



Economic Development and Finance
Standing Committee Meeting Agenda
Monday, May 3, 2021
Immediately upon adjournment of earlier committee

Location: Remotely

You are invited to a Zoom webinar.

When: May 3, 2021 05:00 PM Central Time (US and Canada)

Topic: N/CD & ED/F Standing Committee Meetings

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84275038674?pwd=bXZkd3Yzd3VvYkpaVk1laWsrTDA0dz09>

Passcode: 190442

Or One tap mobile :

US: +12532158782,,84275038674# or +13462487799,,84275038674#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 842 7503 8674

International numbers available: <https://us02web.zoom.us/j/84275038674?pwd=bXZkd3Yzd3VvYkpaVk1laWsrTDA0dz09>

<u>Name</u>	<u>Absent</u>
Commissioner Tom Burroughs, Chair	☐
Commissioner Brian McKiernan	☐
Commissioner Gayle E. Townsend	☐
Commissioner Harold Johnson	☐
Commissioner James Walters	☐
Jeff Bryant, BPU Member	☐

I. Call to Order/Roll Call

II. Revisions to May 3, 2021 Agenda

III. Approval of standing committee minutes from (no minutes available)

IV. Committee Agenda

Item No. 1 - RESOLUTION: THIRD AMENDMENT TO DOWNTOWN CAMPUS DEVELOPMENT AGREEMENT

Synopsis: A resolution adopting the Third Amendment to Downtown Campus Development Agreement with Lanier United, LLC, to extend the final date for closing conditions to June 30, 2021, with an automatic extension to July 30, 2021, upon developer's request, submitted by Patrick Waters, Senior Attorney.

Tracking #: 21780

Item No. 2 - RESOLUTION: SET ROCK ISLAND BRIDGE PROJECT PUBLIC

HEARING

Synopsis: A resolution setting July 1, 2021, for a public hearing to consider the adoption of a Redevelopment Project Plan for the Rock Island Bridge project, submitted by Patrick Waters, Senior Attorney.

Tracking #: 21779

Item No. 3 - ORDINANCE: TERMINATION OF 38TH & LEAVENWORTH ROAD TIF

Synopsis: An ordinance terminating the 38th & Leavenworth Road Redevelopment District created pursuant to Ordinance No. O-26-04 and terminating tax increment financing with respect to such redevelopment district, submitted by Debbie Jonscher, Deputy Chief Finance Officer.

Tracking #: 21769

Item No. 4 - ORDINANCE: TERMINATION OF MISSION CLIFFS/RAINBOW PARK TIF

Synopsis: An ordinance terminating the Mission Cliffs/Rainbow Park Redevelopment District created pursuant to Ordinance No. O-23-03 and Ordinance No. O-23-05 and terminating tax increment financing with respect to such redevelopment district, submitted by Debbie Jonscher, Deputy Chief Finance Officer. The district is terminating two years ahead of schedule.

Tracking #: 21768

Item No. 5 - PRESENTATION: FIRST QUARTER 2021 INVESTMENT REPORT

Synopsis: First Quarter 2021 Cash Investment Report, submitted by Rick Mikesic, Director of Revenue/County Treasurer; and Andrea Parra, Deputy County Treasurer.

For information only.

Tracking #: 21776

V. Public Agenda

VI. Adjourn



Staff Request for Commission Action

Tracking No. 21780

Full Commission Meeting Date: May 13, 2021

Committee: Economic Development & Finance

Date of Standing Committee Action: 5/3/21

(If none, please explain):

Publication Required: No

<u>Date:</u> 4/21/2021	<u>Contact Name:</u> Patrick Waters	<u>Contact Phone:</u> x5079	<u>Contact Email:</u> patrickwaters@wycokck.org	<u>Department/Division:</u> Economic Development
<u>Item Description:</u> Third Amendment to Downtown Campus Development Agreement, extending the final date for closing conditions to June 30, 2021, with an automatic extension to July 30, 2021 at developer's request.				
<u>Action Requested:</u> Approve and advance to May 13, 2021 Full Commission				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Resolution Approving Third Amendment to Downtown Campus Development Agreement, Third Amendment to Downtown Campus Development Agreement (002)				

RESOLUTION NO. R-____-21

**A RESOLUTION ADOPTING THE THIRD AMENDMENT TO
DOWNTOWN CAMPUS DEVELOPMENT AGREEMENT.**

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "UG") and Lanier United, LLC, a Kansas limited liability company ("Developer"), entered into that certain Downtown Campus Development Agreement dated March 26, 2020, as amended by that certain First Amendment to Downtown Campus Development Agreement dated July 30, 2020, and further amended by that certain Second Amendment to Downtown Campus Development Agreement dated December 30, 2020 (as amended, the "Agreement"); and

WHEREAS, Developer has been diligently proceeding with its obligations in connection with the Agreement, but Developer has requested an extension to provide additional time to obtain private financing for the Project, as required by Section 3.1(a) of the Agreement, and to secure the required parking, as required by Section 3.1(i) of the Agreement; and

WHEREAS, the Governing Body has determined that it is advisable to enter into the Third Amendment to Downtown Campus Development Agreement with Developer (the "Third Amendment"), attached hereto as **Exhibit A**.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

Section 1. That the Governing Body hereby approves the Third Amendment in substantially the form attached hereto.

Section 2. That the Mayor is hereby authorized to execute in the name of the UG, the Third Amendment, and the County Administrator and other officials and representatives of the UG, including special counsel, are hereby further authorized and directed to take such actions and to execute any other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 3. This Resolution shall be effective upon adoption by the Governing Body.

[Remainder of page intentionally left blank; signature page follows.]

**ADOPTED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS
THIS _____TH DAY OF _____, 2021.**

David Alvey, Mayor/CEO

ATTEST:

Unified Government Clerk

(Seal)

EXHIBIT A

Third Amendment

[To be attached.]

THIRD AMENDMENT TO DOWNTOWN CAMPUS DEVELOPMENT AGREEMENT

THIS THIRD AMENDMENT TO DOWNTOWN CAMPUS DEVELOPMENT AGREEMENT (this "Third Amendment") is made as of _____, 2021 (the "Effective Date") between the Unified Government of Wyandotte County/Kansas City, Kansas (the "UG") and Lanier United, LLC, a Kansas limited liability company ("Developer").

RECITALS

A. The UG and Developer entered into that certain Downtown Campus Development Agreement dated March 26, 2020 (the "Original Agreement") for Developer to design, develop, and construct approximately 90,000 to 110,000 square feet of residential housing, commercial and service-based amenities, and upgraded conference facilities as more fully set forth therein. The Original Agreement, as amended by that certain First Amendment to Downtown Campus Development Agreement dated as of July 30, 2020 (the "First Amendment"), and as further amended by that certain Second Amendment to Downtown Campus Development Agreement dated as of December 30, 2020 (the "Second Amendment"), may be referred to herein as the "Agreement." Capitalized terms used in this Third Amendment but not otherwise defined herein shall have the meanings assigned to them in the Original Agreement.

B. Pursuant to the terms of the Agreement, as amended, the Drop Dead Date by which all Closing Conditions, including, among other things, private financing and Closing on the Project Site, were to be met or waived was April 30, 2021.

C. Developer has been diligently proceeding with meeting its obligations in connection with the Closing Conditions, but has requested to further extend the Drop Dead Date to provide additional time to obtain private financing for the Project, as required by Section 3.1(a) of the Agreement, and to secure the required parking, as required by Section 3.1(i) of the Agreement.

D. The UG and Developer, pursuant to Section 10.4 of the Agreement, hereby desire to amend the Agreement as more particularly set forth below.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the UG and Developer agree as follows:

1. Modification of Drop Dead Date. The parties hereby agree that the first sentence of Section 3.2 of the Agreement shall be deleted in its entirety and replaced with the following:

In the event that the Closing Conditions set forth in Section 3.1 above are not met or waived on or prior to June 30, 2021 (the "Drop Dead Date"), then either party hereto shall have the right to terminate this Agreement, but such failure shall not be an event of default hereunder; provided, however, that the Drop Dead Date shall be automatically extended to July 30, 2021 without further amendment to this

Agreement if necessary for Developer to secure the required parking and/or for Developer's lender to obtain or evaluate documentation and/or information related to private financing and Developer provides prior written notice to the UG of such automatic extension.

2. Miscellaneous. In connection with this Third Amendment, the parties hereby agree as follows:

(a) The Recitals set forth above are true and correct and are hereby incorporated by reference.

(b) Except as specifically modified by this Third Amendment, the Agreement, as amended, remains in full force and effect in accordance with the terms thereof.

(c) In the event of any inconsistency between the terms of this Third Amendment and the Original Agreement, the First Amendment, or the Second Amendment, this Third Amendment shall control.

(d) This Third Amendment contains the entire agreement between the parties hereto, and the terms hereof are contractual and not mere recitals. No promises, inducements or agreements not herein expressed have been made.

(e) This Third Amendment shall be binding upon and inure to the benefit of the parties hereto, and their successors and assigns.

(f) This Third Amendment may be executed in counterparts.

(g) All remedies set forth in Article 9 of the Original Agreement shall be made available for the enforcement of this Third Amendment.

(h) This Third Amendment shall be construed in accordance with the laws of the State of Kansas.

[Remainder of page intentionally left blank; signature pages follow.]

IN WITNESS WHEREOF, the parties have caused this Third Amendment to be executed as of the day and year first above written.

UG:

**THE UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS**

By: _____
David Alvey, Mayor/CEO

STATE OF KANSAS)
) SS.
COUNTY OF WYANDOTTE)

This instrument was acknowledged before me on _____, 2021, by David Alvey as Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas.

Printed Name: _____
Notary Public in and for said State
Commissioned in Wyandotte County

My commission expires:

IN WITNESS WHEREOF, the parties have caused this Third Amendment to be executed as of the day and year first above written.

DEVELOPER:

LANIER UNITED, LLC, a Kansas limited liability company

By: _____
Willie Lanier, Jr., Manager

STATE OF _____)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2021, by Willie Lanier, Jr. as Manager of Lanier United, LLC, a Kansas limited liability company.

