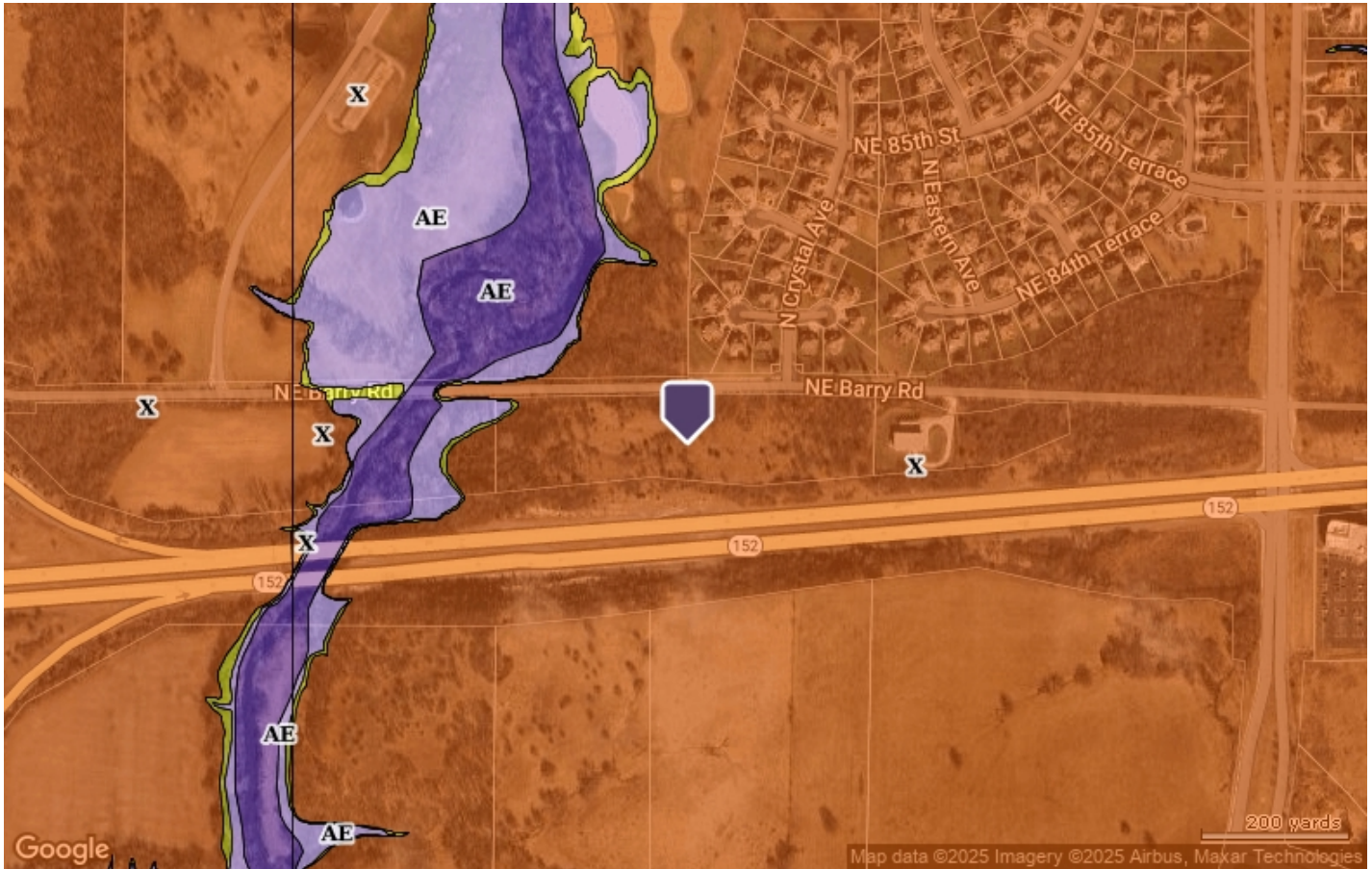


Flood Map

Flood Zone Code:	<b>X</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Zone Date:	<b>01/20/2017</b>	Within 250 Feet of Multiple Flood Zone:	<b>No</b>
Flood Zone Panel:	<b>29095C0151G</b>	Flood Community Name:	<b>KANSAS CITY</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



### Tax Property Client 360 Property View



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
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#### Search Criteria

Latitude, Longitude is around 39.24, -94.50

Selected 1 of 16 results.

**APPENDIX C: ENGAGEMENT LETTER**

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# PARTNER

## Valuation Advisors



**November 13, 2024**

Mr. David Leader  
Development Incentives and Program Manager  
Economic Development Corporation of Kansas City  
300 Wyandotte, Suite 400  
Kansas City, MO 64105  
[dleader@edckc.com](mailto:dleader@edckc.com)  
(816) 691-2129

RE: Consulting Services  
Pioneer Crossing  
Kansas City, Clay County, Missouri

Dear Mr. Leader,

Partner Valuation Advisors (PVA) is pleased to provide this proposal and engagement letter for valuation and advisory services regarding the Property.

<b>Study Area:</b>	16 vacant land parcels located northeast and southeast of the I-435 and NE Barry Road interchange.
<b>Property Type:</b>	Vacant land
<b>Interest:</b>	Fee Simple
<b>Intended Users:</b>	EDC of KC, TIF Commission, Kansas City Council and no other intended users are intended by Partner Valuation Advisors.
<b>Intended Use:</b>	In consideration of a request for development incentives
<b>Study Requested:</b>	A study of the conditions of an "Economic Development Area" as defined in RSMo 99.805.
<b>Approaches:</b>	Analysis of the existing physical and economic conditions within the study area.
<b>Property Inspection:</b>	PVA will conduct a physical inspection of the properties.
<b>Report Format:</b>	Consulting Report
<b>Assignment Requirements:</b>	Uniform Standards of Professional Appraisal Practice (USPAP) by the Appraisal Foundation, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute
<b>Expenses:</b>	The fee includes the expenses pertaining to this assignment
<b>Fee:</b>	\$5,200
<b>Delivery Date:</b>	30 days after authorization to proceed.
<b>Delivery Method:</b>	A PDF of the report will be delivered to the client identified on the engagement letter. Hard copies can be provided at the client's request for an additional fee.
<b>Retainer Fee:</b>	NA

The engagement letter is subject to the Terms and Conditions attached to this letter as **Exhibit A**, the Statement of Assumptions and Limiting Conditions attached to this letter as **Exhibit B**, each of which is incorporated by reference. We appreciate the opportunity to work with you on this project. Please sign a copy of this letter as confirmation of our agreements stated in this letter.