Printed Name: _____
Notary Public in and for said State
Commissioned in _____ County

My commission expires:



Staff Request for Commission Action

Tracking No. 21779

Full Commission Meeting Date: May 27, 2021 to adopt resolution

July 1, 2021 to hold the hearing

Committee: Economic Development & Finance

Date of Standing Committee Action: 5/3/21

(If none, please explain):

Publication Required: Yes 6/17/2021

<u>Date:</u> 4/21/2021	<u>Contact Name:</u> Patrick Waters	<u>Contact Phone:</u> x5079	<u>Contact Email:</u> patrickwaters@wycokck.org	<u>Department/Division:</u> Economic Development
<u>Item Description:</u> A Resolution setting a public hearing on July 1, 2021 to consider the adoption of a Redevelopment Project Plan for the Rock Island Bridge project.				
<u>Action Requested:</u> Approve and advance to May 26, 2021 Full Commission meeting.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Resolution calling TIF Plan PH (Bridge), Kaw Bridge - Riverfront TIF Redevelopment Project Plan				

(Published in the *Wyandotte Echo* on June 17, 2021)

RESOLUTION NO. R-____-21

A RESOLUTION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS ESTABLISHING THE DATE AND TIME OF A PUBLIC HEARING REGARDING THE ADOPTION OF A REDEVELOPMENT PROJECT PLAN PURSUANT TO K.S.A. 12-1770 *ET SEQ.*

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”), by the passage of Ordinance No. O-47-20 on August 13, 2020, created the Riverfront Redevelopment District (the “Original Redevelopment District”), all pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”); and

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”), by the passage of Ordinance No. O-____-21 on May 13, 2021, expanded the Riverfront Redevelopment District (the “Expanded Redevelopment District”), including Project Area 4 (“Project Area 4”) all pursuant to K.S.A. 12-1770 (e) *et seq.*, as amended (the “Act”); and

WHEREAS, the Unified Government is considering the adoption of a redevelopment project plan entitled Kaw Bridge Redevelopment Project Plan for Project Area 4 of Riverfront Redevelopment District (the “Project Plan”) which provides for the redevelopment of Project Area 4 within the Expanded Redevelopment District; and

WHEREAS, on May 24, 2021, the Planning Commission of the Unified Government made a finding that the Project Plan is consistent with the intent of the Unified Government’s comprehensive plan for the development of the Unified Government; and

WHEREAS, on May ____, 2021, a copy of the Project Plan was delivered by the Unified Government to the Board of Commissioners of the Unified Government and to the Board of Education of Unified School District No. 500.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. Notice is hereby given that a public hearing will be held by the Unified Government to consider the adoption of the Project Plan at **7:00 p.m. on July 1, 2021**, or as soon thereafter as the matter can be heard. The public hearing will be held virtually and may be accessed via Zoom web conference or toll free via telephone by dialing (877) 853-5257 or (888) 475-4499. Public hearing access information is available at www.wycokck.org/BOC-Virtual-Meeting.aspx or by contacting the Clerk’s office via phone at (913) 573-5206 or via email at clerkwest@wycokck.org. Public comment may also be submitted in advance of the public hearing by email to clerkwest@wycokck.org, fax to (913) 573-5299, or mail to Unified Government Clerk’s Office, 701 N. 7th Street, Suite 323, Kansas City, Kansas 66101.

Section 2. The boundaries of the Expanded Redevelopment District and Project Area 4 are shown on **Exhibit A** and legally described on **Exhibit B** attached hereto and incorporated herein. The Project Plan is for the redevelopment of the Project Area 4, which is shown on **Exhibit A** and legally described on **Exhibit C** attached hereto and incorporated herein.

Section 3. Copies of the Project Plan, including a summary of the feasibility study, relocation assistance plan and financial guarantees of the developer, and a description and map of the Expanded Redevelopment District and Project Area 4 are available for inspection during regular office hours in the Unified Government Clerk's office located in Suite 323 on the third floor of the Municipal Office Building from 8:00 am to 5:00 pm, Monday through Friday, or upon request via email at clerkwest@wycokck.org.

Section 4. The Clerk shall send a copy of this Resolution via certified mail, return receipt requested, to the Board of Commissioners of the Unified Government, to the Board of Education of Unified School District No. 500, and to each owner and occupant of land within Project Area 4. Such copies shall be sent not more than 10 days following the date of adoption of this Resolution. The Clerk shall also cause this Resolution and all exhibits hereto, to be published once in the official Unified Government newspaper not less than one week nor more than two weeks preceding the date fixed for the public hearing.

Section 5. This Resolution shall become effective upon its adoption by the governing body of the Unified Government.

ADOPTED by the governing body of the Unified Government on May 27, 2021.

[SEAL]

Mayor/CEO

Attest:

Clerk

EXHIBIT A

MAP OF EXPANDED REDEVELOPMENT DISTRICT

RIVERFRONT REDEVELOPMENT PROJECT AREA MAP



EXHIBIT B

LEGAL DESCRIPTION OF EXPANDED REDEVELOPMENT DISTRICT

Legal Description of Redevelopment District

A PORTION OF LOT 1 OF FRACTIONAL SECTION 14, TOWNSHIP 11 SOUTH, RANGE 25 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, AS LOCATED BY SILAS ARMSTRONG, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT FILED IN THE DISTRICT LAND OFFICE AT LECOMPTON, KANSAS TERRITORY IN FEBRUARY 1858; SAID LAND ALSO BEING PORTIONS OF TRACTS 1, 2, 3 AND 4 AS SHOWN ON THE PLAT OF PARTITION IN DISTRICT COURT CASE NO. 911 IN 1867 AND A PORTION OF THE NORTH 40 ACRE TRACT AS SHOWN ON THE PLAT OF PARTITION IN DISTRICT COURT CASE NO. 1066 IN 1869, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: BEARINGS STATED IN THE FOLLOWING DESCRIPTION ARE ORIENTED TO GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983.

BEGINNING AT A POINT ON THE KANSAS/MISSOURI STATE LINE, SAID POINT BEING 2162.94 FEET SOUTH OF THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 14 AND 1016.21 NORTH OF THE SOUTHWEST CORNER OF FRACTIONAL SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF GATEWAY 2000 - KANSAS, A SUBDIVISION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE NORTH 87 DEGREES 58 MINUTES 19 SECONDS WEST 835.11 FEET, ALONG THE SOUTH LINE OF SAID GATEWAY 2000 - KANSAS, TO A POINT ON THE UNITED STATES HARBOR LINE WHICH IS A CURVE CONCAVE TO THE EAST AND TO WHICH POINT A RADIAL LINE BEARS NORTH 66 DEGREES 17 MINUTES 58 SECONDS EAST; THENCE SOUTHERLY 149.84 FEET, ALONG SAID HARBOR LINE AND SAID CURVE TO THE LEFT HAVING A RADIUS OF 2570.20 FEET AND A CENTRAL ANGLE OF 3 DEGREES 20 MINUTES 25 SECONDS; THENCE SOUTH 27 DEGREES 02 MINUTES 27 SECONDS EAST 314.59 FEET, ALONG SAID HARBOR LINE, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTHERLY 1021.96 FEET, ALONG SAID HARBOR LINE AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5729.68 FEET AND A CENTRAL ANGLE OF 10 DEGREES 13 MINUTES 10 SECONDS; THENCE SOUTH 16 DEGREES 49 MINUTES 25 SECONDS EAST 262.70 FEET, ALONG SAID HARBOR LINE, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTHERLY 288.90 FEET, ALONG SAID HARBOR LINE AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1910.08 FEET AND A CENTRAL ANGLE OF 8 DEGREES 39 MINUTES 69 SECONDS, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD (NOW ABANDONED); THENCE SOUTH 87 DEGREES 27 MINUTES 18 SECONDS EAST 98.27 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE, TO A POINT ON THE KANSAS/MISSOURI STATE LINE AND THE WEST RIGHT-OF-WAY LINE OF AMERICAN ROYAL DRIVE, AS NOW ESTABLISHED; THENCE NORTH 00 DEGREES 17 MINUTES 16 SECONDS EAST 854.18 FEET, ALONG SAID STATE LINE, TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST; THENCE NORTH 00 DEGREES 17 MINUTES 41 SECONDS EAST 1016.21 FEET, ALONG SAID STATE LINE, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

And

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 14, TOWNSHIP 11 SOUTH, RANGE 25 EAST, OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY STEVEN C. SHAFER, PLS 852, OF BHC RHODES, CLS 175, BY METES AND BOUNDS AS FOLLOWS:

(NOTE: FOR COURSE ORIENTATION THE BEARINGS IN THIS DESCRIPTION ARE BASED ON GRID NORTH KANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE, ON THE STATE LINE BETWEEN KANSAS AND MISSOURI IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN HAVING A BEARING OF SOUTH 1 DEGREES 56 MINUTES 53 SECONDS EAST.)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN MONUMENTED BY A 1/2-INCH REINFORCING ROD WITH A 3-INCH DISK ON THE STATE LINE BETWEEN KANSAS AND MISSOURI; THENCE SOUTH 1 DEGREES 56 MINUTES 53 SECONDS EAST, 793.02 FEET, ON SAID STATE LINE AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 14; THENCE SOUTH 88 DEGREES 03 MINUTES 07 SECONDS WEST, 107.67 FEET, PERPENDICULAR TO THE LAST DESCRIBED COURSE, TO A POINT ON THE EAST HARBOR LINE OF THE KANSAS RIVER, AND THE POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED; THENCE SOUTHEASTERLY ON SAID EAST HARBOR LINE, ON A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1910.08 FEET, AN ARC LENGTH OF 139.43 FEET, SAID CURVE HAVING A CHORD BEARING SOUTH 10 DEGREES 02 MINUTES 08 SECONDS EAST, A CHORD DISTANCE OF 139.40 FEET; THENCE DEPARTING SAID EAST HARBOR LINE SOUTH 83 DEGREES 53 MINUTES 28 SECONDS WEST, 119.43 FEET; THENCE SOUTH 81 DEGREES 14 MINUTES 26 SECONDS WEST, 615.15 FEET, TO A POINT ON THE WEST HARBOR LINE OF THE KANSAS RIVER AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1176.08 FEET; THENCE NORTHERLY ON SAID WEST HARBOR LINE AND ON SAID CURVE, TO THE LEFT, AN ARC LENGTH OF 140.50 FEET, SAID CURVE HAVING A CHORD BEARING NORTH 11 DEGREES 05 MINUTES 28 SECONDS WEST, A CHORD DISTANCE OF 140.42 FEET; THENCE DEPARTING SAID WEST HARBOR LINE, NORTH 81 DEGREES 14 MINUTES 26 SECONDS EAST, 620.86 FEET; THENCE NORTH 84 DEGREES 25 MINUTES 18 SECONDS EAST, 116.38 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 103,084 SQUARE FEET OR 2.3665 ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. TOGETHER WITH ALL THAT PART OF THE ABANDONED CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY LYING BETWEEN THE KANSAS/MISSOURI STATE LINE AND THE UNITED STATES HARBOR LINE ON THE EASTERLY SIDE OF THE KANSAS RIVER.

And

Lot 1A, RIVER PARK, a subdivision of land recorded October 25, 1999, as Document Number 1311902, in Plat Book 39 at Page 4, in Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Shafer, PLS 852, of BHC RHODES CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on Grid North, Kansas State Plane Coordinate System, North Zone, NAD83, on the State Line between Kansas and Missouri in the Northwest Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South 1° 56' 53" East.)