Sincerely,  
Partner Valuation Advisors, LLC



Kenneth Jagers, MAI, FRICS  
Managing Director  
[kjagers@partnerval.com](mailto:kjagers@partnerval.com)  
(913) 485-8002

Agreed and accepted by:  
EDC of KC



By: \_\_\_\_\_  
Name: Tracey Lewis  
Title: President/CEO

## EXHIBIT A: TERMS AND CONDITIONS

- A. ENTIRE AGREEMENT.** These Terms and Conditions, in combination with those documents incorporating them by reference, constitute the entire agreement (the "Agreement") to perform the described services (the "Services") between Partner as defined in the Proposal ("Partner") and the client as defined in the Proposal ("Client"), and shall be deemed a part of such Agreement as though set forth in full therein. This Agreement supersedes all prior proposals or negotiations between the parties with respect to the subject Services. These terms and conditions will also apply to any contract, change order, or purchase order document issued by the Client for future services, whether or not it is expressly incorporated by reference herein. In the event of any conflict between these terms and conditions and the provisions of any purchase order or other document, these terms and conditions shall control unless the conflicting document expressly supersedes specific provisions hereof. This Agreement may not be modified except in a writing executed by both parties.
- B. SERVICES.** The Services will be performed in material compliance with the provisions of the Agreement. Client has reviewed the Agreement in detail and agrees that the Services are appropriate to meet Client's needs. Unless specified elsewhere in the Agreement, Partner shall furnish all technical and professional services, including labor, material, supplies, equipment, transportation, accommodation, subsistence and supervision of Partner's personnel, to perform the Services. Client acknowledges that Partner may utilize third-party service providers in the performance of its obligations hereunder. Partner shall at all times be an independent contractor and no persons involved in connection herewith shall be considered employees of the Client for any purpose.
- C. FEES, INVOICING AND PAYMENT.** Charges for all services shall be invoiced and paid in accordance with the Lump Sum Price or the Fee Schedule contained in the Agreement. Unless otherwise specified, invoices will be submitted to Client at time of report delivery. Payment is due upon receipt of the invoice and Client agrees that payments shall be made within thirty (30) days of the invoice date. Payment of Partner's invoices shall be the primary, absolute and non-contingent obligation of the Client, and shall not be conditioned upon the closing of a loan, transaction or any other event. Should cancellation of the project occur after a verbal report of the findings has been provided, Client agrees to make a payment of 80% of the total cost due at the time of cancellation. Amounts not paid within thirty (30) days shall be subject to a late payment charge equal to the lesser of one and one-half percent (1½%) per month or the maximum amount allowed by applicable law. Should any invoice be in dispute, only that portion of the invoice in dispute may be held in abeyance until the dispute is resolved. Partner may suspend or terminate further performance under this or other agreements with Client upon reasonable notice for the non-payment of invoices. Partner shall have no responsibility or liability in connection with the Services, and Client shall have no right to rely on any report or other materials delivered, until all invoices have been paid in full. Partner shall be entitled to all legal fees, including but not limited to attorney's fees associated with any attempt to collect on unpaid invoices associated with the Services.
- D. CONFIDENTIALITY.** Information which the Client identifies as confidential upon provision to Partner, and which is not publicly available or is identified by Client as proprietary, will be treated as confidential in accordance with industry customs or standards. However, Partner shall have no liability to Client or any third party for disclosure of confidential information in notifications or reports which reveal potential issues related to the health, safety or welfare of the general public; subject to court order or other mandate; and/or further subject to public policy considerations. Partner shall have no liability to Client or any third party for notifications or reports made in accordance with such laws or orders and Client shall defend, indemnify and hold harmless Partner from and against any and all claims, demands, liabilities, costs and expenses, including reasonable attorney's fees, incurred by Partner in connection with such notifications or reports. Should a Partner employee be identified as a witness in a litigation, dispute, or other legal proceeding relating to the Services, then Client agrees to pay the regular hourly rate for the cost of time expended in connection therewith, including but not limited to time spent responding to document subpoenas, testifying at trial or deposition, preparation time, and travel time, as well as all costs and expenses incurred.
- E. LIMITATION OF LIABILITY.** NEITHER PARTY WILL BE LIABLE UNDER THIS AGREEMENT FOR ANY INDIRECT, INCIDENTAL, EXEMPLARY, PUNITIVE, SPECIAL OR CONSEQUENTIAL DAMAGES INCLUDING, WITHOUT LIMITATION, ANY LOSS OF INCOME, PROFITS OR DATA OR DIMINUTION OF VALUE, EVEN IF THE OTHER PARTY HAS BEEN ADVISED OF, OR HAD REASON TO KNOW OF, THE POSSIBILITY OF SUCH DAMAGES. CLIENT AND PARTNER AGREE THAT PARTNER'S AGGREGATE LIABILITY TO THE CLIENT AND ALL THIRD PARTIES IN CONNECTION WITH THE SERVICES SHALL BE LIMITED TO GENERAL MONEY DAMAGES NOT TO EXCEED TWENTY THOUSAND DOLLARS (\$20,000.00). THIS LIMITATION SHALL APPLY REGARDLESS OF THE CAUSE OF ACTION OR LEGAL THEORY PLED OR ASSERTED. THE PARTIES ACKNOWLEDGE THAT THEY HAVE CONSIDERED THE ALLOCATION OF RISK PRESENTED BY THE PROVISIONS OF THIS PARAGRAPH AND THAT THE ALLOCATION IS REASONABLE UNDER ALL FACTS AND CIRCUMSTANCES SURROUNDING THE AGREEMENT.
- F. WARRANTY.** Partner warrants that the Services will be performed in a good and workmanlike manner in accordance with prevailing standards and practices applicable to the Services. PARTNER EXPRESSLY DISCLAIMS ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
- G. SAMPLING.** Should collection of samples be required as part of the Services, Client recognizes and agrees that Partner is acting as a bailee and at no time assumes title to samples collected in completion of the Services. Client acknowledges that the act of sampling may affect, alter or damage the property, terrain, vegetation, and/or building, structures and improvements at, in or upon the site and Client accepts such risk. Partner will exercise reasonable efforts to limit such alteration or damage. Unless otherwise specifically agreed, Partner will not be responsible for the cost of any required repair or restoration. Partner may discard any and all samples immediately following analysis. Client may request, in writing, that any such samples be retained beyond such date, and in such case, Partner will ship such samples to the location designated by Client, at Client's expense. Partner may, upon Client's written request, arrange for storage of samples at mutually agreed storage charges. This is the only notice of intention to discard samples that will be given.
- H. INFORMATION PROVIDED TO PARTNER.** Client shall provide Partner with such materials with respect to the assignment as are requested by Partner and in the possession or under the control of Client. Client shall provide Partner with sufficient access to the Property, and hereby grants permission for entry unless discussed in advance to the contrary. Partner shall have no liability with respect to any loss, damage, claim or expense incurred by or asserted against Client arising out of, based upon or resulting from Client's failure to provide accurate or complete information or documentation pertaining to an assignment ordered or in connection with this Agreement, including Client's failure, or the failure of any of Client's agents, to provide a complete copy of the Report to any third party.
- I. RELIANCE.** No party shall be allowed to use or rely on any report(s) or information generated in the completion of the Services until payment in full is made to Partner for any outstanding invoices related to the Services rendered. Client understands that Services governed by this Agreement are strictly for its sole use and benefit. Use of the report for any other purpose or use by any party not identified as an intended user of the report and without Partner's prior written consent is prohibited and Partner accepts no responsibility or liability for any use of the report in violation of the terms of this Agreement. The parties expressly agree that no third party, including, but not limited to, any heirs, devisees, representatives, successors, assigns, affiliates, and subsidiaries of the parties or any partnership, corporation or other entity controlled by the parties or which control the parties, may rely on or raise any claim relating to the Services or this Agreement. Neither the whole report, nor any part, nor reference thereto, may be referenced or published in any manner without Partner's prior written approval. Appraisal services shall be subject to additional reliance terms as set forth in Paragraphs C and R of the Addendum attached hereto and incorporated by reference.
- J. INDEMNIFICATION.** In the event that Client permits a third-party to rely upon this Agreement, the Services, and/or reports provided by Partner in breach of Paragraph I of this Agreement and said third-party files a claim or lawsuit against Partner relating to this Agreement, the Services, and/or reports provided by Partner, Client agrees to indemnify and hold Partner harmless from any damages, losses, liabilities, and costs, including, but not limited to, reasonable attorney fees, costs, and expert witness fees, arising from any such third-party claim or lawsuit.
- K. NON-SOLICITATION.** Client shall not hire nor solicit for employment any of Partner's employees for a period of one (1) year subsequent to any services rendered by Partner for Client. In the event that Client hires one of Partner's employees fewer than twelve (12) months after services rendered by Partner to Client, then Client agrees to pay Partner a referral fee equivalent to twenty five percent (25%) of the employee's previous annual compensation and all costs related to training and/or licensure expended by Partner during the previous year.
- L. TERMINATION.** This Agreement may only be terminated: (i) by either Partner or Client prior to substantial completion of the Services by giving thirty (30) days written notice; or (ii) by Partner at any time for cause, including but not limited to, Client's breach of this Agreement, failure to pay Partner's invoices, or on the occurrence of fraud or willful misconduct of Client, its employees or agents, and such termination shall be effective immediately upon written notice to Client. In the event of termination prior to completion of the Services (i) by Partner or Client for any reason, or (ii) by Partner for cause, Partner reserves the right to complete such analyses and records as are necessary to place its files in order and, where considered by Partner as necessary to protect its professional reputation, to complete a report on Services performed to date. Partner shall have the right to receive a reasonable termination charge to cover such costs and to be compensated for all Services performed prior to and in connection with such termination. In the event of termination, client shall have no rights of use or reliance upon the work. Paragraphs A, C, D, E, F, G, I, J, K, L, M, N, O, P, Q, R and S shall survive termination.
- M. RESOLUTION OF DISPUTES.** This Agreement shall be governed by, subject to, and construed in accordance with the laws of the state of California, without regard to its conflict of law provisions or the conflict of law provisions of any other jurisdiction. With the exception of disputes arising from failure to pay any invoices or fees for services rendered, any claim, controversy, or action arising out of, or related to, this Agreement or the alleged breach thereof, shall be submitted to mandatory non-binding mediation through a third-party mediator to be agreed upon by the Partner and the moving party. A "Notice of Mediation" shall be served by any party to commence the mediation process. The service of the Notice