BEGINNING at the Southeast corner of said Lot 1A, monumented by a found 1/2-inch reinforcing rod with a cap marked LS 533 set in concrete; Thence South 87° 27' 18" West, 457.45 feet (South 89° 39' 08" West by plat), on the South line of said Lot 1A;

Thence North 88° 21' 50" West, 126.06 feet (North 86° 10' 00" West by plat), on said South line;

Thence South 87° 27' 18" West, 50.00 feet (South 89° 39' 08" West by plat), on said South line, to the beginning of a tangent curve, concave to the Northeast, having a radius of 70.00 feet;

Thence Northwesterly on said curve, to the right, an arc length of 110.10 feet, said curve having a chord bearing North 47° 29' 12" West, a chord distance of 99.10 feet, on the Westerly line of said Lot 1A;

Thence North 02° 25' 42" West, 13.50 feet (North 1° 15' 32" West by plat), on said West line, to the beginning of a non-tangent curve concave to the South, having a radius of 838.97 feet;

Thence Easterly on said curve, to the right, an arc length of 56.13 feet, said curve having a chord bearing North 85° 28' 14" East (North 87° 40' 04" East by plat), a chord distance of 56.12 feet (56.13 feet by plat), on the North line of said

Lot 1A;

Thence North 87° 23' 15" East, 567.72 feet (North 89° 35' 05" East by plat), on said North line, to the beginning of a non-tangent curve, concave to the North, having a radius of 466.34 feet;

Thence Easterly on said curve, to the left, an arc distance of 67.84 feet, said curve having a chord bearing North 83° 13' 00" East (North 85° 25' 02" East by plat), a chord distance of 67.78 feet, to a point on the Westerly Harbor Line of the Kansas River and the East line of said Lot 1A, and the beginning of a non-tangent curve, concave to the West, having a radius of 1176.08;

Thence Southerly on said curve, to the right, an arc length of 101.17 feet, said curve having a chord bearing South 09° 12' 39" East, a chord distance of 101.14 feet, to the POINT OF BEGINNING, said Lot 1A containing 63,774 square feet or 1.4640 acres.

Subject to all easements and restrictions of record.

And

A Tract of land in the Southeast Quarter of Fractional Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Shafer, PLS 852, of BHC RHODES, CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on Grid North, Kansas State Plane Coordinate System, North Zone, NAD83, on the State Line between Kansas and Missouri in the Northwest Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South 1° 56' 53" East.)

COMMENCING at the Northwest corner of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian, monumented by a found 1/2-inch reinforcing rod with a 3-inch disk, on the State Line between Kansas and Missouri;

Thence South 1° 56' 53" East, 705.07 feet, on said State Line and the East line of said Southeast Quarter of Fractional Section 14, to the POINT OF BEGINNING of said Tract herein described;

Thence South 1° 56' 53" East, 654.10 feet, on said State Line and said East line, to its intersection with a point below the North face of the Kansas Avenue bridge over the Kansas River;

Thence North 74° 12' 00" West, 92.55 feet, along said North face, to a point on the East Harbor Line of the Kansas River, and the beginning of a non-tangent curve, concave to the West, having a radius of 1910.08 feet;

Thence Northerly on said East Harbor line and on said curve to the left, an arc length of 621.24 feet, said curve having a chord bearing North 5° 14' 38" West, a chord distance of 618.51 feet;
Thence North 84° 10' 00" East, 123.99 feet, the POINT OF BEGINNING, said Tract containing 56,767 square feet or 1.3032 acres.
Subject to all easements and restrictions of record.

And all adjacent right-of-way, all as depicted on the map on **Exhibit A**.

EXHIBIT C

LEGAL DESCRIPTION OF PROJECT AREA 4

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 14, TOWNSHIP 11 SOUTH, RANGE 25 EAST, OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY STEVEN C. SHAFER, PLS 852, OF BHC RHODES, CLS 175, BY METES AND BOUNDS AS FOLLOWS:

(NOTE: FOR COURSE ORIENTATION THE BEARINGS IN THIS DESCRIPTION ARE BASED ON GRID NORTH KANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE, ON THE STATE LINE BETWEEN KANSAS AND MISSOURI IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN HAVING A BEARING OF SOUTH 1 DEGREES 56 MINUTES 53 SECONDS EAST.)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN MONUMENTED BY A 1/2-INCH REINFORCING ROD WITH A 3-INCH DISK ON THE STATE LINE BETWEEN KANSAS AND MISSOURI; THENCE SOUTH 1 DEGREES 56 MINUTES 53 SECONDS EAST, 793.02 FEET, ON SAID STATE LINE AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 14; THENCE SOUTH 88 DEGREES 03 MINUTES 07 SECONDS WEST, 107.67 FEET, PERPENDICULAR TO THE LAST DESCRIBED COURSE, TO A POINT ON THE EAST HARBOR LINE OF THE KANSAS RIVER, AND THE POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED; THENCE SOUTHEASTERLY ON SAID EAST HARBOR LINE, ON A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1910.08 FEET, AN ARC LENGTH OF 139.43 FEET, SAID CURVE HAVING A CHORD BEARING SOUTH 10 DEGREES 02 MINUTES 08 SECONDS EAST, A CHORD DISTANCE OF 139.40 FEET; THENCE DEPARTING SAID EAST HARBOR LINE SOUTH 83 DEGREES 53 MINUTES 28 SECONDS WEST, 119.43 FEET; THENCE SOUTH 81 DEGREES 14 MINUTES 26 SECONDS WEST, 615.15 FEET, TO A POINT ON THE WEST HARBOR LINE OF THE KANSAS RIVER AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1176.08 FEET; THENCE NORTHERLY ON SAID WEST HARBOR LINE AND ON SAID CURVE, TO THE LEFT, AN ARC LENGTH OF 140.50 FEET, SAID CURVE HAVING A CHORD BEARING NORTH 11 DEGREES 05 MINUTES 28 SECONDS WEST, A CHORD DISTANCE OF 140.42 FEET; THENCE DEPARTING SAID WEST HARBOR LINE, NORTH 81 DEGREES 14 MINUTES 26 SECONDS EAST, 620.86 FEET; THENCE NORTH 84 DEGREES 25 MINUTES 18 SECONDS EAST, 116.38 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 103,084 SQUARE FEET OR 2.3665 ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. TOGETHER WITH ALL THAT PART OF THE ABANDONED CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY LYING BETWEEN THE KANSAS/MISSOURI STATE LINE AND THE UNITED STATES HARBOR LINE ON THE EASTERLY SIDE OF THE KANSAS RIVER.

And

Lot 1A, RIVER PARK, a subdivision of land recorded October 25, 1999, as Document Number 1311902, in Plat Book 39 at Page 4, in Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Shafer, PLS 852, of BHC RHODES CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on Grid North, Kansas State Plane Coordinate System, North Zone, NAD83, on the State Line between Kansas and Missouri in the Northwest Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South 1° 56' 53" East.)

BEGINNING at the Southeast corner of said Lot 1A, monumented by a found 1/2-inch reinforcing rod with a cap marked LS 533 set in concrete; Thence South 87° 27' 18" West, 457.45 feet (South 89° 39' 08" West by plat), on the South line of said Lot 1A;

Thence North 88° 21' 50" West, 126.06 feet (North 86° 10' 00" West by plat), on said South line;

Thence South 87° 27' 18" West, 50.00 feet (South 89° 39' 08" West by plat), on said South line, to the beginning of a tangent curve, concave to the Northeast, having a radius of 70.00 feet;

Thence Northwesterly on said curve, to the right, an arc length of 110.10 feet, said curve having a chord bearing North 47° 29' 12" West, a chord distance of 99.10 feet, on the Westerly line of said Lot 1A;

Thence North 02° 25' 42" West, 13.50 feet (North 1° 15' 32" West by plat), on said West line, to the beginning of a non-tangent curve concave to the South, having a radius of 838.97 feet;

Thence Easterly on said curve, to the right, an arc length of 56.13 feet, said curve having a chord bearing North 85° 28' 14" East (North 87° 40' 04" East by plat), a chord distance of 56.12 feet (56.13 feet by plat), on the North line of said

Lot 1A;

Thence North 87° 23' 15" East, 567.72 feet (North 89° 35' 05" East by plat), on said North line, to the beginning of a non-tangent curve, concave to the North, having a radius of 466.34 feet;

Thence Easterly on said curve, to the left, an arc distance of 67.84 feet, said curve having a chord bearing North 83° 13' 00" East (North 85° 25' 02" East by plat), a chord distance of 67.78 feet, to a point on the Westerly Harbor Line of the Kansas River and the East line of said Lot 1A, and the beginning of a non-tangent curve, concave to the West, having a radius of 1176.08;

Thence Southerly on said curve, to the right, an arc length of 101.17 feet, said curve having a chord bearing South 09° 12' 39" East, a chord distance of 101.14 feet, to the POINT OF BEGINNING, said Lot 1A containing 63,774 square feet or 1.4640 acres.

Subject to all easements and restrictions of record.

And

A Tract of land in the Southeast Quarter of Fractional Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Shafer, PLS 852, of BHC RHODES, CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on Grid North, Kansas State Plane Coordinate System, North Zone, NAD83, on the State Line between Kansas and Missouri in the Northwest Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South 1° 56' 53" East.)

COMMENCING at the Northwest corner of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian, monumented by a found 1/2-inch reinforcing rod with a 3-inch disk, on the State Line between Kansas and Missouri;

Thence South 1° 56' 53" East, 705.07 feet, on said State Line and the East line of said Southeast Quarter of Fractional Section 14, to the POINT OF BEGINNING of said Tract herein described;

Thence South 1° 56' 53" East, 654.10 feet, on said State Line and said East line, to its intersection with a point below the North face of the Kansas Avenue bridge over the Kansas River;

Thence North 74° 12' 00" West, 92.55 feet, along said North face, to a point on the East Harbor Line of the Kansas River, and the beginning of a non-tangent curve, concave to the West, having a radius of 1910.08 feet;

Thence Northerly on said East Harbor line and on said curve to the left, an arc length of 621.24 feet, said curve having a chord bearing North 5° 14' 38" West, a chord distance of 618.51 feet;
Thence North 84° 10' 00" East, 123.99 feet, the POINT OF BEGINNING, said Tract containing 56,767 square feet or 1.3032 acres.
Subject to all easements and restrictions of record.

And all adjacent right-of-way, all as depicted on the map on **Exhibit A**.

**KAW BRIDGE REDEVELOPMENT PROJECT PLAN
FOR PROJECT AREA 4 OF
RIVERFRONT REDEVELOPMENT DISTRICT**

**SUBMITTED PURSUANT TO
K.S.A. 12-1770 *et seq.*, as amended**

Submitted: April 21, 2021

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I. INTRODUCTION

A) Redevelopment District

Pursuant to the Kansas Tax Increment Financing Act, K.S.A. 12-1770 *et seq.*, as amended ("**TIF Act**"), Kansas municipalities are authorized to establish a redevelopment district and Tax Increment Financing ("**TIF**") redevelopment project plans for property within their jurisdiction. Redevelopment districts may be created based upon certain findings by the municipality, including that property is located within a designated enterprise zone (as defined by the TIF Act).

On August 13, 2020, the Unified Government of Wyandotte County/Kansas City, Kansas (the "**UG**"), passed Ordinance No. O-47-20, which created the Riverfront Redevelopment District within Kansas City, Kansas, the boundaries of which were defined in said Ordinance (the "Original Redevelopment District").

On May 13, 2021, the UG passed Ordinance No. O-__-21 which expanded the boundaries of the Original Redevelopment District to include the real property generally shown on the map attached hereto as **Exhibit B** and legally described on **Exhibit C** (the "**District**"). The District consists of four (4) redevelopment project areas, including Project Area 4, which is generally depicted on **Exhibit B** and legally described on **Exhibit D** ("**Project Area 4**")

B) Redevelopment Project

If approved, this Redevelopment Project Plan for Project Area 4 of the Riverfront Redevelopment District (the "**Redevelopment Plan**") shall not exceed twenty (20) years and shall commence upon the UG's approval of the same (the "**TIF Collection Period**").

The Redevelopment Plan contemplates the redevelopment of Project Area 4 of the District, which is comprised of approximately five (5) acres of real property generally located west of State Line Road, north of Kansas Avenue, south of Interstate 670, the historic Rock Island Railroad Bridge (the "Bridge") across the Kansas River, and including property on both the east and west side of the Bridge, all in the historic West Bottoms in Kansas City, Kansas.

The redevelopment project for Project Area 4 contemplates the redevelopment of the Bridge, to create an innovative trail, public gathering space and commercial facilities on the Bridge and property adjacent thereto, consisting of a variety of components and unique commercial, retail and public recreational offerings, including but not limited to: (1) a public pathway across the Bridge to connect the West Bottoms area of Kansas City, Missouri to existing levee trails along the west side of the Kansas River and associated amenities; (2) multi-purpose commercial space located on the Bridge consisting of various components including but not limited to an open-air coffee roastery/shop and bar, one or more restaurants, retail and other commercial spaces; (3) unique spaces for public and private gathering and viewing, events and entertainment; and (4) an outdoor food hall, including commercial kitchens for local chefs to serve visitors, and other landscaping, lighting, utilities, and other infrastructure (collectively, the "**Project**"). A site plan depicting the general development concept of the Project is attached hereto as **Exhibit A**.

It is important to note, however, that this description of uses contained in the Redevelopment Plan is not intended to be inflexible. This Redevelopment Plan contemplates

reasonable variations from the descriptions above, but generally allowing for the construction of the Project, the redevelopment of the historic Bridge to create an innovative trail, public gathering space, commercial facilities, landscaping, lighting, utilities, and other infrastructure.

The intent is to develop Project Area 4 to promote the general and economic welfare of the UG. This Redevelopment Plan is premised on the need for a combination of public and private financing to reach the mutual goals of the UG and the Developer in developing the Project.

This Redevelopment Plan proposes to reimburse the UG for TIF Eligible Expenses (as defined in Section III.D.2 below) by capturing (i) 100% of the allowable ad valorem tax increment¹ generated within Project Area 4, and (ii) sales and use taxes generated within Project Area 4, which are imposed pursuant to K.S.A. 12-187 *et seq.*, limited to 1% of the current City of Kansas City sales tax rate of 1.625% (excluding the 0.25% UG EMS sales tax and the 0.375% UG public safety and neighborhood infrastructure tax) and the UG's share of the current Wyandotte County 1% sales tax, which is currently 93.84% (collectively, the "**Project Area 4 TIF Revenues**"). Any Project Area 4 TIF Revenues not needed to fund TIF Eligible Expenses within Project Area 4 will be available to the UG to fund TIF Eligible Expenses in other project areas within the District and/or distributed to all taxing jurisdictions in accordance with their respective mill levies pursuant to State law.

As shown on **Exhibit G**, based on projections of real property values within Project Area 4 over the TIF Collection Period, it is estimated that Project Area 4 will generate gross Project Area 4 TIF Proceeds of approximately \$2,084,758. As permitted by the TIF Act, such Project Area 4 TIF Revenues may be utilized to pay for TIF Eligible Expenses (including interest on TIF Eligible Expenses).

II. PROJECT DEVELOPMENT TEAM

- The Unified Government of Wyandotte County/Kansas City, Kansas
- Flying Truss, LLC, the "Developer"
- Lathrop GPM LLP

III. REDEVELOPMENT PROJECT PLAN

A) The Property

The City of Kansas City, Missouri ("**KCMO**") currently owns the Bridge. KCMO and Developer have previously entered into that certain Amended and Restated Bridge Lease dated in June of 2020 pursuant to which Developer has the right to (i) conduct due diligence regarding the Bridge to support a public/private partnership for purposes of developing and maintaining walking and bicycle trail systems, and (ii) occupy, use and construct improvements on the Bridge for a term of twenty-five (25) years, which may be extended in accordance with its terms. In accordance

¹ The Developer and UG acknowledge that, under Kansas law, the following mills may not be captured by TIF financing: (a) the State of Kansas's 1.5 mills, (b) the school district's base 20 mills, and (c) the school district's capital outlay levy, which may not exceed 8 mills.

with KCMO Ordinance No. 200423, approving the lease of the Bridge to Developer, the Director of General Services of KCMO is authorized to execute a real estate contract, a quitclaim deed and any other related and necessary documents to convey the Bridge, along with both its eastern and western accesses, to the UG for \$1.00 during the initial due diligence period described therein and ending on July 18, 2022.

Additionally, the Project will include approximately 1.30 acres of real property on the east side of the Bridge (the "East Property") and approximately 1.46 acres of real property on the west side of the Bridge (the "West Property") (the Bridge, the West Property and the East Property are collectively referred to herein as the "Project Site"). The Project Site is generally contiguous with the boundaries of Project Area 4. A map generally depicting Project Area 4 is attached hereto as **Exhibit B**, and the legal description of Project Area 4 is attached hereto as **Exhibit D**.

B) Established Redevelopment District

Project Area 4 is within an established District approved by the UG on August 13, 2020 pursuant to Ordinance No. O-47-20, as amended by Ordinance No. O-____-21 approved by the UG on May 13, 2021 (see copies of such ordinances attached hereto as **Exhibit E**). The proposed Redevelopment Plan is consistent with the stated purpose and intent of the approved District.

C) Description of the Proposed Project

The Redevelopment Plan provides for the redevelopment of the Bridge and adjacent property to include the Project, all as set forth in Section I.B and generally depicted on **Exhibit A**.

D) Feasibility Study

As required by the TIF Act, a study has been prepared to determine whether the Project's estimated benefits and tax increment revenues are expected to exceed or be sufficient to pay for the Project's estimated costs. This effort involved utilization of consultants with experience and expertise in the actual design, development, financing, management, and leasing of projects of similar scope and nature. Further, outside resources were consulted to compare and verify cost and revenue projections including outside industry sources and actual taxing jurisdiction data where available. The results of this study are as follows:

1. Project Costs

As set out on **Exhibit E**, the total estimated cost to complete the Project, including land acquisition, site development, building construction, and soft costs (not including financing costs), is approximately \$4,975,000.

2. Eligible Costs

"**TIF Eligible Expenses**" shall consist of all costs eligible for TIF financing and reimbursement under the TIF Act, including the costs of public infrastructure within the District.

The Redevelopment Plan contemplates that, to the full extent permissible under the TIF

Act, 100% of available Project Area 4 TIF Revenues will be made available to reimburse TIF Eligible Expenses previously paid by the UG.

3. **Financing Method**

It is anticipated that TIF Eligible Expenses will be reimbursed to the UG under this Redevelopment Plan on a "pay-as-you-go" method. There will be no bonds or other obligations issued by the UG in order to reimburse any TIF Eligible Expenses or other costs of the Project.

4. **Project Revenues**

a) Ad Valorem Property Tax Increment Captured

100% of the incremental increase in ad valorem property taxes will be captured to pay TIF Eligible Expenses. The base assessed value for the District is estimated at approximately \$50,517. This serves as the base value against which future assessed values of the District will be compared in order to determine the amount of incremental property tax revenues that will be generated. The portion of any incremental property tax revenues allocable to increases in valuation within Project Area 4 will be used to fund TIF Eligible Expenses under this Project Plan.

b) Sales Tax Revenues Captured

TIF Eligible Expenses will also be funded with sales and use taxes generated within Project Area 4, which are imposed pursuant to K.S.A. 12-187 *et seq.*, limited to 1% of the current City of Kansas City sales tax rate of 1.625% (excluding the 0.25% UG EMS sales tax and the 0.375% UG public safety and neighborhood infrastructure tax) and the UG's share of the current Wyandotte County 1% sales tax, which is currently 93.84%.

c) Estimated Total TIF Revenues, Project Area 4

TIF Eligible Expenses will be funded with ad valorem tax increment generated by Project Area 4 and certain sales tax revenues generated within Project Area 4, *i.e.*, Project Area 4 TIF Revenue. The Project Area 4 TIF Revenues generated over the TIF Collection Period are estimated to be \$2,084,758 million, based on the assumptions described in **Exhibit G**.

5. **Significant Contribution to Economic Development of the City**

The development contemplated in this Redevelopment Plan will provide significant economic development for the UG by, among other things, providing increased tax revenues to the UG, creating a development that will draw additional consumers from both inside and outside the UG, and increasing employment opportunities and general commerce for area residents. The feasibility study demonstrates that the benefits and tax increment revenue and other available revenues derived from the development contemplated in this Redevelopment Plan will exceed the costs and be sufficient to pay the costs of the Project.

6. **Sufficiency of TIF Revenues Compared to Projects Costs**

The total of the TIF Eligible Expenses that can be financed under the TIF Act are limited

by the amount of Project Area 4 TIF Revenues actually generated. Based on the Redevelopment Plan's estimates of: (1) TIF Eligible Expenses, and (2) Project Area 4 TIF Revenues, the Project Area 4 TIF Revenues are expected to be sufficient to pay for the TIF Eligible Expenses as contemplated under the TIF Act. Other funds needed to construct the Project will be provided by private debt and equity.

<u>Sources of Funds</u>	<u>Amount</u>
UG Contribution – TIF Eligible Expenses	\$2,000,000
Private Debt/Equity	\$2,975,000
TOTAL ESTIMATED PROJECT COSTS	\$4,975,000*

* Does not include interest or finance costs.