of Mediation shall stay the running of the limitations period set forth in Paragraph M herein for a period of 60 days unless a longer or shorter period of time is agreed to by the parties. In the event that the parties cannot reach a resolution through mediation, the parties may proceed to litigate their claims in Court. Any litigation so instituted shall be filed and litigated in the State Court of California, County of Los Angeles in accordance with the laws of the State of California, and subject to Paragraph L herein. With the exception of disputes arising from failure to pay invoices or fees for services rendered, each party shall pay the fees of its own attorneys, and the expenses of its witnesses and all other expenses connected with the presentation of its case.

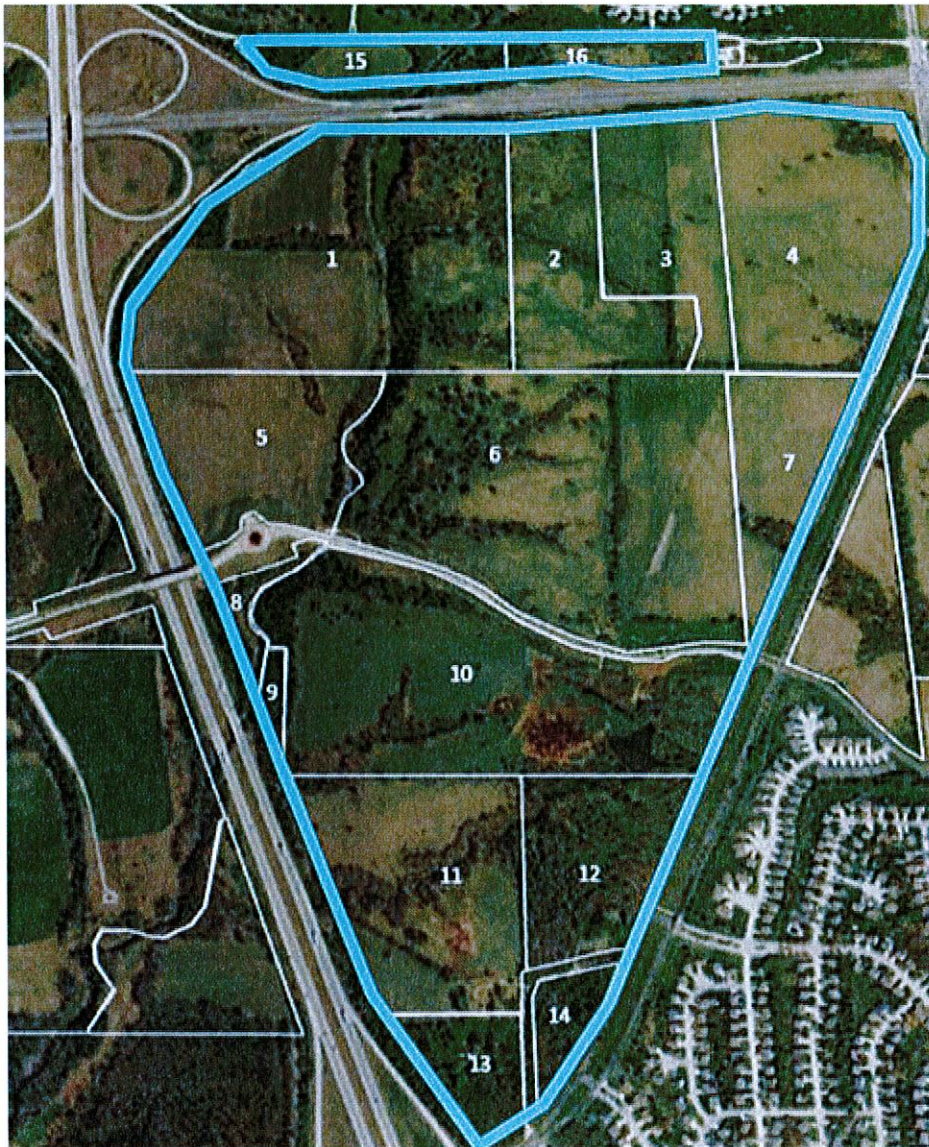
- N. LIMITATIONS PERIOD.** Partner and Client agree that, other than an action filed by Partner for nonpayment of invoices under Section C, above, any legal action or lawsuit by one party against the other party or its affiliates, officers, directors, employees, contractors, agents, successors, assigns, or other representatives, whether based in contract, warranty, indemnity, negligence, strict liability or other tort or otherwise, relating to (a) this Agreement or the Report, (b) any Services performed under this Agreement or (c) any acts or conduct relating to such Services, shall be filed within eighteen (18) months from the date of delivery to Client of the Report to which the claims or causes of action in the legal action or lawsuit relate. The time period stated in this section shall not be extended by any incapacity of a party or any delay in the discovery of the underlying claims, causes of action or damages.
- O. CORPORATE PROTECTION.** It is intended by the parties to this Agreement that Partner's services in connection with the project shall not subject Partner's employees, officers, or directors to any personal legal exposure for risks associated with this project. Therefore, the Client agrees that as Client's sole and exclusive remedy, any claim, demand or action shall be directed and/or asserted only against Partner, a California corporation, and not against any of Partner's employees, officers, or directors.

- P. NO WAIVER.** The failure of either party to exercise any right or remedy hereunder or to take any action permitted on a breach by the other party shall not be deemed a waiver of such right or remedy or of any other rights or subsequent breach of a like or different nature.
- Q. SEVERABILITY.** The provisions of this Agreement are severable. The invalidity of any part of this Agreement shall not invalidate the remainder of the Agreement or the remainder of any portion hereof.
- R. OWNERSHIP AND RETENTION OF DOCUMENTS.** With the exception of Partner submittals and deliverables to Client (which submittals shall be jointly owned by Client and Partner), all documents and information provided, prepared, and/or researched during this engagement, including, without limitation, historical research, property data, field data, field notes, photographs, laboratory test data, calculations, measurements and analyses are prepared as instruments of service and shall remain the physical and intellectual property of Partner, and shall not be considered a "work for hire." Partner will retain all pertinent records relating to the Services performed for a period of two years, except for records relating to Appraisal services, if applicable, which shall be retained for sixty (60) months following the completion of Partner's services. After this period, they may be discarded.
- S. NO ASSIGNMENT.** Neither party shall assign their rights under this Agreement to any third party, including, but not limited to, any heirs, devisees, representatives, successors, assigns, affiliates, and subsidiaries of the parties or any partnership, corporation or other entity controlled by the parties or which control the parties without the prior written consent of the other party, which consent shall not be unreasonably withheld or delayed. Each party, and the person executing on behalf of such party, represent and warrant that such person has the full power and authority to bind the party represented.