There is no anticipated effect on special obligation bonds payable from revenues described in K.S.A. 12-1774(a)(1)(D) because no such special obligation bonds are outstanding or planned to be issued to finance the Project.

E) Relocation Assistance Plan

The UG and Developer have determined pursuant to K.S.A. 12-1777 that no relocation assistance plan is required for the Project.

IV. CONCLUSION

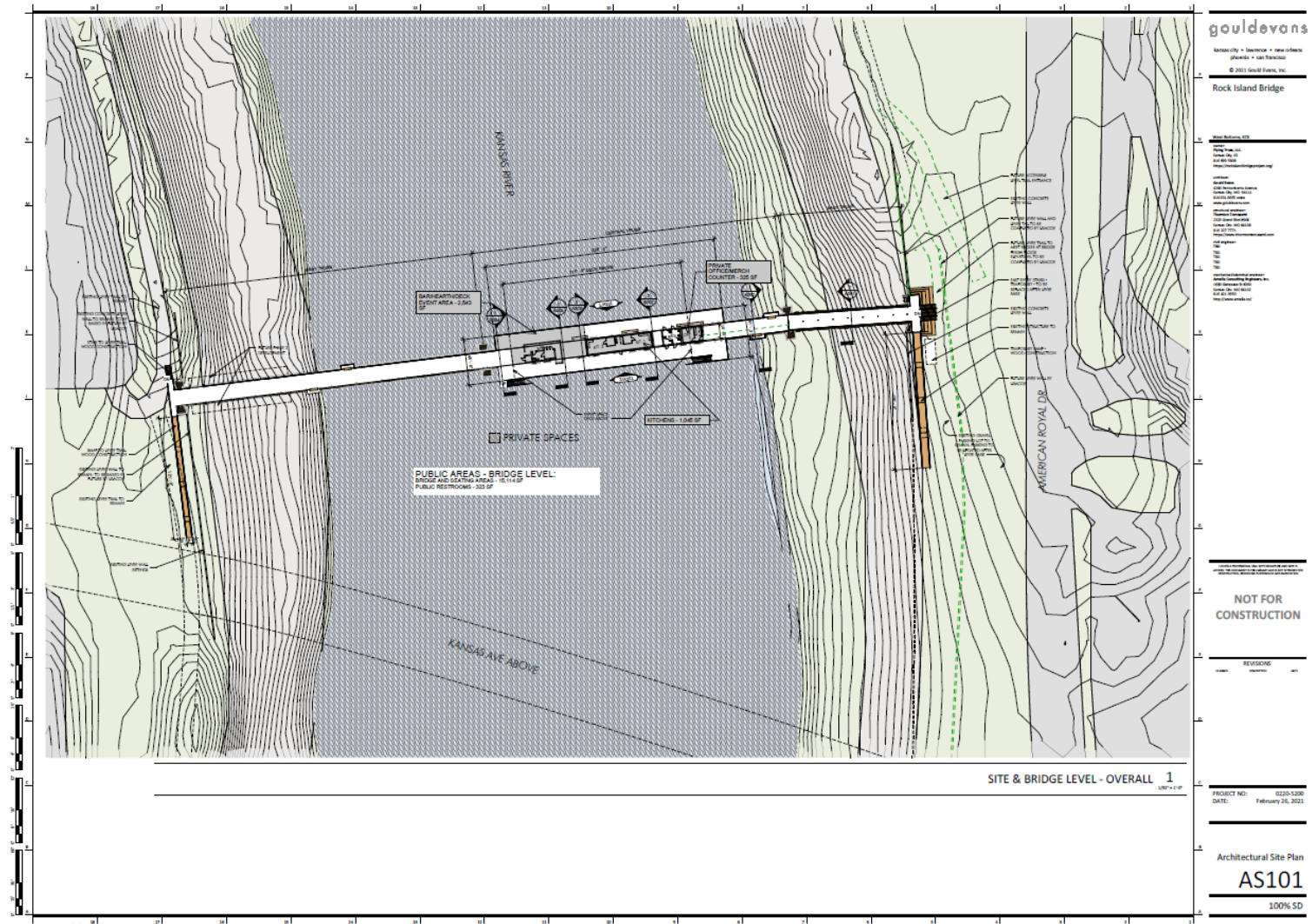
Based on the foregoing, this Redevelopment Plan proposes to utilize portions of the ad valorem tax increment, and certain other funds described herein to finance the costs of the Project. The UG hereby submits this Redevelopment Plan for public hearing and due consideration.

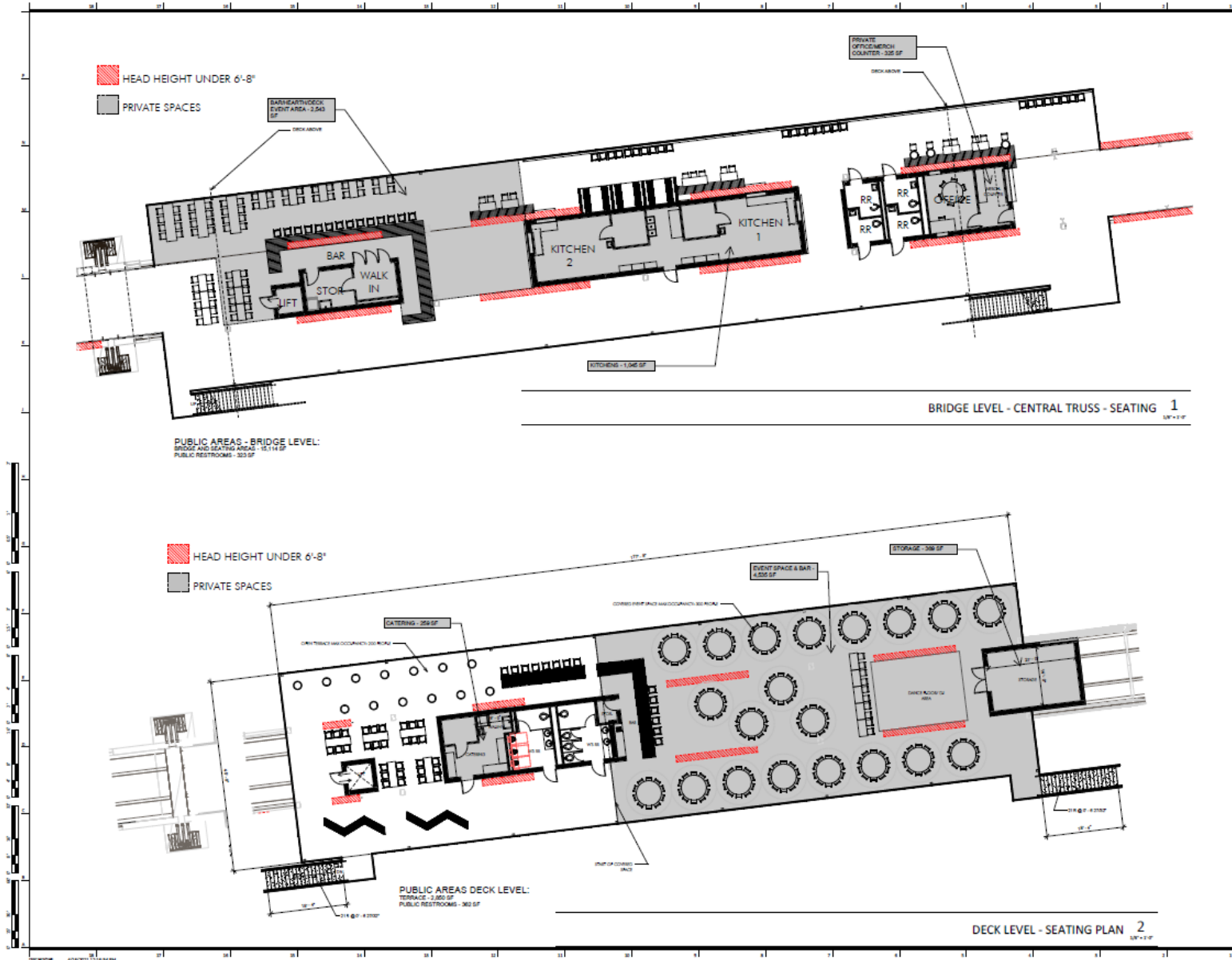
V. EXHIBITS

[Exhibits Follow]

Exhibit A

Proposed Site Plan





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 Phoenix • San Francisco
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Rock Island Bridge

Project:
 Rock Island Bridge
 1000 Broadway, Suite 100
 Kansas City, MO 64102
 816.481.1000
 www.goulddevans.com

Architect:
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 Kansas City, MO 64102
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Engineer:
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 Kansas City, MO 64102
 816.481.1000
 www.goulddevans.com

NOT FOR CONSTRUCTION

REVISIONS

PROJECT NO: 10220-1200
DATE: February 26, 2021

Seating Plans
AF101
 100% SD

Exhibit B

Map of Redevelopment District and Project Areas

RIVERFRONT REDEVELOPMENT PROJECT AREA MAP



Exhibit C

Legal Description of Redevelopment District

A PORTION OF LOT 1 OF FRACTIONAL SECTION 14, TOWNSHIP 11 SOUTH, RANGE 25 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, AS LOCATED BY SILAS ARMSTRONG, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT FILED IN THE DISTRICT LAND OFFICE AT LECOMPTON, KANSAS TERRITORY IN FEBRUARY 1858; SAID LAND ALSO BEING PORTIONS OF TRACTS 1, 2, 3 AND 4 AS SHOWN ON THE PLAT OF PARTITION IN DISTRICT COURT CASE NO. 911 IN 1867 AND A PORTION OF THE NORTH 40 ACRE TRACT AS SHOWN ON THE PLAT OF PARTITION IN DISTRICT COURT CASE NO. 1066 IN 1869, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: BEARINGS STATED IN THE FOLLOWING DESCRIPTION ARE ORIENTED TO GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983.