## Exhibit B: Assumptions & Limiting Conditions

- A. VALUATION SERVICE PROVIDER.** Partner Valuation Advisors, LLC ("PVA") is a real estate appraisal and advisory firm with expertise in valuation services. PVA is a separate legal entity possessing some common ownership and management services with Partner Assessment Corporation, Inc. ("PAC"). PVA are not experts in engineering, environmental assessments and conditions (including but not limited to soil and subsoil matters), zoning/regulatory compliance, seismic, survey, and/or title matters, and the purpose of this engagement does not include an expectation from the Client that any or all of such services have been or will be provided without the need for a separate engagement of such services from an outside entity which will be subject to a separate limitation of liability. If any such services are separately provided and referenced in our report, and if such services are found to be in error which causes a material impact on our value conclusion, PVA reserves the right to amend our value opinion accordingly. If any environmental impact statement is required by law, the report assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
- B. FORECAST UNCERTAINTY.** All work product we deliver to you (collectively called "report") represents an opinion of value, based on historical information and forecasts of property and market performance and conditions. Actual results may vary from those forecast in the report.
- C. RELIANCE PARTY.** The report is confidential to the party to whom it is addressed and those other intended users specified in the report for the specific purpose to which it refers. Use of the report for any other purpose or use by any party not identified as an intended user of the report without our prior written consent is prohibited, and we accept no responsibility for any use of the report in violation of the terms of this Agreement. Neither the whole report, nor any part, nor reference thereto, may be referenced or published in any manner without our prior written approval.
- D. HAZARDOUS MATERIAL EXCLUSION.** Unless specifically noted, in preparing the Appraisal Report, PVA will not be considering the possible existence of asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (collectively, "Hazardous Material") on or affecting the Property, or the cost of encapsulation or removal thereof. Further, Client represents that there is no major or significant deferred maintenance of the Property that would require the expertise of a professional cost estimator or contractor. If such repairs are needed, the estimates are to be prepared by others, at Client's discretion and direction, and are not covered as part of the Appraisal fee.
- E. TAX MATTERS.** In the event Client intends to use the Appraisal Report in connection with a tax matter, Client acknowledges that PVA provides no warranty, representation or prediction as to the outcome of such tax matter. Client understands and acknowledges that any relevant taxing authority (whether the Internal Revenue Service or any other federal, state or local taxing authority) may disagree with or reject the Appraisal Report or otherwise disagree with Client's tax position, and further understands and acknowledges that the taxing authority may seek to collect additional taxes, interest, penalties or fees from Client beyond what may be suggested by the Appraisal Report. Client agrees that PVA shall have no responsibility or liability to Client or any other party for such taxes, interest, penalties or fees and that Client will not seek damages or other compensation from PVA relating to any such taxes, interest, penalties or fees imposed on Client, or for any attorneys' fees, costs or other expenses relating to Client's tax matters.
- F. INFORMATION RELIANCE.** The appraisal process requires our evaluation of information from a wide variety of sources including the Client, its agents, and other sources. We have assumed that all information furnished by others is correct and complete, up to date and can be relied upon, but no warranty is given for its accuracy. We do not accept responsibility for erroneous information provided by others. We assume that no information that has material effect on our appraisal has been withheld. We are not liable for any deficiency in the report arising from the inaccuracy or insufficiency of such information, documents and assumptions.
- G. MARKETABLE TITLE.** We assume each property has a good and marketable title, including but not limited to, no encumbrances, restrictions, easements, or other adverse title conditions, which would have a material effect on the value of the interest under consideration. There is no material litigation pending involving the property.
- H. REGULATORY COMPLIANCE.** We assume that the property possesses and/or is compliance with all required licenses, certificates of occupancy, consents, environmental regulations, and other legislative or administrative requirements from any local, state, or national government or private entity or organization, or possession or compliance can be obtained or renewed for any use on which the opinion of value contained in this report is based.
- I. FLOOD RISK.** We may have reviewed available flood maps and may have noted in the report whether the property is generally located within or out of an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property. Any opinion of value we include in our report assumes that the floodplain and/or wetlands interpretations are accurate.
- J. ADDITIONAL SERVICES.** Client agrees that if PVA is subpoenaed or ordered to give testimony, produce documents or information, or otherwise required or requested by Client or a third party to participate in meetings, phone calls, conferences, litigation or other legal proceedings (including preparation for such proceedings) because of, connected with or in any way pertaining to this engagement, the Appraisal Report, the Appraiser's or PVA's expertise, or the Property, Client shall pay PVA's additional costs and expenses, including, but not limited to PVA's attorneys' fees, and additional time incurred by PVA based on PVA's then-prevailing hourly rates and related fees. Such charges include and pertain to, but are not limited to, time spent in preparing for and providing court room testimony, depositions, travel time, mileage and related travel expenses, waiting time, document review and production, and preparation time (excluding preparation of the Appraisal Report), meeting participation, and PVA's other related commitment of time and expertise. Hourly charges and other fees for such participation will be provided upon request. In the event Client requests additional appraisal services beyond the scope and purpose stated in the Agreement, Client agrees to pay additional fees for such services and to reimburse related expenses, whether or not the completed report has been delivered to Client at the time of such request.
- K. CONSTRUCTION RISK.** Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
- L. PRUDENT OPERATION.** The property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
- M. DATA VISUALS.** The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report.
- N. VALUE ALLOCATIONS.** Any allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal are not valid for any such use.
- O. FURNITURE, FIXTURES, & EQUIPMENT.** All furnishings, equipment, and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal are not valid for any such use.
- P. PROPERTY BOUNDARIES & ENCROACHMENTS.** We did not conduct a formal survey of the property and assume no responsibility for any survey matters. The Client has supplied the spatial data, including sketches and/or surveys included in the report, and we assume that data is correct up to date and can be relied upon.
- Q. TENANT CREDIT RISK.** We have not made any investigation of the financial standing of actual or prospective tenants unless specifically noted in the report. Where properties are valued with the benefit of leasing, we assume, unless are informed otherwise, that the tenants are capable of meeting their financial obligations under their leases, all rent and other amounts payable under the lease have been paid when due, and that there are no undisclosed breaches of the leases.
- R. RELIANCE.** No party shall be allowed to use or rely on any report(s) or information generated in the completion of this project until payment in full is made to PVA for any outstanding invoices related to the Services rendered. Client understands that Services governed by this Agreement are strictly for their sole use and benefit. The parties expressly agree that no third party, including, but not limited to, any heirs, devisees, representatives, successors, assigns, affiliates, and subsidiaries of the parties or any partnership, corporation or other entity controlled by the parties or which control the parties, may rely on or raise any claim relating to the Services or this Agreement. Client shall not disseminate, distribute, make available or otherwise provide our Appraisal Report prepared hereunder to any third party (including without limitation, incorporating or referencing the Appraisal Report, in whole or in part, in any offering or other material intended for review by other parties) except to (i) any third party expressly acknowledged in a signed writing by PVA as an "Intended User" of the Appraisal Report provided that either PVA has received an acceptable release from such third party with respect to such Appraisal Report or Client provides acceptable indemnity protections to PVA against any claims resulting from the distribution of the Appraisal Report to such third party, (ii) any third party service provider (including rating agencies and auditors) using the Appraisal Report in the course of providing services for the sole benefit of an Intended User, or (iii) as required by statute, government regulation, legal process, or judicial decree. In the event PVA consents, in writing, to Client incorporating or referencing the Appraisal Report in any offering or other materials intended for review by other parties, Client shall not distribute, file, or otherwise make such materials available to any such parties unless and until Client has provided PVA with complete copies of such materials and PVA has approved all such materials in writing. Client shall not modify any such materials once approved by the PVA. In the absence of satisfying the conditions of this paragraph H with respect to a party who is not designated as an Intended User, in no event shall the receipt of an Appraisal Report by such party extend any right to the party to use and rely on such report, and PVA shall have no liability for such unauthorized use and reliance on any Appraisal Report. Furthermore, the conclusions and any permitted reliance on and use of the Appraisal Report shall be subject to the assumptions, limitations, and qualifying statements contained in the report.