BEGINNING AT A POINT ON THE KANSAS/MISSOURI STATE LINE, SAID POINT BEING 2162.94 FEET SOUTH OF THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 14 AND 1016.21 NORTH OF THE SOUTHWEST CORNER OF FRACTIONAL SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF GATEWAY 2000 - KANSAS, A SUBDIVISION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE NORTH 87 DEGREES 58 MINUTES 19 SECONDS WEST 835.11 FEET, ALONG THE SOUTH LINE OF SAID GATEWAY 2000 - KANSAS, TO A POINT ON THE UNITED STATES HARBOR LINE WHICH IS A CURVE CONCAVE TO THE EAST AND TO WHICH POINT A RADIAL LINE BEARS NORTH 66 DEGREES 17 MINUTES 58 SECONDS EAST; THENCE SOUTHERLY 149.84 FEET, ALONG SAID HARBOR LINE AND SAID CURVE TO THE LEFT HAVING A RADIUS OF 2570.20 FEET AND A CENTRAL ANGLE OF 3 DEGREES 20 MINUTES 25 SECONDS; THENCE SOUTH 27 DEGREES 02 MINUTES 27 SECONDS EAST 314.59 FEET, ALONG SAID HARBOR LINE, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTHERLY 1021.96 FEET, ALONG SAID HARBOR LINE AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 5729.68 FEET AND A CENTRAL ANGLE OF 10 DEGREES 13 MINUTES 10 SECONDS; THENCE SOUTH 16 DEGREES 49 MINUTES 25 SECONDS EAST 262.70 FEET, ALONG SAID HARBOR LINE, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND TANGENT TO THE LAST DESCRIBED COURSE; THENCE SOUTHERLY 288.90 FEET, ALONG SAID HARBOR LINE AND SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1910.08 FEET AND A CENTRAL ANGLE OF 8 DEGREES 39 MINUTES 69 SECONDS, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD (NOW ABANDONED); THENCE SOUTH 87 DEGREES 27 MINUTES 18 SECONDS EAST 98.27 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE, TO A POINT ON THE KANSAS/MISSOURI STATE LINE AND THE WEST RIGHT-OF-WAY LINE OF AMERICAN ROYAL DRIVE, AS NOW ESTABLISHED; THENCE NORTH 00 DEGREES 17 MINUTES 16 SECONDS EAST 854.18 FEET, ALONG

SAID STATE LINE, TO THE SOUTHWEST CORNER OF SAID FRACTIONAL SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST; THENCE NORTH 00 DEGREES 17 MINUTES 41 SECONDS EAST 1016.21 FEET, ALONG SAID STATE LINE, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

And

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 14, TOWNSHIP 11 SOUTH, RANGE 25 EAST, OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY STEVEN C. SHAFER, PLS 852, OF BHC RHODES, CLS 175, BY METES AND BOUNDS AS FOLLOWS:

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THE ABANDONED CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY LYING BETWEEN THE KANSAS/MISSOURI STATE LINE AND THE UNITED STATES HARBOR LINE ON THE EASTERLY SIDE OF THE KANSAS RIVER.

And

Lot 1A, RIVER PARK, a subdivision of land recorded October 25, 1999, as Document Number 1311902, in Plat Book 39 at Page 4, in Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Shafer, PLS 852, of BHC RHODES CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on Grid North, Kansas State Plane Coordinate System, North Zone, NAD83, on the State Line between Kansas and Missouri in the Northwest Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South $1^{\circ} 56' 53''$ East.)

BEGINNING at the Southeast corner of said Lot 1A, monumented by a found 1/2-inch reinforcing rod with a cap marked LS 533 set in concrete; Thence South $87^{\circ} 27' 18''$ West, 457.45 feet (South $89^{\circ} 39' 08''$ West by plat), on the South line of said Lot 1A; Thence North $88^{\circ} 21' 50''$ West, 126.06 feet (North $86^{\circ} 10' 00''$ West by plat), on said South line; Thence South $87^{\circ} 27' 18''$ West, 50.00 feet (South $89^{\circ} 39' 08''$ West by plat), on said South line, to the beginning of a tangent curve, concave to the Northeast, having a radius of 70.00 feet; Thence Northwesterly on said curve, to the right, an arc length of 110.10 feet, said curve having a chord bearing North $47^{\circ} 29' 12''$ West, a chord distance of 99.10 feet, on the Westerly line of said Lot 1A;

Thence North $02^{\circ} 25' 42''$ West, 13.50 feet (North $1^{\circ} 15' 32''$ West by plat), on said West line, to the beginning of a non-tangent curve concave to the South, having a radius of 838.97 feet; Thence Easterly on said curve, to the right, an arc length of 56.13 feet, said curve having a chord bearing

North $85^{\circ} 28' 14''$ East (North $87^{\circ} 40' 04''$ East by plat), a chord distance of 56.12 feet (56.13 feet by plat), on the North line of said Lot 1A;

Thence North $87^{\circ} 23' 15''$ East, 567.72 feet (North $89^{\circ} 35' 05''$ East by plat), on said North line, to the beginning of a non-tangent curve, concave to the North, having a radius of 466.34 feet; Thence Easterly on said curve, to the left, an arc distance of 67.84 feet, said curve having a chord bearing

North $83^{\circ} 13' 00''$ East (North $85^{\circ} 25' 02''$ East by plat), a chord distance of 67.78 feet, to a point on the Westerly Harbor Line of the Kansas River and the East line of said Lot 1A, and the beginning of a non-tangent curve, concave to the West, having a radius of 1176.08;

Thence Southerly on said curve, to the right, an arc length of 101.17 feet, said curve having a chord bearing South $09^{\circ} 12' 39''$ East, a chord distance of 101.14 feet, to the POINT OF BEGINNING, said Lot 1A containing 63,774 square feet or 1.4640 acres.

Subject to all easements and restrictions of record.

And

A Tract of land in the Southeast Quarter of Fractional Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described by Steven C. Shafer, PLS 852, of BHC RHODES, CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on Grid North, Kansas State Plane Coordinate System, North Zone, NAD83, on the State Line between Kansas and Missouri in the Northwest Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South 1° 56' 53" East.)

COMMENCING at the Northwest corner of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian, monumented by a found 1/2-inch reinforcing rod with a 3-inch disk, on the State Line between Kansas and Missouri;

Thence South 1° 56' 53" East, 705.07 feet, on said State Line and the East line of said Southeast Quarter of Fractional Section 14, to the POINT OF BEGINNING of said Tract herein described;

Thence South 1° 56' 53" East, 654.10 feet, on said State Line and said East line, to its intersection with a point below the North face of the Kansas Avenue bridge over the Kansas River;

Thence North 74° 12' 00" West, 92.55 feet, along said North face, to a point on the East Harbor Line of the Kansas River, and the beginning of a non-tangent curve, concave to the West, having a radius of 1910.08 feet;

Thence Northerly on said East Harbor line and on said curve to the left, an arc length of 621.24 feet, said curve having a chord bearing North 5° 14' 38" West, a chord distance of 618.51 feet;

Thence North 84° 10' 00" East, 123.99 feet, the POINT OF BEGINNING, said Tract containing 56,767 square feet or 1.3032 acres.

Subject to all easements and restrictions of record.

And all adjacent right-of-way, all as depicted on the map on **Exhibit B.**

Exhibit D

Legal Description of Project Area 4

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 14, TOWNSHIP 11 SOUTH, RANGE 25 EAST, OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY STEVEN C. SHAFER, PLS 852, OF BHC RHODES, CLS 175, BY METES AND BOUNDS AS FOLLOWS:

(NOTE: FOR COURSE ORIENTATION THE BEARINGS IN THIS DESCRIPTION ARE BASED ON GRID NORTH KANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE, ON THE STATE LINE BETWEEN KANSAS AND MISSOURI IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN HAVING A BEARING OF SOUTH 1 DEGREES 56 MINUTES 53 SECONDS EAST.)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN MONUMENTED BY A 1/2-INCH REINFORCING ROD WITH A 3-INCH DISK ON THE STATE LINE BETWEEN KANSAS AND MISSOURI; THENCE SOUTH 1 DEGREES 56 MINUTES 53 SECONDS EAST, 793.02 FEET, ON SAID STATE LINE AND THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 14; THENCE SOUTH 88 DEGREES 03 MINUTES 07 SECONDS WEST, 107.67 FEET, PERPENDICULAR TO THE LAST DESCRIBED COURSE, TO A POINT ON THE EAST HARBOR LINE OF THE KANSAS RIVER, AND THE POINT OF BEGINNING OF SAID TRACT HEREIN DESCRIBED; THENCE SOUTHEASTERLY ON SAID EAST HARBOR LINE, ON A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1910.08 FEET, AN ARC LENGTH OF 139.43 FEET, SAID CURVE HAVING A CHORD BEARING SOUTH 10 DEGREES 02 MINUTES 08 SECONDS EAST, A CHORD DISTANCE OF 139.40 FEET; THENCE DEPARTING SAID EAST HARBOR LINE SOUTH 83 DEGREES 53 MINUTES 28 SECONDS WEST, 119.43 FEET; THENCE SOUTH 81 DEGREES 14 MINUTES 26 SECONDS WEST, 615.15 FEET, TO A POINT ON THE WEST HARBOR LINE OF THE KANSAS RIVER AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1176.08 FEET; THENCE NORTHERLY ON SAID WEST HARBOR LINE AND ON SAID CURVE, TO THE LEFT, AN ARC LENGTH OF 140.50 FEET, SAID CURVE HAVING A CHORD BEARING NORTH 11 DEGREES 05 MINUTES 28 SECONDS WEST, A CHORD DISTANCE OF 140.42 FEET; THENCE DEPARTING SAID WEST HARBOR LINE, NORTH 81 DEGREES 14 MINUTES 26 SECONDS EAST, 620.86 FEET; THENCE NORTH 84 DEGREES 25 MINUTES 18 SECONDS EAST, 116.38 FEET, TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 103,084 SQUARE FEET OR 2.3665 ACRES. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. TOGETHER WITH ALL THAT PART OF THE ABANDONED CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY LYING BETWEEN THE KANSAS/MISSOURI STATE LINE AND THE UNITED STATES HARBOR LINE ON THE EASTERLY SIDE OF THE KANSAS RIVER.

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Thence North 02° 25' 42" West, 13.50 feet (North 1° 15' 32" West by plat), on said West line, to the beginning of a non-tangent curve concave to the South, having a radius of 838.97 feet; Thence Easterly on said curve, to the right, an arc length of 56.13 feet, said curve having a chord bearing North 85° 28' 14" East (North 87° 40' 04" East by plat), a chord distance of 56.12 feet (56.13 feet by plat), on the North line of said Lot 1A;

Thence North 87° 23' 15" East, 567.72 feet (North 89° 35' 05" East by plat), on said North line, to the beginning of a non-tangent curve, concave to the North, having a radius of 466.34 feet; Thence Easterly on said curve, to the left, an arc distance of 67.84 feet, said curve having a chord bearing

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Thence Southerly on said curve, to the right, an arc length of 101.17 feet, said curve having a chord bearing South 09° 12' 39" East, a chord distance of 101.14 feet, to the POINT OF BEGINNING, said Lot 1A containing 63,774 square feet or 1.4640 acres.

Subject to all easements and restrictions of record.