Exhibit C: Property List



## **Exhibit 12**

### **Evidence of Financial Commitment(s)**

The Mixed-Use Development will be developed in phases by multiple developers contracting with the Redeveloper and each developer will be obligated to fund its phase of the Mixed-Use Developer with private equity and debt. The Redeveloper anticipates it may be necessary to initially finance with private equity and private debt the Infrastructure Improvements and Outdoor Amenities to be constructed. TIF Revenues, Additional City EATs and CID Revenues will be used to assist in financing and/or reimbursing the costs of the construction of the Infrastructure Improvements and Outdoor Amenities.



51 S Main Street, Suite 300  
Salt Lake City, Utah 84111  
801.321.8700

Heather Brown, Executive Director  
Tax Increment Financing Commission  
300 Wyandotte, Suite 400  
Kansas City, MO 64105

**RE: 435 & Soccer Drive Tax Increment Financing Plan**

Dear Heather Brown:

Land Reserve, Inc., is excited to pursue the development of the redevelopment area for the proposed 435 & Soccer Drive Tax Increment Financing Plan after years of collaboration with land planners and discussions with various local and national developers. As the landowner of the redevelopment area, Land Reserve, Inc. will maintain a master developer role to manage, oversee, and guide the development of the redevelopment area and its project areas.

Land Reserve, Inc. believes the proposed mixed-use development, together with the requested incentives, is a well-conceived master plan for the next phase of development in the Northland. Land Reserve, Inc. is an experienced and successful master developer of large areas of land, including master planning property under its ownership, and providing and attracting investment and sub-developers for mixed-use development. This is evidenced by the nearby developments within the Kansas City Shoal Creek area and areas throughout the United States.

The incentives outlined in the TIF plan are the catalyst needed to provide and/or attract the private equity and financing to fund the project costs as set forth in the TIF plan for the required infrastructure and desired mixed-use development. Upon the adoption of the TIF plan, Land Reserve is prepared to provide and/or obtain the private equity and financing needed to fund the infrastructure improvements and mixed-use development which may include various sources, including its own equity investment, as needed. Notwithstanding the foregoing, any commitment to provide and/or obtaining any such equity and financing will be subject to the customary due diligence, entitlements, market conditions, final underwriting, board and committee approvals and final agreements with its financial and development partners.

We look forward to continuing the pursuit of the incentives outlined in the TIF plan which is the first essential step in the due diligence and underwriting process to fund the project costs.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Buswell".

Tyler Buswell  
President  
Land Reserve, Inc

**Exhibit 13**

**Relocation Plan**

**Policy Name:** Relocation Assistance Policy

**Date Approved:** May 26, 1988

**Resolution Number:** 88-09

**Policy Statement:** 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.

- (a) 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 14**

**Redeveloper Affidavit**

State of Utah )  
County of Salt Lake ) SS.

COMES NOW, Tyler Buswell, and being first duly sworn, on his oath states:

1. I am the President of Land Reserve, Inc., a Utah corporation (the "Redeveloper"), and I make this statement on behalf of the Redeveloper.
2. The Redevelopment Area is legally described on Exhibit 1A of the Highway 152 & Shoal Creek Parkway Tax Increment Financing Plan.
3. The Redevelopment Area is an economic development area as further evidenced by site study, the Consulting Report dated February 19, 2025, prepared by Partner Valuation Advisors and is identified as Exhibit 11 to the Plan.
4. The Redevelopment Area has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be developed without the adoption of the proposed tax increment financing plan. The increment financing is necessary to make this project financially feasible.
5. The information provided by the Redeveloper to the Clay County KC TIF Commission is, to the best of my knowledge and belief, accurate in all material respects and the assumptions provided by the Redeveloper are reasonable and made in good faith.
6. The information, statements and averments in this Affidavit are, to the best of my knowledge and belief, are true, accurate and complete in all material respects.

Land Reserve, Inc.  
a Utah corporation

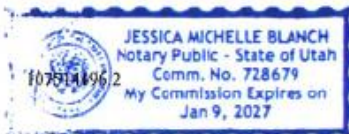
By: [Signature]  
Tyler Buswell, President

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 19<sup>th</sup> day of December 2025.

[Signature]  
Notary Public,

My Commission Expires:  
January 09, 2027

Printed Name: Jessica Blanch



*Highway 152 & Shoal Creek Parkway TIF Plan*

Exhibit 14

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 260363

Approving the recommendations of the Tax Increment Financing Commission of Kansas City, Clay County, Missouri as to the 435 & Soccer Drive Tax Increment Financing Plan and approving the 435 & Soccer Drive Tax Increment Financing Plan; approving the City's contribution of Additional EATs generated within the Redevelopment Area of the Redevelopment Plan; and authorizing the City Manager to enter into a Tax Contribution and Disbursement Agreement with the Kansas City TIF Commission and Land Reserve, Inc.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Clay County, Missouri (the "Commission") 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 "City Council"), by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, by Committee Substitute for Ordinance No. 140823, as amended, adopted on June 18, 2015, by Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, and by Committee Substitute for Ordinance No. 240045 on March 21, 2024 ("Enabling Ordinances"); and

WHEREAS, the 435 & Soccer Drive Tax Increment Financing Plan (the "Redevelopment Plan") was proposed to the Commission; and

WHEREAS, the Redevelopment Plan provides for Infrastructure Improvements to support the Redevelopment Plan which proposes the redevelopment of the Redevelopment Area in multiple Redevelopment Projects, and anticipates the development of a mix of single-family homes, townhomes, and multi-family residential units, retail and restaurant space, a hotel and potential conference facilities, office buildings, entertainment and/or sports facilities and other compatible uses ("Mixed-Use Development"); and

WHEREAS, the proposed Redevelopment Area is generally described as (A) an area that is generally bounded by NE Shoal Creek Parkway on the east, I-435 on the west, the intersection of I-435 and NE Shoal Creek Parkway on the south, and Highway 152 on the north, and (B) an area that is generally bounded by NE Shoal Creek Parkway on the east, I-435 on the west, Highway 152 on the south, and N. Barry Road on the north, all in Kansas City, Clay County, Missouri; and

WHEREAS, after proper notice was given, the Commission met in a public hearing regarding the Redevelopment Plan and the Redevelopment Area described therein at 9:30 AM on March 11, 2026, at which time, after receiving the comments of all interested persons and taxing districts, the Commission approved Resolution No. 3-2-26 (the "Resolution") recommending to the City Council the approval of the Redevelopment Plan and including the designation of a Redevelopment Area; and

WHEREAS, on April 24, 2026, the Commission provided proper notice of a modification to the Redevelopment Plan which reduces the amount of City Earnings Tax generated within boundaries of the Redevelopment Project Areas to be captured by the Redevelopment Plan from

100% for 30 years to 100% for 15 years, 75% for years 16-20, and 50% for years 21-23; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Council hereby approves the recommendations of the Commission concerning the Redevelopment Plan including the designation of the Redevelopment Area as set forth in the Resolution.

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 following described area is hereby designated the Redevelopment Area:

TRACT A:

A tract of land located in Section 9, 10, 15 & 16, Township 51 North, Range 22 East, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows: COMMENCING at the Southeast corner of the Southwest Quarter of said Section 9; thence North 00°59'40" East, along the Easterly line of said Section 9, a distance of 1973.28 feet to the Southerly right-of-way line of Missouri Highway 152, as it currently exists, and POINT OF BEGINNING; thence along said Southerly right-of-way line, the following bearings and distances; thence North 83°36'45" East, a distance of 371.10 feet; thence South 78°22'36" East, a distance of 405.76 feet; thence Easterly, along a curve to the left, having a Chord Bearing of South 86°29'51" East, a Chord Distance of 416.59 feet, a Radius of 1497.40 feet, an Arc Distance of 417.95 feet; thence South 72°35'51" East, a distance of 86.95 feet to the Westerly right-of-way line of Shoal Creek Parkway, as it currently exists; thence along said Southerly right-of-way line, the following bearings and distances; thence South 00°35'18" West, a distance of 190.00 feet; thence South 89°24'42" East, a distance of 43.09 feet; thence Southerly, along a curve to the right, having a Chord Bearing of South 13°14'24" West, a Chord Distance of 1461.75 feet, a Radius of 3557.05 feet, an Arc Distance of 1472.24 feet; thence South 25°05'50" West, a distance of 4682.57 feet; thence Southwesterly, along a curve to the right, having a Chord Bearing of South 37°04'08" West, a Chord Distance of 563.05 feet, a Radius of 1357.22 feet, an Arc Distance of 567.16 feet; thence South 49°02'25" West, a distance of 120.54 feet; thence south 62°07'52" West, a distance of 220.74 feet to the Easterly right-of-way line of Interstate 435, as it currently exists; thence along said Easterly right-of-way line, the following bearings and distance; thence North 34°57'17" West, a distance of 963.21 feet; thence North 20°57'35" West, a distance of 2249.76 feet; thence North 28°55'46" West, a distance of 252.44 feet; thence North 20°57'35" West, a distance of 1277.80 feet; thence North 21°10'27" West, a distance of 216.14 feet; thence North 05°06'08" West, a distance of 491.45 feet; thence North 23°45'13" East, a distance of 566.20 feet; thence North 38°36'03" East, a distance of 807.99 feet; thence North 59°57'34" East, a distance of 554.62 feet to the Southerly right-

of-way line of said Missouri Highway 152; thence Easterly, along said Southerly right-of-way line, the following bearings and distances; thence South 89°28'21" East, a distance of 1164.30 feet; thence North 85°36'01" East, a distance of 340.00 feet; thence North 81°47'10" East, a distance of 902.00 feet; thence North 83°36'45" East, a distance of 90.18 feet to the Point of Beginning and containing 20,030,733.54 Square feet or 459.83 Acres more or less.

TRACT B:

A Tract of land located in Section 9, Township 51 North, Range 32 West, in the City of Kansas City, Clay County, Missouri and being more particularly described as follows: COMMENCING at the Northeast Corner of the Southeast Quarter of said Section 9; thence South 00°59'40" West, along the East line of said Quarter Section, a distance of 13.70 feet to the Southerly right-of-way of Northeast Barry Road, as it currently exists and the POINT OF BEGINNING; thence the following distances and bearings along said Southerly right-of-way line: thence Westerly, along a curve to the left, having a Chord Bearing of North 88°21'22" West, a Chord Distance of 240.36 feet, a Radius of 11429.16 feet; an Arc Distance of 240.36 feet; thence South 01°02'30" West, a distance of 5.00 feet; thence Westerly, along a curve to the left, having a Chord Bearing of North 89°52'49" West, a Chord Distance of 367.65 feet, a Radius of 11424.16 feet, an Arc Distance of 367.67 feet; thence South 89°11'52" West, a distance of 153.30 feet; thence South 00°48'08" East, a distance of 10.00 feet; thence South 89°11'52" West, a distance of 542.00 feet; thence South 00°48'08" East, a distance of 5.00 feet; thence South 89°11'52" West, a distance of 83.00 feet; thence North 00°48'08" West, a distance a distance of 10.00 feet; thence South 89°11'52" West, a distance of 750.00 feet; thence North 00°48'08" West, a distance of 10.00 feet; thence South 89°11'52" West, a distance of 815.37 feet; thence South 00°33'44" West, a distance of 44.86 feet; thence North 88°04'38" West, a distance of 102.05 feet, to the Easterly right-of-way line of Interstate 435, as it currently exists ; thence South 04°24'29" East, along said Easterly right-of-way line, a distance of 50.00 feet; thence South 44°48'29" East, continuing along said Easterly right-of-way line, a distance of 308.59 feet; thence South 72°36'24" East, a distance of 323.11 feet, to the Northerly right-of-way line of Missouri Highway 152, as it currently exists; thence Easterly, along said Northerly right-of-way line the following bearings and distances; thence North 85°35'31" East, a distance of 1202.00 feet; thence North 83°30'06" East, a distance of 548.36 feet; thence South 85°28'39" East, a distance of 354.30 feet; thence North 85°35'31" East, distance of 424.30 feet to the Easterly line of said Southeast Quarter; thence North 01°00'03" East, along said Easterly line, a distance of 272.88 feet to the Point of Beginning and containing 980,725.88 Square feet or 22.51 Acres more or less.

Section 4. That the City Council hereby finds that:

- a) The Redevelopment Area is an Economic Development Area, as defined in Section 99.805 of the Act;

- b) The Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the tax increment financing and the Redevelopment Plan;
- c) The Redevelopment Plan sets forth in writing a general description of the program to be undertaken to accomplish the objectives of the Redevelopment Plan and includes the estimated redevelopment project costs, the anticipated sources of funds to pay the costs, evidence of the commitments of finance the project costs, the anticipated type and term of the sources of funds to pay costs, the anticipated type and terms of the obligations to be issued, the most recent equalized assessed valuation of the property within the Redevelopment Area which is to be subjected to payments in lieu of taxes and economic activity taxes, an estimate as to the equalized assessed valuation after implementation of the improvements contemplated by the Redevelopment Plan, and the general land uses to apply in the Redevelopment Area;
- d) The Redevelopment Plan conforms to the comprehensive plan for the development of the City of Kansas City as a whole, the KC Spirit Playbook, as well as the Shoal Creek Valley Area Plan;
- e) The areas selected for the Redevelopment Projects described by the Redevelopment Plan (the "Redevelopment Project Areas") includes only those parcels of real property and improvements thereon which will be substantially benefited by the Infrastructure Improvements and Mixed-Use Development projects;
- f) The estimated dates of completion of the respective Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, and are not more than twenty-three (23) years from the passage of any ordinance approving each Redevelopment Project authorized by the Redevelopment Plan and located within the Redevelopment Area;
- g) A plan has been developed for relocation assistance for businesses and residences;
- h) A cost-benefit analysis has been prepared in accordance with the Act showing the impact of the implementation of the Redevelopment Plan on each taxing district located at least partially within the boundaries of the Redevelopment Area , and provides sufficient information to evaluate whether Redevelopment Projects are financially feasible;
- i) The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment; and
- j) The Redevelopment Plan provides for the collection of payments in lieu of taxes ("PILOTS") and Economic Activity Taxes ("EATS") within the Redevelopment Project Areas of the Redevelopment Area. In addition to paying or reimbursing

Reimbursable Infrastructure Project Costs with said funds, the Redevelopment Plan provides that a portion of the captured PILOTS from all eighteen (18) Redevelopment Project Areas, labeled A through R, will be distributed annually to the Taxing Districts according to their respective annual levy rates as provided in the Redevelopment Plan and the Act.

Section 5. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to finance Redevelopment Project Costs and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and undertake all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended, pursuant to the power delegated to it in the Enabling Ordinances. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 through 99.865, RSMo, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, and subject to the its provision that a portion of the PILOTS are to be distributed annually to the Taxing Districts, the City Council approves the pledge of PILOTs and EATs generated within Redevelopment Project Areas that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs, and, pursuant to Section 74-58 of the Code of Ordinances, authorizes the Commission to pledge such funds on its behalf.

Section 7. That the City Council hereby agrees to provide additional funding for payment of certain certified redevelopment project costs identified by the TIF Plan, by committing, subject to annual appropriation and subject to actual collection, in addition to revenues available under the TIF Act, a defined portion of certain tax revenues realized by the City and generated in the Redevelopment Area that are not otherwise captured by the TIF Act as more particularly described in the Tax Contribution and Disbursement Agreement (the "Additional City EATs"), in an amount not to exceed \$54,000,000, plus interest, payable over a period not to exceed thirty (30) years.

Section 8. The Council recognizes that the Redevelopment Area is an economic development area, and as such, determines that only Infrastructure Improvements are reimbursable project costs, and the Affordable Housing Set Aside under §74-11, City Prevailing Wage under §3-622, Construction Workforce under §3-501, et. seq., and Minority and Women's Business Enterprises under §3-421, et. seq. ("Specified Policies") are applicable only to the Infrastructure Improvements which are certified reimbursable project costs, and therefore, to the extent otherwise applicable, the Council hereby waives the applicability of such the Specified Policies to any other improvements within the Redevelopment Area and such waiver shall be included in all agreements related to the Redevelopment Area entered into by the City or its agencies, except and to the extent of any improvements receiving City incentives other than those authorized pursuant to this

260363 Sub

Ordinance. The Specified Policies will still apply as codified to any additional incentives provided in the Redevelopment Area.

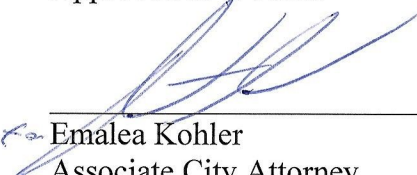
Section 9. That the City Manager is authorized to execute a Tax Contribution and Disbursement Agreement with the Commission and Land Reserve, Inc. regarding the utilization of tax contributions for the payment of Redevelopment Project Costs. A copy of the Tax Contribution and Disbursement Agreement is attached hereto in substantial form.

Section 10. That in accordance with Code § 74-12, City Council sets the date for substantial completion of the Infrastructure Improvements as December 31, 2040.

Section 11. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Commission of Clay County, Missouri.

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Approved as to form:

  
Emalea Kohler  
Associate City Attorney



Authenticated as Passed

  
Quinten Lucas, Mayor

  
Marilyn Sanders, City Clerk

MAY 21 2026

Date Passed