And

A Tract of land in the Southeast Quarter of Fractional Section 14, Township 11 South, Range 25 East, of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, said Tract

being more particularly described by Steven C. Shafer, PLS 852, of BHC RHODES, CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on Grid North, Kansas State Plane Coordinate System, North Zone, NAD83, on the State Line between Kansas and Missouri in the Northwest Quarter of Section 7, Township 49 North, Range 33 West, of the Fifth Principal Meridian having a bearing of South 1° 56' 53" East.)

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Thence South 1° 56' 53" East, 705.07 feet, on said State Line and the East line of said Southeast Quarter of Fractional Section 14, to the POINT OF BEGINNING of said Tract herein described;

Thence South 1° 56' 53" East, 654.10 feet, on said State Line and said East line, to its intersection with a point below the North face of the Kansas Avenue bridge over the Kansas River;

Thence North 74° 12' 00" West, 92.55 feet, along said North face, to a point on the East Harbor Line of the Kansas River, and the beginning of a non-tangent curve, concave to the West, having a radius of 1910.08 feet;

Thence Northerly on said East Harbor line and on said curve to the left, an arc length of 621.24 feet, said curve having a chord bearing North 5° 14' 38" West, a chord distance of 618.51 feet;

Thence North 84° 10' 00" East, 123.99 feet, the POINT OF BEGINNING, said Tract containing 56,767 square feet or 1.3032 acres.

Subject to all easements and restrictions of record.

And all adjacent right-of-way, all as depicted on the map on **Exhibit B.**

Exhibit E

Redevelopment District Ordinance No. O-47-20 and Ordinance No. O-____-21

Exhibit F

BUDGET

Rock Island Bridge: Public Crossing, Trailhead, Commercial Destination
Construction Estimates
Costs May Vary with Final Designs

ASSUMPTIONS

Materials and Labor Estimated Separately
Floor for all light-structures included in the "deck" line
UG Trails and ADA ramps laterally connect to the Bridge
IRB from UG on qualifying construction expenses
All R&D work to date contributed by Flying Truss

PRECONSTRUCTION

Bridge Deferred Maintenance (materials only)	12,000
Construction Fencing and Storage Containers	18,000
Tipping Fees at Shawnee Landfill and fuel for 48 tons of ties.	
Store rails on site for potential re-use	5,700
Worker safety equipment budget (9 @ \$800)	12,000
PRECONSTRUCTION SUBTOTAL	47,700

UTILITIES

Water to Site. 4" steel X 600ft @\$15 plus tapping fee	40,000
Water into 5 structures. 1" PEX within insulated 8" PVC.	26,500
Freeze-Prof chase (450 ft @ \$10)	15,000
6" dry water pipe rising to center of bridge from both ends.	
Hydrants at both ends. Two connections on bridge	20,000
Sewage into 5 structures. 4" PVC within insulated 8" PVC.	
Storage Tank, Grind and lift-station pump removal. Tap at main.	
Travels within chase.	78,121
220 and 110 into 5 structures. 110 outlets every 25 ft at both sides of bridge. To parking lot lights. Exterior service panel for site.	90,000
Lighting of Bridge Budget	60,000
Grind and Pump Sewage	40,000
Gas to site	30,000
Exterior-Grade Heater Budget	50,000
	409,621

INTERNAL DECK AND CANTILEVERS Slab on Steel Pan

250 tons @\$3,000 (steel total includes frame for Top Deck)	750,000
Steel Pan with connections (\$7 sq ft. Based on versa deck) 0	
Total Fittings	10,000
2,733 sq yards (2,4597 sq ft 5" deep)	305,955
DECK SUB-TOTAL	1,065,955

RAILINGS (2,359 LF Including deck level, deck stairs, west stairs) Mix of Perforated/Corrugated Metal Panels, and Chain Link	235,900
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BRIDGE ACCESS

Staircases: 18' X 40' X 2 Staircases. Intermediate Landing. Railings)	
Concrete Frost Footings	10,000
Wood Posts and Stringers	11,000
Risers and Treads	16,000
Railings	70,000
ADA Lift to Top Deck	65,000
BRIDGE ACCESS SUB-TOTAL	172,000

LIGHTWEIGHT STRUCTURES

Lightweight Structures: 2 Kitchens, 2 Bars, Storage (minus floor) Metal Stud, 4" Construction with Insulation. Gypsum Wall Interior @ \$20,000 per	80,000
Corrugated Metal Roof 300 @ \$2,000 per	8,000
Interior Stainless Back and Side Walls. 400 sq ft @ \$6,000 per	24,000
Mop Sink & Hand Sink @ \$400 per	1,600
Tankless Water Heater (\$600 per box)	2,400
Grease Trap (\$350 per kitchen)	1,050
10' X 5' Roller Door @ \$650	3,250
Access Door @ \$400 per	2,000
Back Window X 2 @ 940 per	4,700
Top Mounted HVAC Unit @ \$1,450 per	5,800
FFE Budget @ \$2,000 per 8,000	140,800
Restrooms -- 10 unisex Toilets 400 sq ft (minus floor) 12 X 40 Envelope. Metal Stud, 4" Construction with Insulation, Gypsum Wall Interior, Sealed Concrete	400
Corrugated Metal Roof	22,000
HVAC side Unit	4,600
Duct Work	4,800
Door (10 @ \$500)	3,000
2 Public Sinks , External Grade @ \$1,000	5,000
Tankless Water Heater X 2	2,000
Doors @ \$300	3,000
FF&E @ \$2,000 per 20,000	66,400
LIGHTWEIGHT STRUCTURES SUB-TOTAL	207,200

Top Deck ON CENTRAL TRUSS

Structure's Steel is Captured in #32	6,250
2 metal staircases @ \$9,000	18,000
Decking @ \$20 sq ft	125,000
Sail Cloth Framing	35,000
Sail Cloth shading	45,000
Roller mechanism X 2	30,000
OPEN-AIR DECK SUB-TOTAL	143,000
Industrial-Size Portable AC Units (2 @ \$5000)	10,000
FF& E Budget	10,000

Parking Lot (East)

Gravel (240 yards including salvage from construction ramp)	5,000
100 Parking Curbs 8,200	
Lighting (25ft. Poles X 6, LED)	18,000
Curb Cut X 2	8,000
South Fence (80 FT)	6,000
Asphalt	80,000
EAST PARKING SUB-TOTAL	125,200

OTHER

Tall, Chain Link Gates and Fence Wrap at both ends of bridge (Night-time security)	18,000
Construction supplies budget	50,000
TOTAL OTHER	68,000

TOTAL LABOR

Project Management	300,000
Foreman	156,000
Construction Crew X 6	312,000
Laborer X 2	49,920
Safety Boat (5 months)	10,000
LABOR SUB-TOTAL	527,920
Labor FICA @ 6.2% (Labor Only)	32,731
Workers Comp @ 1.1%	6,570
TOTAL LABOR	39,301
GC Insurance	69,120
Contract Welder (2 X \$75 hr. X 4 months)	96,000
Testing	20,000
Telehandler (10 months X \$2,000)	20,000
Concrete Buggy X 2 (8 months @ \$1,100)	17,600
Towable Cherry Picker (8 weeks at \$650)	5,200
4X4 "Gators" with Trailers X 2	8,000
20 yard dumpster	4,800
Construction Contingency	500,000
TOTAL DN CONSTRUCTION	4,252,517

SOFT COSTS

Architecture	174,000
Engineering	95,000

Civil & MEP	45,000
Bridge Reclamation Consultant	10,000
Codes Assistance	6,000
Environmental	7,500
Legal	20,000
Construction Permits	
\$5,105 plus \$0.40 for every	
\$100 value of work	22,115
FT Development Fee	170,101
TOTAL SOFT COST	549,716
FF&E	
Planter Boxes Budget (built on site)	45,000
Plantings Budget	30,000
Seating and Barriers (built on site)	50,000
Signage	30,000
TOTAL FF&E	155,000
TOTAL SOFT COSTS	704,716
TOTAL DESIGN & CONSTRUCTION	4,957,233
CAPITALIZATION OF FLYING TRUSS Salaries, equipment, promotion, legal, cash reserve	500,000
TOTAL PROJECT	\$5,457,233

Exhibit G

TIF Revenue Projections

Riverfront TIF District - Project Area 4									
Projected Incremental Tax Revenues									
	<u>Annual Value</u>	<u>Assessment</u>				<u>Annual Sales</u>	<u>Sales Tax</u>		
	<u>Increase</u>	<u>Rate</u>	<u>Base Value</u>			<u>Increase</u>	<u>Rate</u>		
	2.0%	25.0%	\$ 50,517			3.0%	1.94%		
				<u>Value of Property Tax TIF</u>		<u>Value of Sales Tax TIF</u>		<u>Total</u>	
	<u>Estimated</u>	<u>Estimated</u>	<u>Total Mill</u>	<u>Mill Levy</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Estimated TIF</u>	
<u>Year</u>	<u>Actual Value</u>	<u>Assessed Value</u>	<u>Levy</u>	<u>Captured*</u>	<u>Property Tax Revenues</u>	<u>Taxable Sales</u>	<u>Sales Tax Revenues</u>	<u>Revenues</u>	
1	\$ 202,068	\$ 50,517	181.77	152.27	\$ (0)	\$ -	\$ -	\$ (0)	
2	\$ 1,318,518	\$ 329,630	181.77	152.27	\$ 42,500	\$ 1,743,350	\$ 33,821	\$ 76,321	
3	\$ 1,344,888	\$ 336,222	181.77	152.27	\$ 43,504	\$ 1,795,651	\$ 34,836	\$ 78,340	
4	\$ 1,371,786	\$ 342,947	181.77	152.27	\$ 44,528	\$ 2,406,173	\$ 46,680	\$ 91,208	
5	\$ 1,399,222	\$ 349,805	181.77	152.27	\$ 45,573	\$ 2,478,358	\$ 48,080	\$ 93,653	
6	\$ 1,427,206	\$ 356,802	181.77	152.27	\$ 46,638	\$ 2,552,709	\$ 49,523	\$ 96,160	
7	\$ 1,455,750	\$ 363,938	181.77	152.27	\$ 47,725	\$ 2,629,290	\$ 51,008	\$ 98,733	
8	\$ 1,484,865	\$ 371,216	181.77	152.27	\$ 48,833	\$ 2,708,169	\$ 52,538	\$ 101,371	
9	\$ 1,514,563	\$ 378,641	181.77	152.27	\$ 49,963	\$ 2,789,414	\$ 54,115	\$ 104,078	
10	\$ 1,544,854	\$ 386,213	181.77	152.27	\$ 51,116	\$ 2,873,096	\$ 55,738	\$ 106,855	
11	\$ 1,575,751	\$ 393,938	181.77	152.27	\$ 52,293	\$ 2,959,289	\$ 57,410	\$ 109,703	
12	\$ 1,607,266	\$ 401,817	181.77	152.27	\$ 53,492	\$ 3,048,068	\$ 59,133	\$ 112,625	
13	\$ 1,639,411	\$ 409,853	181.77	152.27	\$ 54,716	\$ 3,139,510	\$ 60,906	\$ 115,623	
14	\$ 1,672,200	\$ 418,050	181.77	152.27	\$ 55,964	\$ 3,233,695	\$ 62,734	\$ 118,698	
15	\$ 1,705,644	\$ 426,411	181.77	152.27	\$ 57,237	\$ 3,330,706	\$ 64,616	\$ 121,853	
16	\$ 1,739,756	\$ 434,939	181.77	152.27	\$ 58,536	\$ 3,430,627	\$ 66,554	\$ 125,090	
17	\$ 1,774,552	\$ 443,638	181.77	152.27	\$ 59,860	\$ 3,533,546	\$ 68,551	\$ 128,411	
18	\$ 1,810,043	\$ 452,511	181.77	152.27	\$ 61,212	\$ 3,639,553	\$ 70,607	\$ 131,819	
19	\$ 1,846,244	\$ 461,561	181.77	152.27	\$ 62,590	\$ 3,748,739	\$ 72,726	\$ 135,315	
20	\$ 1,883,168	\$ 470,792	181.77	152.27	\$ 63,995	\$ 3,861,201	\$ 74,907	\$ 138,903	
Total Value					\$ 1,000,276		\$ 1,084,482	\$ 2,084,758	
* Excludes 21.5 mills for state school levy and 8 mills for school capital outlay.									
Assume AV of \$135 psf for 8,270 sf of private space on bridge. Also assume property in Base AV retains its current \$202,068 value.									
Sales Tax estimates based on HR&A Study, December 2020.									



Staff Request for Commission Action

Tracking No. 21769

Full Commission Meeting Date: 5/13/21

Committee: Economic Development & Finance

Date of Standing Committee Action: 5/3/21

(If none, please explain):

Publication Required: Yes 5/20/2021

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
4/1/2021	Debbie Jonscher, Alyse Villarreal	x5847, x5273	djonscher@wycokck.org, avillarreal@wycokck.org	Finance

Item Description:

An ordinance terminating the 38th & Leavenworth Redevelopment District created pursuant to Ordinance No. O-26-04, and terminating tax increment financing with respect to such redevelopment district. Submitted by Debbie Jonscher, Deputy Chief Finance Officer.

Action Requested:

Approval

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

38th and Leavenworth - Terminate District and TIF - final

(Published in *Wyandotte Echo* on _____, 2021)

ORDINANCE NO. _____

AN ORDINANCE TERMINATING THE 38th & LEAVENWORTH ROAD "C" REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-26-04 AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH REDEVELOPMENT DISTRICT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") adopted tax increment financing by creating a Redevelopment District pursuant to the Kansas Tax Increment Redevelopment Act, constituting sections K.S.A. 12-1770 *et seq.*, as amended (the "Act") and Ordinance No. O-26-04 of the Unified Government, adopted on April 1, 2004, and published on April 7, 2004, for the real property described therein; and

WHEREAS, a Redevelopment Plan was adopted by Ordinance O-18-07 on February 1, 2007, and published on February 8, 2007; and

WHEREAS, no development agreement was ever entered into between the Unified Government and the original developer, and the property was subsequently developed outside of the parameters of any development agreement and without any financing under the Act; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to adopt this Ordinance to terminate the Redevelopment District and to terminate tax increment financing in connection with the Project effective upon publication of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. Termination of District. The Unified Government hereby terminates the Redevelopment District created pursuant to Ordinance No. O-26-04 ("the Redevelopment District"), and legally described as Lot 1, Lot 2, and the East ½ of Lot 16, ORCHARD HEIGHTS, a subdivision of land in Kansas City, Wyandotte County, Kansas, and the Redevelopment Plan. Tax increment financing for all Projects within the Redevelopment District shall terminate, effective upon publication of this Ordinance.

Section 2. Termination of Tax Increment Financing. All tax increment financing for all Projects within the Redevelopment District, shall terminate, effective upon publication of this Ordinance. At such time, the Unified Government shall distribute any moneys held in the special fund for the Redevelopment District to the appropriate taxing jurisdictions.

Section 3. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend such funds, and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 4. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication in the official Unified Government newspaper.

PASSED by the governing body of the Unified Government on May 13, 2021, and **APPROVED AND SIGNED** by the Mayor/CEO.

Mayor/CEO

(SEAL)

ATTEST:

Unified Government Clerk



Staff Request for Commission Action

Tracking No. 21768

Full Commission Meeting Date: 5/13/21

Committee: Economic Development & Finance

Date of Standing Committee Action: 5/3/21

(If none, please explain):

Publication Required: Yes 5/20/2021

<u>Date:</u> 4/1/2021	<u>Contact Name:</u> Debbie Jonscher	<u>Contact Phone:</u> x5847	<u>Contact Email:</u> djonscher@wycokck.org	<u>Department/Division:</u> Finance
<u>Item Description:</u> An ordinance terminating the Mission Cliffs/Rainbow Park Redevelopment District created pursuant to Ordinance No. O-23-03 and Ordinance No. O-23-05 and terminating tax increment financing with respect to such redevelopment district. District is terminating 2 years ahead of schedule.				
<u>Action Requested:</u> Approval				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Ordinance Terminating Rainbow Park TIF, Exhibit A Rainbow Park				

(Published in the *Wyandotte Echo* on _____, 2021)

ORDINANCE NO. _____

**AN ORDINANCE TERMINATING THE MISSION CLIFFS/RAINBOW PARK
REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-23-03
AND ORDINANCE NO. O-23-05 AND TERMINATING THE TAX INCREMENT
FINANCING WITH RESPECT TO SUCH REDEVELOPMENT**

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) adopted tax increment financing by creating a Redevelopment District pursuant to the Kansas Tax Increment Redevelopment Act, constituting sections K.S.A. 12-1770 et seq., as amended (the “Act”) and created the Mission Cliffs Redevelopment District (the “Redevelopment District”) by Ordinance No. O-23-03 of the Unified Government, adopted on June 5, 2003 and published on June 11, 2003, for real property described therein; and

WHEREAS, pursuant to Ordinance No. O-66-03, adopted on November 6, 2003 and published on November 12, 2003, the Unified Government adopted Redevelopment Plan – Phase 1 within the Mission Cliffs Redevelopment District; and

WHEREAS, pursuant to Ordinance No. O-79-03, adopted on December 18, 2003 and published on December 24, 2003, the Unified Government authorized the issuance of full faith and credit tax increment bonds in an amount not to exceed \$237,377.00, plus capitalized interest and costs of issuance, in order to provide funds for the property acquisition and other eligible expenses in the Redevelopment Plan – Phase I; and

WHEREAS, the Board of Commissioners changed the boundaries of the Mission Cliffs Redevelopment District by removing certain property therefrom, and renamed it the Mission Cliffs/Rainbow Park Redevelopment District (the “Amended Redevelopment District”) on March 10, 2005 by Ordinance No. O-23-05 and published March 16, 2005; and

WHEREAS, all the redevelopment project costs have been paid and all bonds and obligations are deemed paid with respect to the Redevelopment Project (the “Project”) within the Amended Redevelopment District; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to adopt this Ordinance to terminate the Amended Redevelopment District including the Redevelopment Plan – Phase I, and to terminate tax increment financing in connection with the Project effective upon publication of this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

Section 1. Termination of Tax Increment Financing. The Unified Government hereby terminates the Amended Redevelopment District created pursuant to Ordinance No. O-23-03, as amended by Ordinance O-23-05, and legally described as attached in Exhibit A. Tax increment financing for all Projects within the Amended Redevelopment District, shall terminate, effective upon publication of this Ordinance. At such time, the Unified Government shall distribute any moneys held in the special fund for the Amended Redevelopment District to the appropriate taxing jurisdictions.

Section 2. Further authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to take such action and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication in the official Unified Government newspaper.

PASSED by the governing body of the Unified Government on May 13, 2021 and **APPROVED AND SIGNED** by the MAYOR/CEO.

David Alvey
Mayor/CEO

(SEAL)

ATTEST:

Unified Government Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land in the Northeast Quarter of Section 34 and the Northeast Quarter of the Northwest Quarter of Section 34, and the Southeast Quarter of the Southwest Quarter of Section 27, and the Southwest Quarter of the Southeast Quarter of Section 27, Township 11 South, Range 25 East of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Beginning at the Southeast corner of Lot 24 in Block 6 of "Rosedale Park", a subdivision of land, said point being the Northwest corner of 40th Avenue and Fisher Street, as now established;

Thence West 611 feet, more or less, along the North line of said 40th Avenue, to the Southwest corner of Lot 24 in Block 5 of said "Rosedale Park" and the Northeast corner of Minnie Street and 40th Avenue, as now established;

Thence North 325 feet, more or less, along the East right-of-way line of said Minnie Street, to the Southwest corner of Lot 11 in Block 5 of said "Rosedale Park";

Thence West 690 feet, more or less, along the North line of "Fisher Heights", a subdivision of land, and its Easterly and Westerly prolongations, to a point on the West line of the Northeast Quarter of said Section 34 and the center line of Oak Street, as platted in "The Rosedale Land Co.'s Second Addition";

Thence North 30 feet, more or less, along said West line to the Southeast corner of Lot 4 in Block 1 of said "The Rosedale Land Co.'s Second Addition";

Thence West 140 feet, more or less, along the South line of said Block 1;

Thence Northwest 390 feet, more or less, along the South line of said Block 1, to the Easterly right-of-way line of Mission Road, as now established;

Thence Northwesterly 115 feet, more or less, along said Easterly right-of-way;

Thence Northeast 335 feet, more or less, along said right-of-way line, to a point on the South right-of-way line of West 39th Avenue, as now established;

Thence North 35 feet, more or less, along the West right-of-way line of said West 39th Avenue and the East right-of-way line of Mission Road, as now established, to a point on the North right-of-way line of said West 39th Avenue;

Prepared by

Rhodes Surveyors, Inc.
2803 New Jersey Avenue
Kansas City, Kansas 66102

Doc. No. 03024D1

February 18, 2003



Staff Request for Commission Action

Tracking No. 21776

Full Commission Meeting Date: NA

Committee: Economic Development & Finance

Date of Standing Committee Action: 5/3/21

(If none, please explain):

Publication Required: No

<u>Date:</u> 4/14/2021	<u>Contact Name:</u> Andrea Parra, Rick Mikesic	<u>Contact Phone:</u> x8226, x8046	<u>Contact Email:</u> aparra@wycokck.org, rmikesic@wycokck.org	<u>Department/Division:</u> Treasurer
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Item Description:

First Quarter 2021 Cash Investment Report

Action Requested:

For information only

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List: