



**Tax Increment Financing Commission  
of Parkville, Missouri**

**Tentative Meeting Agenda**

Thursday, September 23, 2021 @ 6:00pm

City Hall Boardroom

8880 Clark Avenue

Parkville, Missouri 64152

1. Call to Order
2. Roll Call
3. General Business
  - A. Elect Chair, Vice Chair, Treasurer and Secretary
  - B. Approve the Agenda
  - C. Approve Minutes from the February 26, 2019 meeting
4. Public Hearing – First Amendment to the Creekside Tax Increment Financing Plan and Projects; *Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; Parkville Development VVI, LLC, Applicant*
  - A. Open public hearing
  - B. City staff introductory comments
  - C. Applicant presentation
  - D. City staff comments and presentation
  - E. Public testimony
  - F. Discussion and questions by TIF Commissioners
  - G. Enter exhibits into the public record
  - H. Close public hearing

5. TIF Commission consideration of a Resolution regarding a recommendation to the Board of Aldermen
  - A. A Resolution Recommending to the Board of Aldermen Approval of the First Amendment to the Creekside Tax Increment Financing Plan and the Reconfigured Redevelopment Projects and Project Areas Included Therein
6. Adjournment

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**1. CALL TO ORDER**

Commissioner Cline called meeting to order at 6:00 p.m.

**2. ROLL CALL**

Commissioners Present:

Diane Werner  
Kevin McDonald  
Hilary Murray  
Jackie Snyder  
Michael Sobba  
Chris Cline  
Jeanette Cowherd  
Paul Kelly  
Mike Svetlic  
Darrell Drumwright (arrived at 6:05)  
Donald Chrusciel

**3. GENERAL BUSINESS**

A. Elect Chair, Vice Chair, Treasurer and Secretary

**Commissioner Driver nominated Commissioner Snyder for Chair, Commissioner Sobba seconded. Motion passed: 10-0.**

**Commissioner Driver nominated Commissioner Cline for Vice Chairman, Commissioner Cowherd seconded. Motion passed: 10-0.**

**Commissioner Cowherd nominated Commissioner Kelly for Treasurer, Commissioner Murray seconded. Motion passed: 10-0.**

**Commissioner Cowherd nominated Commissioner Murray for Secretary, Commissioner Cline seconded. Motion passed: 10-0.**

B. Approve the Agenda

**Chair Snyder declared the agenda approved.**

C. Approve Minutes from the November 17, 2017 regular meeting

**Chair Snyder declared the November 7, 2017 minutes approved.**

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**4. PUBLIC HEARING**

Public Hearing – Creekside Tax Increment Financing Plan, Projects, and Redevelopment Area; *Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; Parkville Development VVI, LLC, Applicant*

**A. Open public hearing**

Chair Snyder opened the public hearing and invited city staff to present.

**B. City staff introductory comments**

Director Lachky said an ordinance was adopted for Tax Increment Financing Redevelopment Plan on February 19, 2008 and the proposed development had not been constructed. He said the applicant proposed an amendment to the plan.

**C. Applicant (CBC Parkville, LLC) presentation**

Curtis Peterson with Polsinelli Law Firm said he would present information on the

**D. City staff and consultant presentation**

Director Stephen Lachky presented information regarding development costs including reimbursements via TIF assistance and a 1% sales tax CID. He reviewed the TIF Act and confirmed Public Notice was given pursuant to Missouri Statutes. He said the Board of Aldermen approved entering into an agreement with Springsted Incorporated to perform financial review of the proposed economic development incentives. He said the review performed analysis to determine whether requested incentives were accurate. Lachky reviewed TIF Act Findings. He said the applicant had submitted a blight study and indicated it was detailed in exhibit 9.

**E. Public testimony**

Chairman Werner opened the meeting to public comment.

Director Lachky explained that Parkville Heights resident input was gathered through written communication and public hearings held at city Planning Commission meeting. That input was taken into consideration by the developer. Plans were amended to alleviate the stated concerns which included lighting, screening, noise and traffic.

**F. Discussion and questions by TIF Commissioners**

**Mike Svetlic, Representative for the Platte County Commission**

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Mike Svetlic stated that he's reviewed the pictures from the Blight Study and said that when he hears the word "blight" he associates a connotation worse than what is pictured. He added that half of Platte County would be deemed blighted if the pictures are indicative of that definition. Mike Svetlic then asked Patrick Sterrett if he knows of any efforts by the City or previous ownership interests in resolving blight on the properties in the Redevelopment Area. Patrick Sterrett responded he's aware of the request for proposals (RFP) effort by the City to alleviate blight on the properties, but is not aware of any other efforts. Mike Svetlic then asked if mediation of blight is needed in order for the property to be developed, and Patrick Sterrett responded, "Yes." Mike Svetlic also asked if the blight could be alleviated without the use of TIF assistance, and Patrick Sterrett responded, "Yes," and said that the definition of "blight" does not take into account specific forms of public assistance to alleviate those conditions.

**Hilary Murray (Secretary), Representative for the City of Parkville**

Hilary Murray noted that the Blight Study references leftover debris on the southeast quadrant properties. She said the area resembles more of a green field as opposed to a blighted area, and asked if standard development practice would be to go in and clear the debris. Patrick Sterrett responded, "Yes," for a minor degree of debris that's not sufficient enough, but said that in his opinion there's enough debris present on the site to result in considerable cost for anyone clearing it.

**Diane Drive, Representative for the City of Parkville**

Diane Driver asked if part of the blight criteria is topography. Patrick Sterrett responded, "Yes," and explained how steep slopes which can't be developed upon unless regraded constitutes as blight.

John Hansen with IRR Corporate & Public Finance then presented financial information associated with the economic incentives request. His PowerPoint presentation noted the annual cost to educate a student in the Park Hill School District is \$11,971, of which \$6,105 is funded by property taxes.

**Jackie Snyder (Chair), Representative for the City of Parkville**

Jackie Snyder asked if the \$11,971 cost to educate a student in the Park Hill School District takes into account the potential need for additional buildings. John Hansen deferred the question to representatives of the Park Hill School District in attendance to answer.

**Paul Kelly (Treasurer), Representative for the Park Hill School District**

Paul Kelly said the \$11,971 cost is just an annual operating number and doesn't include capital costs for things like additional classrooms.

**Michael Sobba, Representative for the City of Parkville**

Michael Sobba noted the \$43.3 million in property taxes the Park Hill School District is projected to receive over 25 years from the Creekside project and asked if this amount includes the \$7.7 million amount listed in the applicant's Cost-Benefit Analysis. John Hansen responded, "Yes," that the \$43.3 million includes both amounts combined.

**Mike Svetlic, Representative for the Platte County Commission**

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Mike Svetlic asked John Hansen if the project cannot go forward without a TIF. John Hansen responded, "That is accurate." Mike Svetlic asked what the percentage is of the TIF contribution to the overall construction cost for the project. John Hansen showed a slide on his presentation containing a pie chart of the total \$335 million in development costs and stated the TIF amount represents \$19.2 million or about 6% of the overall project. Mike Svetlic asked if there have been any efforts made to market the property since it was acquired by the City of Parkville. John Hansen responded that he's only aware of his client being interested in the property. Stephen Lachky, Community Development Director with the City of Parkville, said that City staff will cover that information in their presentation later in the meeting.

**Jeanette Cowherd, Representative for the Park Hill School District**

Jeanette Cowherd said the 23-year projection doesn't include the loss of revenue via commercial development that would've gone to the school district over that time. She commented that the Park Hill School District has been blessed with the balance of revenues via commercial and residential development in the district, and said the district calculates their operating costs based on 0.3 students per household. Jeanette Cowherd added that her main concern is the loss of revenue via the commercial portion of the Creekside project, but noted there is more money up-front going to the Park Hill School District based on the TIF application's stair-stepped capture (Years 1-11: 50% capture; Years 12-17: 65% capture; Years 18-23: 75% capture). She also asked about the Chapter 100 abatement request on the apartments, specifically which body reviews that request and how many apartment units are involved. John Hansen responded that the Board of Aldermen considers Chapter 100 requests and that there are 216 apartment units involved.

**Mike Svetlic, Representative for the Platte County Commission**

Mike Svetlic asked how the 23-year TIF request time period is derived as opposed to something lower like 12 or 15 years. John Hansen said the 23 years is the statutorily allowed time period via the TIF Act, and added that the application's stair-stepped capture approach provides the Park Hill School District a lot more revenues up-front compared to traditional TIFs. Mike Svetlic asked if the project benefits outlined by the applicant are based on the full development of the site including hotels and apartments. Patricia Jensen responded, "Yes." Mike Svetlic then asked if there isn't full development of the project due to a potential recession or other reason, what liability the City would have. Patricia Jensen said the City of Parkville would have no obligation whatsoever since this project is a "pay-as-you-go" TIF; furthermore, added that the applicant is addressing the City's current NID bond obligation by acquiring the property from them, and via the special assessments to be placed on the property. Mike Svetlic then asked if there were any more preliminary thoughts from representatives of the school district in terms of the TIF capture percentages (Years 1-11: 50% capture; Years 12-17: 65% capture; Years 18-23: 75% capture). Patricia Jensen commented that meetings with the Park Hill School District to discuss a stair-stepped approach were positives; and said you won't see many developers propose a graduated TIF schedule, and that it's very unique for this type of project to give the Park Hill School District as much money as possible, but still be able to develop the project.

**Jeanette Cowherd, Representative for the Park Hill School District**

Jeanette Cowherd said that the Park Hill School District met several times with the developer, discussed how the school district is opposed to TIF on residential areas, and commended Brian

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Mertz and Doug Owens; however, said that she has to view the incentive requests from a revenue standpoint. She commented that when taxpayers approved the last tax levy in 2002, they didn't understand that money goes to streets and sewers, and thought it would go towards education. Jeanette Cowherd added that due to residential growth in the area and the Hancock Amendment, a challenge remains with funding the school district. She said her challenge with the proposal is evaluating the 23-year loss from commercial revenue.

**Paul Kelly (Treasurer), Representative for the Park Hill School District**

Paul Kelly stated he was still unsure what is being captured by the TIF and what is part of the overall Creekside development project. He wanted clarification on one of the PowerPoint presentation slides that read, "Over 25 years, Park Hill Schools will receive \$43,258,195 in property taxes from the entire project, and is expected to incur \$38,864,881 in education costs." John Hansen responded that revenue from the Chapter 100 bonds is not part of the \$43 million.

**Jackie Snyder (Chair), Representative for the City of Parkville**

Jackie Snyder commented that some development projects do better than projected and asked what it would take to help this project go faster, and for revenues to be generated in larger amounts. John Hansen replied that this does happen, and said the developer's goal is to present a balanced approach for project stabilization and has requested a fixed amount of reimbursement. He added that their projected return was 8.7% while the City's financial advisor verified their numbers & assumptions and estimated a return of 8.9%. John Hansen said he hopes the project goes better, and if it performs better, revenue reimbursement can be achieved earlier. He concluded by saying how this is delineated further via a development agreement with the City, which is determined by the Board of Aldermen.

**Michael Sobba, Representative for the City of Parkville**

Michael Sobba wanted clarification that if the TIF is paid off early, the developer doesn't keep excess revenues. John Hansen replied, "Correct."

**Mike Svetlic, Representative for the Platte County Commission**

Mike Svetlic asked that if 23 years go by and the project hasn't paid off, would the developer have to come back to the City for an additional TIF; and if so, with what additional loss would that have on the taxing authorities? John Hansen commented that Missouri State Statutes have specific terms with regard to TIF activation and are not proposing to come back. He added that the developer is at risk for achieving full reimbursement pursuant to the TIF plan if that were to occur.

**Darrell Drumwright, Representative for the Platte County Commission**

Darrell Drumwright commented that 23 years is a long time, and said the TIF plan talks about constructing roads, but doesn't include information regarding their maintenance/upkeep. He asked who is going to pay for potholes, snow removal, light poles and sewer structures as 23 years roll by. Brian Mertz, applicant, replied that roads in the residential areas are public streets, and that when you get into the commercial areas they are private roads funded by a commercial HOA (homeowner association) within the development.

**Chris Cline (Vice Chair), Representative for the City of Parkville**

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Chris Cline asked what would happen if there's a chance in the plan down the road, and what happens at that point? John Hansen said there's always potential for a change in use as market conditions change, and that the development team will evaluate changes as they occur. He added that the developer has an aligned interest in generating as much property tax, sales tax and CID revenue in order to get as much reimbursement as possible. John Hansen said they would make smart, commercially reasonable approach if those changes happen.

**Hilary Murray (Secretary), Representative for the City of Parkville**

Hilary Murray talked about the Blight Study and its findings of debris and terrain, specifically how the southwest corner appeared to be the most blighted (due to terrain) as opposed to the southeast corner being blighted (due to debris). She also mentioned how the applicant stated earlier in the evening how the industrial development is the biggest driver for alleviating blight on the southwest corner; and then commented how the industrial development is taking longer to construct than the other development projects. Brian Mertz, applicant, commented the reason the TIF plan has the industrial development coming online in 2020 is due to the challenge with the existing ravine and the amount of work needed to grade that area, and said it's not the only reason for the TIF. Brian Mertz explained how the grade in the northwest corner coming off of MO-Hwy 45 has excessive slopes as well, even to gain access to the commercial projects in that area.

**Diane Drive, Representative for the City of Parkville**

Diane Driver asked how the 23-year timeframe works with multiple start times. Patricia Jensen replied how there are multiple project areas (14), and that as projects are activated there are specific dates and calculations that take place. She said that the Creekside development is a large project, and how the different project areas allows for specific projects to come online without negatively affecting the EATs and PILOTs in another area that may be behind. Patricia Jensen said the 23-year timeline begins upon project activation and explained that's when the City Council passes an ordinance on activation (following activation of the overall TIF Plan). This would have to happen for each of the 14 project areas.

**Paul Kelly (Treasurer), Representative for the Park Hill School District**

Paul Kelly commented again on the estimated annual cost to educate a Park Hill School District student of \$11,971. He said that the TIF Plan lists, by the year 2027, 262 school-aged children being generated and housed in the residential development. Paul Kelly commented that 262 students amounts to one-third to half of an elementary school, which costs about \$24 million to construct. He then said the \$11,971 does not account for additional costs for classroom space, and said the Park Hill School District would most certainly need to increase their tax levy in order to pay for costs for additional buildings. Stephen Lachky, Community Development Director with the City of Parkville, then gave a presentation on staff's findings and recommendation for the Application for TIF.

**Michael Sobba, Representative for the City of Parkville**

Michael Sobba asked if the TIF Commission or the Board of Aldermen determines the redevelopment area to be blighted. Stephen Lachky responded that it's determined by the Board of Aldermen. Chris Williams, City Attorney with the City of Parkville, added that part of the

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TIF Commission's recommendation is whether the commissioners feel the redevelopment area is blighted per the definition in the Missouri State Statutes.

**Mike Svetlic, Representative for the Platte County Commission**

Mike Svetlic asked if staff has any concerns with the fact the developer has no assurances, letters of intent, options contract, or memorandum of understanding regarding tenants for the Creekside Development, and if this presents an issue of concern. He also asked if it's a concern that there are no contractual or semi-contractual commitments from any of the hotels, restaurants, or residential contractors. Stephen Lachky responded that this concern is typically addressed by the Board of Aldermen in their consideration of the Application for TIF, but that members of the TIF Commission are certainly welcome to consider it as a factor in determining their recommendation to the Board of Aldermen.

**Jeanette Cowherd, Representative for the Park Hill School District**

Jeanette Cowherd asked what the City's remaining obligation on the NID is. Stephen Lachky stated the number listed in his staff presentation was \$7.2 million but that this was at the time of City acquisition in 2016. He said the numbers listed in the applicant's presentation are more accurate showing the remaining obligation today.

**Michael Sobba, Representative for the City of Parkville**

Michael Sobba noted the \$6.4 remaining obligation listed in the applicant's presentation and was wondering if that amount is what's required for land acquisition costs. Stephen Lachky explained that a portion of this remaining obligation will be paid for via land acquisition costs and through special assessments under a Community Improvement District (CID) to be established. Brian Mertz, applicant, commented that \$4.8 million will be paid back to the City over a 16-year period through a real estate purchase agreement on the southeast corner, and the remaining \$1.6 million to be paid is tied to PILOTs on the southwest corner, and that the deal and timeline is to be finalized.

Brian Mertz then addressed Mike Svetlic's comments regarding letters of intent. He said his team has sent out four letters of intent. Brian Mertz also explained how he is one of the largest homebuilders in the Kansas City area and one of the largest apartment and multi-family builders. He said he will personally be building the 96 single-family home units on the southeast corner and 176 single-family home units on the northwest corner. Brian Mertz added that site plans have been submitted to the City, tree clearing is underway, the baseball fields are under construction and that he has a signed contract with the operator of the baseball fields to begin operation in the year 2020. He also said they have a letter of intent on the hotels contingent upon completion of the ballfields in October 2019 and public financing. Brian Mertz did say there were letters of confidentiality, but said he has a letter of intent for a bank, three restaurants and a gym on the southeast corner. He said it wouldn't be wise to enter into a contract prior to receiving approval from the City.

**Mike Svetlic, Representative for the Platte County Commission**

Mike Svetlic asked the developer if they'd be willing to accept TIF incentives for a time period less than 23 years. Brian Mertz, applicant, responded that it would be premature to do so not knowing economic conditions or forecast, and said he would be hamstringing himself. He added

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that the TIF request is a pay-as-you-go TIF with no bonds, and that the more reimbursable project costs received, the faster the TIF will be paid off. Tom Denaway, Assistant Vice President with Springsted Incorporated, then provided his presentation of the independent But-For Determination Report to satisfy compliance with Missouri State Statutes.

**Mike Svetlic, Representative for the Platte County Commission**

Mike Svetlic wanted clarification that Springsted Incorporated's assumptions are reasonable, and commented that years ago the City's assumptions were not reasonable; thus, the City is paying on the NID debt. He asked if the reasonableness of the assumptions made by Springsted Incorporated takes into effect the uncertain economic climate, especially where there are relevant and expert expectations there will be another recession. Tom Denaway stated economic conditions don't get factored into their analysis, and explained how their analysis to show there's a true need for economic assistance based on best-case scenarios and to ensure the developer isn't overstating project costs or understating revenues in order to show a need for economic incentives. He added that a negative shift in the economy would only enhance But-For analysis.

**Darrell Drumwright, Representative for the Platte County Commission**

Darrell Drumwright asked what would happen if the economy tanks in 2022 similar to what happened in 2008, and how that would affect the project and tax revenues collected for the TIF. He asked how the project would be affected if no money is coming in. Tom Denaway responded that, from a TIF standpoint specifically, that's a risk to the developer as it relates to any incentives the City is receiving. Chris Williams, City Attorney with the City of Parkville, reiterated that the City is not at risk in this situation and the developer is the one taking the risk. He said if the TIF doesn't perform as well as expected then the developer is the one who won't be reimbursed.

**Hilary Murray (Secretary), Representative for the City of Parkville**

Hilary Murray asked if Springsted Incorporated looks at demographics for the area in order to determine what demand would be for a commercial project in the area. Tom Denaway responded they do not look at demographics as it's outside the realm of a But-For finding, and said that would be more in the realm of a market feasibility study, which is more of a concern for the developer. He added that if there's not a demographic market for a commercial project in the area, it would only enhance the But-For finding. Stephen Lachky added that a market feasibility study for the area was completed in 2014 and that the study was provided to the developer prior to the plan submittal process.

**Jackie Snyder (Chair), Representative for the City of Parkville**

Jackie Snyder asked the developer if they had done any feasibility studies. Brian Mertz, applicant, said that in conjunction with the study done by the City, and his experience in other markets throughout the region, communication with commercial brokers, communication with residential brokers and apartment studies, his development team felt comfortable enough. He added how there is no risk to the City and that the development team is 100% sold and invested in the project. Jackie Snyder then said she was ready to hear comments from members of the public and went over guidelines for providing public comments to the TIF Commission.

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**Roxsen Koch (6115 Westwood Ct., Parkville, Mo.)**

Roxsen Koch stated she's a Parkville resident, was one of the founding members of the Parkville Economic Development Council (EDC) in 2011, and is an economic development attorney with Polsinelli and has practiced professionally in the area of economic development for over 30 years. She said she moved to Parkville because of the schools, and was familiar with the project area before moving to Parkville and supports the project. Roxsen stated she is knowledgeable about tax increment financing, how economic development incentives work, and see's the proposal as the highest and best use for the property. She stated she heard questions about potential risk by the TIF Commissioners and asked them, "What happens if you don't move forward with the project? What would happen to the property? How will the City repay the debt it incurred with the NID bonds?" Roxsen talked about light tech, industrial, different types of housing and said the proposal would bring good mixed-use development to the area that many other communities hunger for, as well as disposable dollars that will provide an economic stimulus and multiplier effect.

**Nathan BeVelle (8880 Clark Ave, Parkville, Mo.)**

Nathan BeVelle stated he is the Executive Director of the Parkville EDC and read a prepared statement from Alicia Stephens, Executive Director of the Platte County EDC in support of the project: "Parkville has a tremendous opportunity to have the entire area developed by one developer which is the best-case scenario. It has been impressive to see how the developer has engaged taxing jurisdictions to gather input and we are excited to see this project moving forward." Nathan BeVelle then said the Parkville EDC echoes the sentiment put forward by the Platte County EDC.

**Cory Miller (River Hills Estates subdivision, Parkville, Mo.)**

Cory Miller said he was also previously on the Parkville EDC with Roxsen Koch and too supports the development. He stated he owns land on the southwest corner of the interchange and has been waiting for some time for development to occur. He asked, "What if this doesn't happen?" and said it seems scarier than taking a chance and said he feels the developer is the one taking a chance, not the City. Cory Miller said the assessments are big and he feels proud the City and developer are close to agreeing on a land deal; and that he's always felt the City would have to give the land away for free on top of tax incentives for anyone to be able to feasibly develop on the land. He explained how the developer has come in, listened to residents and the City, and changed their plan based on their concerns every time. Cory Miller stated he's an advocate for higher density and that developers in the past have been leery to developer in Parkville because there isn't higher density. He said he likes how the tax on the TIF is not going to be as high as nearby taxes like HyVee on 64<sup>th</sup> St., and said that based on his experience developing near downtown Parkville, if you were near the 10% tax mark it wasn't going to work. Cory Miller said the corridor offers something different than any other area in Parkville and has heard people say how they'd love to see more urban design and downtown Parkville recreated in the area.

**Eric Renner (18017 NW Amber Ct., Unincorporated Platte County, Mo.)**

Eric Renner talked about a question raised by Commissioner Michael Sobba earlier in the meeting regarding maintenance, and asked when maintenance would start when the residential area is completed. Stephen Lachky, Community Development Director with the City of Parkville,

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responded that when the City accepts public roads the developer is required to have a two-year maintenance bond on the roads in case structural failure were to occur. He added that the Public Works Department has a street maintenance program to evaluate and repair public roads. Eric Renner then asked if the roads are completed and then the residential development is constructed, or if the development is completed in a staged process? Brian Mertz, applicant, responded construction in the residential development will be a phased process and elaborated how the residential development on the northwest corner of the interchange is designed to be developed in chunks of 20-30 lots at a time. Eric Renner then asked about maintenance to be provided by the commercial HOA in the commercial area and what maintenance would be involved such as snow removal. Brian Mertz said the roads within the commercial area do not meet the setbacks for public roads; therefore, those roads won't be given to the City. Instead, those roads will be privately maintained.

Lastly, Eric Renner asked about the revenues anticipated for the project and asked if anyone has seen a detailed calculation for what those revenues are. He said he's aware of Springsted Incorporated's But-For analysis, but was wondering if anyone's looked beyond that report regarding projected revenues for the developer and the City, and if those projected revenues are realistic. Stephen Lachky said that Exhibit 5 of the Creekside TIF Plan contains projected revenues. He also added the applicant has provided a cost-benefit analysis in the Creekside TIF Plan which contains projections for revenues to the City; and that part of the City's funding agreement for review services by Springsted Incorporated is to review this cost-benefit analysis to make sure those numbers are accurate, as well as prepare an independent cost-benefit analysis. Stephen Lachky said the independent cost-benefit analysis will be presented to the Board of Aldermen.

**Weston Coble (14435 Summit Cir., Parkville, Mo.)**

Weston Coble talked about the Park Hill School District having a policy where they've never supported a TIF of over 10 years, or a TIF exceeding 50% of real property taxes. He asked for a representative from the school district to elaborate on why that policy was adopted. Jeanette Cowherd, Representative for the Park Hill School District, said they do not have a policy; rather, they have a resolution the district's made. She added the reason the school district does not support residential TIFs is because it produces children for them to educate without a source of funding to support them; and the reason they prefer abatement no more than 50% is because of how the district also relies on commercial tax revenue to support their students. Weston Coble then stated how during a 2017 meeting of the Parkville TIF commission, Commissioner Paul Kelly asked if the Parkville Commons TIF project was successful or not, and was wondering if he ever received an answer. Stephen Lachky, Community Development Director with the City of Parkville, responded that each year the City is required to submit an annual TIF report to the Missouri Department of Economic Development (DED) which details the TIF project request, what was originally approved, and TIF revenue received to-date. He said he doesn't know the exact numbers off the top of his head, but in general they are slightly low than the projected targeted goal. Stephen Lachky offered to provide the annual TIF reports if requested. With regard to success of the Parkville TIF project in terms of current uses, Stephen Lachky said the uses currently in the Parkville Commons are what was envisioned by the original plan.

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Weston Coble then asked how many blight studies Sterrett Urban LLC has been commissioned to do in the last five years, and what percentage of those studies determined blight was present. Patricia Jensen responded she did not feel the question is relevant since each TIF project is unique and a blight determination is based on the factors present on the site. Weston Coble then referenced the 2014 *Market Feasibility & Economic Impact Analysis for Sports Complex and/or Commercial Development*, and said how the study stated the interstate lacked a conventional interstate exchange where travelers arrive at a distance and stop for refreshments, lacked an amount of traffic, and that the soccer complex could only support a 65-unit hotel. He asked if we need such a large amount of development along the corridor as well as such a large TIF. Patricia Jensen responded that the development team is working with MoDOT (Missouri Department of Transportation) on the design of roadway improvements for their project. She also said, the residential development component and baseball fields would be drivers for increased traffic to the area. Lastly, Weston Coble asked how many studies Springsted Incorporated has done in the last five years where they haven't found a But-For determination. Chris Williams, City Attorney with the City of Parkville, said this type of question comes up often during TIF Commission meetings, such as, "How many TIFs has your TIF Commission or Board of Aldermen denied?" and often the answer is zero; the reason being is because those applications never make it that far along in the process. He said if someone engages a blight consultant and they take an initial look and say it won't meet the determination for blight, there's never going to be a blight study done or blight finding made because no one's going to pay for it. Chris Williams said in his experience blight studies and But-For reports don't get created when the applicants know a project isn't going to make it. Stephen Lachky added this is a reason why the City has never received an application for TIF involving residential development, because staff and the Parkville EDC always tell applicants during the pre-application process that residential TIF is a non-starter based on the Park Hill School District's stance.

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Following the discussion there were no other public comments by members of the public or questions by any of the TIF Commissioners. Chris Williams requested for exhibits to be entered into the record by the TIF Commission. The exhibits were entered into the record and the public hearing was closed by Jackie Snyder. She then said the next item for consideration is a Resolution recommending approval for the Creekside TIF plan, projects and redevelopment area; and asked if everyone had an opportunity to review the resolution.

Mike Svetlic, Representative for the Platte County Commission, made a motion to postpone consideration of the resolution for one week, and use that time to consider the information presented to the TIF Commission. Chris Cline (Vice Chair), Representative for the City of Parkville, stated he would not support the motion. The motion did not carry.

**Michael Sobba, Representative for the City of Parkville**

Micahel Sobba commended City staff for their work as well as Mayor William Quitmeier's efforts back in 2000 for annexing the land. He also commended the developer's efforts of meeting with the taxing jurisdictions prior to submitting their application, including sitting down with the Park Hill School District. Michael Sobba said that the request for economic incentives is only 16% of the total project costs, which is a very small percentage of the total project dollars and seems very reasonable. He stated there's no risk to the City and said, "How could you not vote for

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something that's no risk to the City that's going to bring the vitality we have to that particular area?" Micahel Sobba reiterated how the project is a pay-as-you-go TIF and that the developer would be the one getting hurt if it didn't perform, not the City. He said the proposal meets the requirements of the *Parkville Master Plan*, alleviates the City and Parkville taxpayers of the NID bond debt burden and liability, and can't personally think of a better development for the I-435 development based on plans envisioned around Mayor Quitmeier's time in the year 2000.

Michael Sobba then made a motion to adopt Resolution No. TIF19-01 recommending to the Board of Aldermen approval of the Creekside TIF Plan, projects and redevelopment area. The motion was seconded. Jackie Snyder then asked if there was additional discussion by members of the TIF Commission.

**Mike Svetlic, Representative for the Platte County Commission**

Mike Svetlic said we talked about risk to the City but not about risk to the taxing authorities. He stated how Commissioner Paul Kelly talked about the millions of dollars needed to construct another school without any financing, and how representatives from the Park Hill School District would have to go back to their patrons for support, and how the district doesn't have enough revenue to build a school. He said the risk is to the kids and patrons of the school district, which is why representatives from the Park Hill School District have been so artfully sublime in opposing the TIF project in a diplomatic and respectful way. Mike Svetlic also said he's considering how there's no evidence submitted in the record of any assurances that the hotels, residences, or restaurants are going up. He said there's benefits to the City, but the other taxing authorities are risking the fact they may not be able to sustain — in their present capacity with their levies — the need to be met for children to go to school in the Park Hill School District.

**Chris Cline (Vice Chair), Representative for the City of Parkville**

Chris Cline said that in regard to the commercial development (including assurances and lack of tenants being named), the residential development component of Creekside is moving forward already which will create additional demand for schools regardless of the TIF moving forward. He said the TIF ask by the applicant is very reasonable based on their projections, and how staff's presentation detailed other potential issues on the land not found in Sterrett Urban LLC's blight study which will present additional development costs; and that the City is not on the hook for those costs. Chris Cline said there's a substantial amount of risk on the developer and based on the types of uses being proposed, it would bring another tax source to the City that Parkville currently doesn't have. He added he feels the development proposal is the highest and best use for the property.

**Michael Sobba, Representative for the City of Parkville**

Michael Sobba said the fact is that the homes from the residential development component of Creekside are going to be built out in the project area, and the Park Hill School District will receive property taxes off those homes which is a positive, rather than not receiving anything at all. Jeanette Cowherd, Representative with the Park Hill School District, said they will be receiving property taxes from all the new homes, but the numbers don't quite add up to cover all of their costs from residential development alone. Paul Kelly, Representative with the Park Hill School District, added it's a delicate balance in the district since their tax levy has not increased since 2002, yet the district has grown by over 5,000 students. He says the district has been able

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to support this growth due to excellent management, the fact that commercial growth in the area over this time has been paying taxes, and that there's not been a lot of tax incentive projects. Paul Kelly said if it weren't for the strong, diverse tax base, it would be a different story. Jackie Snyder (Chair), Representative for the City of Parkville, said she's been in the field of education and understands their concerns, but said if the Creekside project moves forward, none of the funding would be available for the Park Hill School District. Paul Kelly responded that her statement is true for every commercial project in southern Platte County. He added that with the current rate of residential growth, there's no way the district can maintain the tax levy they have.

**Hilary Murray (Secretary), Representative for the City of Parkville**

Hilary Murray said her concern is that she doesn't see demand for a project of this magnitude today, even with the TIF incentives. She talked about the ballfields being under construction and residential project moving forward, and said that perhaps as density increases by the project area, then it'll increase the demand in the future and need for TIF.

Shakedra Knight, Management Analyst / Community Development Department Assistant with the City of Parkville, then issued a roll call vote for the motion to adopt Resolution No. TIF19-01. Ayes by roll call vote: Diane Driver, Kevin McDonald, Jackie Snyder, Michael Sobba, Chris Cline, Darrell Drumwright, and Donald Chrusciel. Hilary Murray, Jeanette Cowherd, Paul Kelly, and Mike Svetlic opposed the motion. The motion passed by a vote of 7-4.

Chairman Werner called for additional questions or comments from the Commission. Seeing none he called for entrance of exhibits.

**G. Enter exhibits into the public record**

City Attorney Williams asked that exhibits listed as attachments at the end of city staff's policy report, additional exhibits by reference and the three PowerPoint presentations (by staff, Springsted, and the applicant) were entered into the record.

Chairman Snyder declared the requested exhibits were entered into the record.

**H. Close public hearing**

Chairman Werner called for additional discussion. Seeing none he closed the public hearing and

**Commissioner Sobba moved to approve a Resolution recommending to the Board of Aldermen Approval of the First Amendment to the Parkville Market Place Tax Increment Financing Redevelopment Plan, Projects, and Redevelopment Area Enlarging the Redevelopment Area to Establish Redevelopment Project 2, Making Specific Findings, and Designating CBC Parkville, LLC, as the Developer for Redevelopment Project 2, Commissioner Sharp seconded. A roll call vote passed the motion: 7-3 (Ayes by roll call vote: Diane Driver, Kevin McDonald, Jackie Snyder, Michael Sobba, Chris Cline, Darrell Drumwright, and Donald Chrusciel. Hilary Murray, Jeanette Cowherd, Paul Kelly, and Mike Svetlic opposed the motion.)**

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**5. ADJOURNMENT**

Chairman Werner adjourned the meeting at 8:36 p.m.

Submitted by:

\_\_\_\_\_  
Stephen Lachky  
Community Development Director

2-26-19  
Date

DRAFT

## CITY OF PARKVILLE Policy Report

DATE: Friday, September 17, 2021

PREPARED BY:

Stephen Lachky  
Community Development Director

REVIEWED BY:

Chris Williams  
City Attorney

ISSUE:

Provide a recommendation to the Board of Aldermen for the First Amendment to the Creekside Tax Increment Financing Plan and Projects. Case No. TIF 2021-01; Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; Parkville Development VVI, LLC, applicant.

BACKGROUND:

In late summer / early fall of 2018, the applicant submitted applications for preliminary development plan for a multi-phased project known as "Creekside" along the I-435 and Highway 45 corridor (see Attachments 15-25 by reference). The Board of Aldermen approved preliminary development plans for the southeast and northwest quadrants on November 6, 2018, and for the southwest quadrant on December 18, 2018 (see Attachments 39-49 by reference). The Creekside proposal includes the following preliminary development plans:

- The Meadows At Creekside – a planned residential development consisting of 101 single-family homes, 96 townhome units and 216 apartment units on the southeast quadrant of the interchange (43.24 acres, more or less).
- Old Town At Creekside – a planned commercial development consisting of 13 lots for six restaurants, two mixed-use retail buildings with 100 apartment units, one café, one grocery/market, one hotel and one bank on the southeast quadrant of the interchange (38.12 acres, more or less).
- The Woods At Creekside & Creekside Village – a planned residential development consisting of 118 single-family homes and 176 townhome units in 44 buildings on the northwest quadrant of the interchange (34.65 acres, more or less).
- Creekside Commons – a planned commercial development consisting of 10 lots for three hotels, two restaurants, one quick-serve restaurant, one gas station, one pharmacy/medical office, one mixed-use retail building with 50 apartment units and six tournament quality youth baseball & softball fields on the northwest quadrant of the interchange (82.75 acres, more or less).
- Creekside Industrial – A planned industrial development consisting of 29 pad sites for office/service and industrial uses on the southwest quadrant of the interchange (49.01 acres, more or less).

On December 27, 2018, an Application for Tax Increment Financing (TIF) was submitted to the City (see Attachment 2 by reference) along with the Creekside TIF Plan (see Attachment 3 by reference). The plan proposes constructing the Creekside preliminary development plans listed above by establishing 14 separate Redevelopment Project Areas (titled A through N) totaling 124 acres, more or less. Estimated total project costs for all five of the Creekside preliminary development plans are approximately \$335 million, and the Creekside TIF Plan seeks approximately \$52 million in reimbursable project costs through TIF assistance and other mechanisms (see Attachment 3, Exhibit 4 by reference). The Creekside TIF Plan anticipates that construction of the Redevelopment Project Areas will commence in 2019 and is expected to have its phases completed by 2025.

On February 26, 2019, a public hearing was held at the meeting of the Parkville TIF Commission, where the Commission recommended approval of Resolution No. TIF 2019-01 by a vote of 7-4 (see Attachment 8 by reference). On March 19, 2019 the Board of Aldermen approved the first reading of an ordinance approving the Creekside TIF Plan, Projects, and Redevelopment Area, making specific findings, and designating the developer for Projects A through N. Additionally, that evening the Board of Aldermen approved the first reading of ordinances to approve Redevelopment Project Areas A, B, C, D, E, F, G, H, I, J, K, L, M, and N of the Creekside TIF Plan as redevelopment projects and to adopt tax increment financing therein. The second reading of an ordinance to approve the Creekside TIF Plan was approved by the Board of Aldermen on April 2, 2019 (see Attachment 9 by reference), and a redevelopment agreement with the City was approved by the Board of Aldermen on April 23, 2019 (see Attachment 10 by reference). To-date, several development projects have been approved by the Planning and Zoning Commission, constructed and completed by the applicant, including:

- The Meadows At Creekside
  - Apartments (216 apartment units), townhomes (80 units; maintenance provided) and single-family homes (124 units) are currently under construction and for sale.
  
- Old Town At Creekside
  - Anytime Fitness constructed and open
  - Ten and Two Coffee constructed and open
  - Johnny's Tavern constructed and open
  - Mixed-use buildings (retail on the 1<sup>st</sup> floor and class-A apartments above) with green space for stage and yard games opening planned October 2021
  - BBQ or other restaurant use approved by Planning and Zoning Commission
  - Taco Bell approved by Planning and Zoning Commission
  
- The Woods At Creekside & Creekside Village
  - Single-family homes (118 units) and townhomes (44 units) are currently under construction and for sale
  
- Creekside Commons
  - Ballfields At Creekside completed in 2019 and operating tournaments (estimated 1.1 million visitors for 2021)
  - The Station gas station & convenience store constructed and open
  - Burger King drive-thru restaurant constructed and open
  - Creekside Hotel under construction and opening expected March 1, 2022
  
- Creekside Industrial
  - Capital Electric Line Builders, Inc. (72,800 sq. ft. headquarters for office, warehouse and shop uses) under construction

**FIRST AMENDMENT:**

The First Amendment to the Creekside Tax Increment Financing Plan proposes reconfiguring the boundaries of certain project areas within the existing Redevelopment Area, and subdivide certain project areas that previously encompassed multiple proposed lots into smaller separate project areas for each proposed lot (see Attachment 1). The change is necessary to update and correct the legal descriptions of lots which are now legally platted lots, and to subdivide larger Redevelopment Project Areas as contemplated and described in the approved TIF plan. **No changes are being made to the project budget, reimbursable project costs, or land uses**

## ITEM 4A

For 09-23-21

### Tax Increment Financing Commission Meeting

**included in the Creekside TIF Plan.** Additionally, there is no impact to the Board of Aldermen's previously determined TIF Act statutory findings.

#### BUDGET IMPACT:

With the exception of application and permit fees collected, there is no immediate budget impact. Long-term impacts would be realized from changes in property taxes and sales taxes collected from the site and proposed development, and impacts to the same for area properties and other businesses.

#### ALTERNATIVES:

1. Recommend approval of the First Amendment to the Creekside TIF Plan and Projects, as recommended by staff.
2. Recommend approval of the First Amendment to the Creekside TIF Plan and Projects, subject to other stated conditions.
3. Recommend denial of the First Amendment to the Creekside TIF Plan and Projects.
4. Postpone the item.

#### PUBLIC COMMENTS:

Although no public comments have been received by the Community Development Department as of the date of this policy report, staff will gather public comments at the September 23, 2021 public hearing; as well as provide any comments received thereafter to the Board of Aldermen before their consideration of the proposal.

#### STAFF RECOMMENDATION:

Staff recommends approval of the First Amendment to the Creekside Tax Increment Financing Plan and Projects based on staff's analysis.

#### SUGGESTED MOTIONS:

I move to approve Resolution No. TIF 2021-01 recommending to the Board of Aldermen approval of the First Amendment to the Creekside Tax Increment Financing Plan and the reconfigured Redevelopment Projects and Project Areas included therein.

#### ATTACHMENTS:

1. First Amendment to the Creekside Tax Increment Financing Plan, Parkville, Missouri (prepared by Rouse Frets White Goss Gentile Rhodes, P.C. on behalf of Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; Parkville Development VVI, LLC; original plan filed January 25, 2018; amended February 20, 2019; and first amendment filed August 24, 2021)

#### ADDITIONAL EXHIBITS BY REFERENCE:\*

1. *Parkville 2040 Master Plan* (<http://parkvillemo.gov/departments/community-development-department/master-plan/>)
2. Application for Tax Increment Financing (Case No. TIF 2018-01; submitted December 27, 2018 by Brian Mertz, applicant)
3. Creekside Tax Increment Financing Plan, Parkville, Missouri (prepared by Rouse Frets White Goss Gentile Rhodes, P.C. on behalf of Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; Parkville Development VVI, LLC; filed January 25, 2018; amended February 20, 2019)
4. But-For Determination Report (prepared by Springsted Incorporated; dated February 19, 2019)
5. Cost-Benefit Analysis of Creekside Project (prepared by Springsted Incorporated; dated March 6, 2019)
6. Comparison table of approved Tax Increment Financing projects in Parkville, Mo.

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7. Public Comments from the February 26, 2019 meeting of the TIF Commission
8. Resolution No. TIF 2019-01 (dated February 26, 2019)
9. Ordinance No. 2988 – Approving the Creekside Tax Increment Financing Plan, Projects and Redevelopment Area, making specific findings, and designating the developer for Projects A through N included in the Plan (dated April 2, 2019)
10. Ordinance No. 2993 – Approving a tax increment financing and economic development contract with Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 70, LLC; Parkville Development 140, LLC; and Parkville Development VVI, LLC for implementation of the Creekside Tax Increment Financing Redevelopment Plan (dated April 23, 2019)
11. 45-day notice of the TIF Commission public hearing to taxing jurisdictions mailed via certified mail (dated August 6, 2021)
12. 10-day notice of the TIF Commission public hearing to property owners mailed via certified mail (dated September 8, 2021)
13. Newspaper publication notice of the TIF Commission public hearing (published in The Landmark newspaper on September 8, 2021)
14. Newspaper publication notice of the TIF Commission public hearing (published in The Landmark newspaper on September 15, 2021)
15. Case No. PZ18-15A – The Meadows At Creekside – Preliminary Development Plan
16. Case No. PZ18-15B – The Meadows At Creekside – Conditional Use Permit
17. Case No. PZ18-16A – Old Town At Creekside - Zoning Map Amendment
18. Case No. PZ18-16B – Old Town At Creekside - Preliminary Development Plan
19. Case No. PZ18-17A – The Woods At Creekside - Zoning Map Amendment
20. Case No. PZ18-17B – The Woods At Creekside - Preliminary Development Plan
21. Case No. PZ18-17C – The Woods At Creekside - Conditional Use Permit
22. Case No. PZ18-17E – Creekside Commons - Zoning Map Amendment
23. Case No. PZ18-17F – Creekside Commons - Preliminary Development Plan
24. Case No. PZ18-18A – Creekside Industrial – Zoning Map Amendment
25. Case No. PZ 18-18B – Creekside Industrial – Preliminary Development Plan
26. Staff analysis, exhibits and comments presented at the September 11, 2018 Planning and Zoning Commission public hearing (<https://vimeo.com/289405189>; <https://vimeo.com/289404155>; <https://vimeo.com/289404863>)
27. Staff analysis, exhibits and comments presented at the October 9, 2018 Planning and Zoning Commission public hearing (<https://vimeo.com/294291017>; <https://vimeo.com/294291196>; <https://vimeo.com/294292249>; <https://vimeo.com/294293144>)
28. Staff analysis, exhibits and comments presented at the October 10, 2018 Planning and Zoning Commission public hearing (<https://vimeo.com/294490853>; <https://vimeo.com/294491598>)
29. Staff analysis, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (<https://vimeo.com/298093890>)
30. Staff analysis, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (<https://vimeo.com/299350151>)
31. Staff analysis, exhibits and comments presented at the November 13, 2018 Planning and Zoning Commission public hearing (<https://vimeo.com/300632492>)
32. Staff analysis, exhibits and comments presented at the December 4, 2018 Board of Aldermen meeting (<https://vimeo.com/307077571>)
33. Staff analysis, exhibits and comments presented at the December 18, 2018 Board of Aldermen meeting (<https://vimeo.com/307572001>)
34. Staff analysis, exhibits and comments presented at the February 26, 2019 Tax Increment Financing meeting (<https://vimeo.com/320071000>)
35. Staff analysis, exhibits and comments presented at the March 19, 2019 Board of Aldermen meeting (<https://vimeo.com/325349168>)

36. Staff analysis, exhibits and comments presented at the April 2, 2019 Board of Aldermen meeting (<https://vimeo.com/328082077>)
37. Staff analysis, exhibits and comments presented at the April 16, 2019 Board of Aldermen meeting (<https://vimeo.com/330909891>)
38. Staff analysis, exhibits and comments presented at the April 23, 2019 Board of Aldermen meeting (<https://vimeo.com/332107516>)
39. Ordinance No. 2966 – Approving a preliminary development plan for The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on approximately 43.42 acres, generally located at the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road
40. Ordinance No. 2967 – Approving a conditional use permit to allow townhome uses, multi-family apartment uses and a police substation, in conjunction with The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on approximately 43.42 acres, generally located at the southeast quadrant of the intersection of I-435 and Missouri Highway 45 along Brink-Myer Road
41. Ordinance No. 2968 – Rezoning one parcel containing approximately 38.12 acres located on the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road, from Platte County “PI” Planned Industrial to Parkville City “B-2-P” General Business District
42. Ordinance No. 2969 – Approving a preliminary development plan for Old Town at Creekside, a planned commercial development consisting of retail, mixed-use, restaurant and other commercial uses on approximately 38.12 acres, generally located on the southeast quadrant of the intersection of I-435 and Highway 45 along Brink-Myer Road
43. Ordinance No. 2970 – Rezoning a portion of one parcel of land (approximately 60.4 acres of total approximate 128.77 acres), generally located on the northwest quadrant of the intersection of I-435 and Highway 45, from Platte County “R-7” Single-Family High Density District, Platte County “RMD” Residential Multiple Dwelling District and Platte County “RE” Rural Estates District to Parkville City “R-4-P” Mixed-Density Residential
44. Ordinance No. 2971 – Approving a preliminary development plan for The Woods at Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on 34.65 acres and 25.74 acres respectively; generally located on the northwest quadrant of the intersection of I-435 and Highway 45
45. Ordinance No. 2972 – Approving a conditional use permit for The Woods at Creekside & Creekside Village, a planned residential development consisting of single-family homes and townhomes on 34.65 acres and 25.74 acres respectively, generally located on the northwest quadrant of the intersection of I-435 and Highway 45
46. Ordinance No. 2973 – Rezoning three parcels of land (totaling 11.60 acres) and a portion of one parcel of land (82.75 acres, of the total 128.77 acres), generally located at the northwest quadrant of the intersection of I-435 and MO- Highway 45 from Platte County “R-7” Single-Family High Density District, Platte County “RMD” Residential Multiple Dwelling District, Platte County “RE” Rural Estates District and Platte County “CH” Commercial Highway District to Parkville City “B-2-P” General Business District
47. Ordinance No. 2974 – Approving a preliminary development plan for Creekside Commons, a planned commercial development consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail, outdoor recreation and cemetery uses on approximately 82.75 acres, generally located on the northwest quadrant of the intersection of I-435 and Highway 45
48. Ordinance No. 2979 – Rezoning six parcels of land, approximately 49.01 acres, generally located on the southwest quadrant of intersection of I-435 and Highway 45 from “BP” Business Park District to “I-2-P” Light Industrial District
49. Ordinance No. 2980 – Approving a preliminary development plan for Creekside Industrial, a planned industrial development consisting of pad sites for office/service and industrial uses

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on approximately 48.99 acres, generally located on the southwest quadrant of the intersection of I-435 and Highway 45

\*Printed copies of referenced materials may be provided on request. Original materials are available for viewing at Parkville City Hall.

# **FIRST AMENDMENT TO THE CREEKSIDE TAX INCREMENT FINANCING PLAN**

**PARKVILLE, MISSOURI**

**SUBMITTED BY:**

**Parkville Development 38, LLC  
Parkville Development 50, LLC  
Parkville Development 140, LLC  
Parkville Development VVI, LLC**

**PREPARED BY:**

**Rouse Frets White Goss Gentile Rhodes, P.C.**  
4510 Belleview Avenue  
Suite 300  
Kansas City, Missouri 64111

**Original Plan Filed January 25, 2018, substituted by amendment February 20, 2019  
First Amendment Filed August 24, 2021, substituted by amendment September 16, 2021**

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**EXHIBITS**

Exhibit 1B Legal Description: Redevelopment Project Areas

Exhibit 3 Preliminary Site Plan

## I. INTRODUCTION

This First Amendment to the Creekside Tax Increment Financing Plan (the “First Amendment”) shall amend the Creekside Tax Increment Financing Plan as approved by Ordinance No. 2988 on April 2, 2019 (the Creekside Tax Increment Financing Plan as amended by the First Amendment shall hereinafter be referred to as the “Plan” or “Redevelopment Plan”).

The First Amendment, if approved, will reconfigure the boundaries of certain project areas within the existing Redevelopment Area and subdivide certain project areas that previously encompassed multiple proposed lots into smaller separate project areas for each proposed lot. This change is necessary to update and correct the legal descriptions of lots which are now legally platted lots, and to subdivide larger Redevelopment Project Areas as contemplated and described in section 1 – Introduction of the approved TIF Plan and section 5.A. of the Tax Increment Financing & Economic Development Contract executed between the Redeveloper and the City and approved by Ordinance No. 2993 on April 23, 2019. Please note that no changes are being made to the project budget, reimbursable project costs, or land uses included in the TIF Plan.

## II. PLAN TEXT AMENDMENTS

The Redevelopment Plan shall be amended as follows:

1. **Amendment No. 1:** The fifth paragraph of Section I entitled Introduction shall be deleted in its entirety and replaced with the following: The TIF Plan is presented as 22 (twenty-two) separate Redevelopment Project Areas. A Redevelopment Project Area may be administratively subdivided upon the request of the Developer subject to the consent of the City Administrator who shall not unreasonably withhold his or her consent. The purpose of separating the site into distinct Redevelopment Project Areas

is to permit the Developer to time the activation of tax increment financing for the various Redevelopment Project Areas within the multi-phased project.

### **III. PLAN EXHIBIT AMENDMENTS**

2. **Amendment No. 2:** Delete Exhibit 1B, Legal Description of Redevelopment Project Areas, in its entirety and insert the revised Exhibit 1B, Legal Description of Redevelopment Project Areas, as attached hereto.
3. **Amendment No. 3.** Delete Exhibit 3, Preliminary Site Plan, in its entirety and insert the revised Exhibit 3, Preliminary Site Plan, as attached hereto.

**EXHIBIT 1B**  
**LEGAL DESCRIPTION:**  
**REDEVELOPMENT PROJECT AREAS**

**REDEVELOPMENT PROJECT AREA A-1**  
**LEGAL DESCRIPTION**

LOT 1

92,780 SQUARE FEET – 2.130 ACRES

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE N 89°56'27" W, ALONG THE SOUTH LINE OF SAID NORTH HALF, 40.00 FEET TO A POINT ON THE WESTERLY NW BRINK-MYER ROAD RIGHT OF WAY LINE; THENCE N 00°12'58" E, ALONG SAID RIGHT OF WAY LINE, 520.31 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, N 89°47'04" W, 757.16 FEET TO THE POINT OF BEGINNING; THENCE N 89°47'04" W, 21.78 FEET;

THENCE S 00°13'13" W, 500.41 FEET; THENCE N 89°47'00" W, 175.81 FEET; THENCE N 00°15'51" E, 469.30 FEET; THENCE N 47°19'19" E, 101.16 FEET; THENCE S 89°46'48" E, 123.35 FEET; THENCE S 00°32'48" W, 37.73 FEET TO THE POINT OF BEGINNING.

**REDEVELOPMENT PROJECT AREA A-2**  
**LEGAL DESCRIPTION**

LOT 2 DESCRIPTION

42,239 SQUARE FEET – 0.970 ACRES

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE N 89°56'27" W, ALONG THE SOUTH LINE OF SAID NORTH HALF, 40.00 FEET TO A POINT ON THE WESTERLY NW BRINK-MYER ROAD RIGHT OF WAY LINE; THENCE N 00°12'58" E, ALONG SAID RIGHT OF WAY LINE, 520.31 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, N 89°47'04" W, 757.16 FEET TO THE POINT OF BEGINNING; THENCE N 89°47'04" W, 21.78 FEET; THENCE S 00°13'13" W, 212.77 FEET; THENCE N 89°46'48" W, 175.59 FEET; THENCE N 00°15'51" E, 181.64 FEET; THENCE N 47°19'19" E, 101.16 FEET; THENCE S 89°46'48" E, 123.35 FEET; THENCE S 00°32'48" W, 37.73 FEET TO THE POINT OF BEGINNING.

**REDEVELOPMENT PROJECT AREA B  
LEGAL DESCRIPTION**

LOTS 3, 4, AND 5 – MIXED USE IN THE SEQ  
Approximately 5.88 ACRES

LOTS 1 AND 2 AND TRACT A, OLD TOWN AT CREEKSIDE – FIRST PLAT, A  
SUBDIVISION IN PLATTE COUNTY, MISSOURI RECORDED AUGUST 21, 2019 BOOK  
22, PAGE 51.

**REDEVELOPMENT PROJECT AREA C-1  
LEGAL DESCRIPTION**

LOT 6  
64,269 SQUARE FEET – 1.475 ACRES

ALL THAT PART OF THE OF THE NORTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE 5TH P.M., PLATTE COUNTY,  
MISSOURI, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE  
SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE N 89°56'27" W,  
ALONG THE SOUTH LINE OF SAID NORTH HALF, 40.00 FEET TO A POINT ON THE  
WESTERLY NW BRINK-MYER ROAD RIGHT OF WAY LINE, SAID POINT BEING  
THE POINT OF BEGINNING; THENCE CONTINUING N 89°56'27" W, ALONG SAID  
SOUTH LINE, 255.27 FEET;

THENCE DEPARTING SAID SOUTH LINE, N 00°13'12" E, 102.96 FEET; THENCE  
NORTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS  
OF 200.00 FEET, AN ARC LENGTH OF 125.74 FEET AND HAVING A CHORD WHICH  
BEARS N 18°13'50" E, 123.68 FEET; THENCE N 00°13'12" E, 51.23 FEET; THENCE S  
89°46'48" E, 217.01 FEET TO A POINT ON SAID NW BRINK-MYER ROAD RIGHT OF  
WAY LINE; THENCE S 00°12'58" W, ALONG SAID RIGHT OF WAY LINE, 271.09 FEET  
TO THE POINT OF BEGINNING.

**REDEVELOPMENT PROJECT AREA C-2  
LEGAL DESCRIPTION**

LOT 7  
54,080 SQUARE FEET – 1.242 ACRES

ALL THAT PART OF THE OF THE NORTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE 5TH P.M., PLATTE COUNTY,  
MISSOURI, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST

CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE N 89°56'27" W, ALONG THE SOUTH LINE OF SAID NORTH HALF, 40.00 FEET TO A POINT ON THE WESTERLY NW BRINK-MYER ROAD RIGHT OF WAY LINE; THENCE N 00°12'58" E, ALONG SAID RIGHT OF WAY LINE, 271.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°12'58" E, ALONG SAID RIGHT OF WAY LINE, 249.22 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, N 89°47'04" W, 216.99 FEET; THENCE S 00°13'12" W, 249.20 FEET; THENCE S 89°46'48" E, 217.01 FEET TO THE POINT OF BEGINNING.

**REDEVELOPMENT PROJECT AREA C-3  
LEGAL DESCRIPTION**

LOT 9 – RESTAURANT USES IN SEQ  
Approximately 2.43 ACRES

LOT 3, OLD TOWN AT CREEKSIDE – FIRST PLAT, A SUBDIVISION IN PLATTE COUNTY, MISSOURI RECORDED AUGUST 21, 2019 BOOK 22, PAGE 51

**REDEVELOPMENT PROJECT AREA C-4  
LEGAL DESCRIPTION**

LOT 11 – RESTAURANT USE IN SEQ  
35,649 SQUARE FEET – 0.81 ACRES

LOT 1, OLD TOWN AT CREEKSIDE – THIRD PLAT, A SUBDIVISION IN PLATTE COUNTY, MISSOURI RECORDED AUGUST 11, 2021, BOOK 22, PAGE 282.

**REDEVELOPMENT PROJECT AREA C-5  
LEGAL DESCRIPTION**

LOT 11 – PADSITE IN SEQ  
31,077 SQUARE FEET – 0.71 ACRES

LOT 2, OLD TOWN AT CREEKSIDE – THIRD PLAT, A SUBDIVISION IN PLATTE COUNTY, MISSOURI RECORDED AUGUST 11, 2021, BOOK 22, PAGE 282.

**REDEVELOPMENT PROJECT AREA C-6  
LEGAL DESCRIPTION**

LOT 12

62,465 SQUARE FEET – 1.434 ACRES

ALL THAT PART OF THE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE 5TH P.M., PLATTE COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE N 89°56'27" W, ALONG THE SOUTH LINE OF SAID NORTH HALF, 40.00 FEET TO A POINT ON THE WESTERLY NW BRINK-MYER ROAD RIGHT OF WAY LINE; THENCE N 00°12'58" E, ALONG SAID RIGHT OF WAY LINE, 520.31 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, N 89°47'04" W, 216.99 FEET; THENCE N 00°03'09" W, 655.12 FEET TO THE POINT OF BEGINNING; THENCE N 00°03'09" W, 80.67 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 184.00 FEET, AN ARC LENGTH OF 289.03 FEET AND HAVING A CHORD WHICH BEARS N 44°46'48" W, 260.22 FEET; THENCE S 77°11'22" W, 77.62 FEET; THENCE S 89°26'50" W, 8.48 FEET; THENCE S 00°13'12" W, 53.06 FEET; THENCE S 00°37'36" E, 192.87 FEET; THENCE S 89°32'03" E, 265.63 FEET TO THE POINT OF BEGINNING.

**REDEVELOPMENT PROJECT AREA C-7  
LEGAL DESCRIPTION**

LOT 13

72,445 SQUARE FEET – 1.663 ACRES

ALL THAT PART OF THE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE 5TH P.M., PLATTE COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE N 89°56'27" W, ALONG THE SOUTH LINE OF SAID NORTH HALF, 40.00 FEET TO A POINT ON THE WESTERLY NW BRINK-MYER ROAD RIGHT OF WAY LINE; THENCE N 00°12'58" E, ALONG SAID RIGHT OF WAY LINE, 1411.92 FEET TO THE SOUTHEAST CORNER OF LOT 1, VERTICAL VENTURES II FIRST PLAT CORRECTED PLAT, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI; THENCE DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 1, N 89°50'57" W, 233.17 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, S 47°58'02" W, 47.38 FEET; THENCE NORTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 184.00 FEET, AN ARC LENGTH OF 153.34

FEET AND HAVING A CHORD WHICH BEARS N 65°54'23" W, 148.94 FEET; THENCE S 77°11'22" W, 77.62 FEET; THENCE S 89°26'50" W, 108.99 FEET; THENCE N 00°33'10" W, 235.06 FEET TO A POINT ON THE SOUTH MISSOURI STATE HIGHWAY NO. 45 RIGHT OF WAY LINE; THENCE N 88°36'55" E ALONG SAID RIGHT OF WAY LINE, 10.00 FEET; THENCE N 62°03'01" E ALONG SAID RIGHT OF WAY LINE, 111.80 FEET; THENCE N 88°36'55" E, ALONG SAID RIGHT OF WAY LINE, 134.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE WEST LINE OF SAID LOT 1, S 00°02'33" W, 187.50 FEET; THENCE S 45°04'14" E, ALONG SAID WESTERLY LINE, 161.80 FEET TO THE POINT OF BEGINNING.

**REDEVELOPMENT PROJECT AREA D  
LEGAL DESCRIPTION**

LOT 10

126,106 SQUARE FEET – 2.895 ACRES

ALL THAT PART OF THE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE 5TH P.M., PLATTE COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE N 89°56'27" W, ALONG THE SOUTH LINE OF SAID NORTH HALF, 40.00 FEET TO A POINT ON THE WESTERLY NW BRINK-MYER ROAD RIGHT OF WAY LINE; THENCE N 00°12'58" E, ALONG SAID RIGHT OF WAY LINE, 520.31 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, N 89°47'04" W, 216.99 FEET; THENCE N 00°03'09" W, 334.29 FEET TO THE POINT OF BEGINNING; THENCE N 00°03'09" W, 320.83 FEET; THENCE N 89°32'03" W, 265.63 FEET; THENCE S 00°37'36" E, 88.19 FEET; THENCE S 57°18'20" W, 332.96 FEET; THENCE S 03°20'29" W, 55.55 FEET; THENCE N 89°56'51" E, 548.39 FEET TO THE POINT OF BEGINNING.

**REDEVELOPMENT PROJECT AREA E  
LEGAL DESCRIPTION**

LOT 8

184,071 SQUARE FEET – 4.226 ACRES

ALL THAT PART OF THE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 34 WEST OF THE 5TH P.M., PLATTE COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE

SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE N 89°56'27" W, ALONG THE SOUTH LINE OF SAID NORTH HALF, 40.00 FEET TO A POINT ON THE WESTERLY NW BRINK-MYER ROAD RIGHT OF WAY LINE; THENCE N 00°12'58" E, ALONG SAID RIGHT OF WAY LINE, 520.31 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, N 89°47'04" W, 216.99 FEET TO THE POINT OF BEGINNING; THENCE N 00°03'09" W, 334.29 FEET; THENCE S 89°56'51" W, 548.39 FEET; THENCE S 03°20'29" W, 233.59 FEET; THENCE S 20°18'20" E, 64.86 FEET; THENCE S 00°32'48" W, 37.73 FEET; THENCE S 89°47'04" E, 540.17 FEET TO THE POINT OF BEGINNING.

## **REDEVELOPMENT PROJECT AREA F**

### **LEGAL DESCRIPTION**

LOT 14

135,562 sq. ft. 3.11 acres

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 51 NORTH, RANGE 35 WEST AND PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE S00°45'15"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2093.13 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S06°42'32"E, A DISTANCE OF 125.91 FEET; THENCE S16°53'42"W, A DISTANCE OF 285.58 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 45; THENCE N61°07'17"W, ALONG SAID LINE, A DISTANCE OF 181.09 FEET; THENCE N69°39'08"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 227.40 FEET; THENCE N00°44'51"E, A DISTANCE OF 236.57 FEET; THENCE S89°22'21"E, A DISTANCE OF 437.01 FEET TO THE POINT OF BEGINNING.

## **REDEVELOPMENT PROJECT AREA G**

### **LEGAL DESCRIPTION**

LOT 15

101,871 sq. ft. 2.34 acres

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 51 NORTH, RANGE 35 WEST AND PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE S00°45'15"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2093.13 FEET; THENCE S06°42'32"E, A DISTANCE OF 125.91 FEET; THENCE S16°53'42"W, A DISTANCE OF 12.50 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 45, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S73°06'18"E, A DISTANCE OF 246.13 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF

93.91 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 41.75 FEET; THENCE S25°47'23"W, A DISTANCE OF 282.58 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 45; THENCE N58°20'32"W, ALONG SAID LINE, A DISTANCE OF 114.15 FEET; THENCE N69°39'08"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 200.00 FEET; THENCE N61°07'17"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 21.15 FEET; THENCE N16°53'42"E, A DISTANCE OF 273.08 FEET TO THE POINT OF BEGINNING.

## **REDEVELOPMENT PROJECT AREA H**

### **LEGAL DESCRIPTION**

LOT 16

102,368 sq. ft. 2.35 acres

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE S00°45'15"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2033.08 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S89°45'54"E, A DISTANCE OF 362.40 FEET; THENCE S31°32'43"E, A DISTANCE OF 135.93 FEET; THENCE S18°40'12"W, A DISTANCE OF 238.81 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N49°37'03"W, A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 41.75 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 93.91 FEET; THENCE N73°06'18"W, A DISTANCE OF 246.13 FEET; THENCE N16°53'42"E, A DISTANCE OF 12.50 FEET; THENCE N06°42'32"W, A DISTANCE OF 125.91 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE N00°45'15"E, ALONG SAID LINE, A DISTANCE OF 60.05 FEET TO THE POINT OF BEGINNING.

## **REDEVELOPMENT PROJECT AREA I**

### **LEGAL DESCRIPTION**

LOT 17

95,277 sq. ft. 2.19 acres

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE S00°45'15"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2033.08 FEET; THENCE S89°45'54"E, A DISTANCE OF 362.40 FEET; THENCE S31°32'43"E, A DISTANCE OF 135.93 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N75°57'15"E, A DISTANCE OF 203.66 FEET; THENCE S14°02'45"E, A DISTANCE OF 20.09 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF

306.42 FEET; THENCE S15°53'05"W, A DISTANCE OF 81.44 FEET; THENCE N74°06'55"W, A DISTANCE OF 22.66 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 299.30 FEET; THENCE N18°40'12"E, A DISTANCE OF 238.81 FEET TO THE POINT OF BEGINNING.

**REDEVELOPMENT PROJECT AREA J  
LEGAL DESCRIPTION**

LOT 18

85,331 sq. ft. 1.96 acres

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE S00°45'15"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2033.08 FEET; THENCE S89°45'54"E, A DISTANCE OF 362.40 FEET; THENCE S31°32'43"E, A DISTANCE OF 135.93; THENCE S18°40'12"W, A DISTANCE OF 238.81 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S49°37'03"E, A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 299.30 FEET; THENCE S74°06'55"E, A DISTANCE OF 22.66 FEET; THENCE S15°53'05"W, A DISTANCE OF 243.07 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 45; THENCE NORTHWESTERLY, ALONG SAID LINE, ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF N71°51'49"W, A RADIUS OF 1392.32 FEET, AN ARC DISTANCE OF 56.18 FEET; THENCE N69°33'06"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 294.42 FEET; THENCE N69°33'06"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 12.00 FEET; THENCE N25°47'23"E, A DISTANCE OF 282.58 FEET TO THE POINT OF BEGINNING.

**REDEVELOPMENT PROJECT AREA K  
LEGAL DESCRIPTION**

LOT 19

132,899 sq. ft. 3.05 acres

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE S00°45'15"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2540.53 FEET; THENCE S89°14'45"E, A DISTANCE OF 743.71 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE N15°53'05"E, A DISTANCE OF 81.44 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 198.45 FEET; THENCE N88°14'33"E, A DISTANCE OF 492.78 FEET; THENCE S01°30'27"E, A DISTANCE OF 23.41 FEET; THENCE S88°29'33"W, A DISTANCE OF 50.00 FEET; THENCE

S01°30'27"E, A DISTANCE OF 137.38 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 120.62 FEET; THENCE S12°37'00"W, A DISTANCE OF 15.57 FEET; THENCE WESTERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N77°25'28"W, A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 50.03 FEET; THENCE S88°14'33"W, A DISTANCE OF 343.46 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 61.58 FEET; THENCE N74°06'55"W, A DISTANCE OF 20.50 FEET TO THE POINT OF BEGINNING.

### **REDEVELOPMENT PROJECT AREA L-1**

#### **LEGAL DESCRIPTION**

LOT 20

110,628 sq. ft. 2.54 acres

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE S00°45'15"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2506.78 FEET; THENCE S89°14'45"E, A DISTANCE OF 1274.86 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF N09°18'11"E, A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 102.77 FEET; THENCE N01°30'27"W, A DISTANCE OF 110.21 FEET; THENCE N88°29'33"E, A DISTANCE OF 551.27 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 435; THENCE S15°55'40"W, ALONG SAID LINE, A DISTANCE OF 224.00 FEET; THENCE S88°38'42"W, A DISTANCE OF 493.46 FEET TO THE POINT OF BEGINNING.

### **REDEVELOPMENT PROJECT AREA L-2**

#### **LEGAL DESCRIPTION**

LOT 21 – GAS STATION, RESTAURANT, AND VACANT LOT IN NWQ

Approximately 4.71 acres

LOT 1-A, REPLAT OF LOT 1, CREEKSIDE COMMONS, A SUBDIVISION IN PLATTE COUNTY, MISSOURI RECORDED MAY 13, 2020 BOOK 22, PAGE 118.

AND

LOT 2 AND TRACT D, CREEKSIDE COMMONS, A SUBDIVISION IN PLATTE COUNTY, MISSOURI RECORDED FEBRUARY 7, 2020 BOOK 22, PAGE 93.

**REDEVELOPMENT PROJECT AREA M  
LEGAL DESCRIPTION**

LOTS 23 THROUGH 51 ARE NOW COMBINED INTO A SINGLE LOT  
Approximately 49.49 Acres

LOTS 1 AND 3, CELB – FIRST PLAT, A SUBDIVISION IN PLATTE COUNTY, MISSOURI  
RECORDED APRIL 9, 2021 BOOK 22, PAGE 246.

**REDEVELOPMENT PROJECT AREA N  
LEGAL DESCRIPTION**

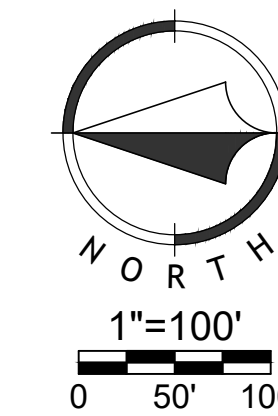
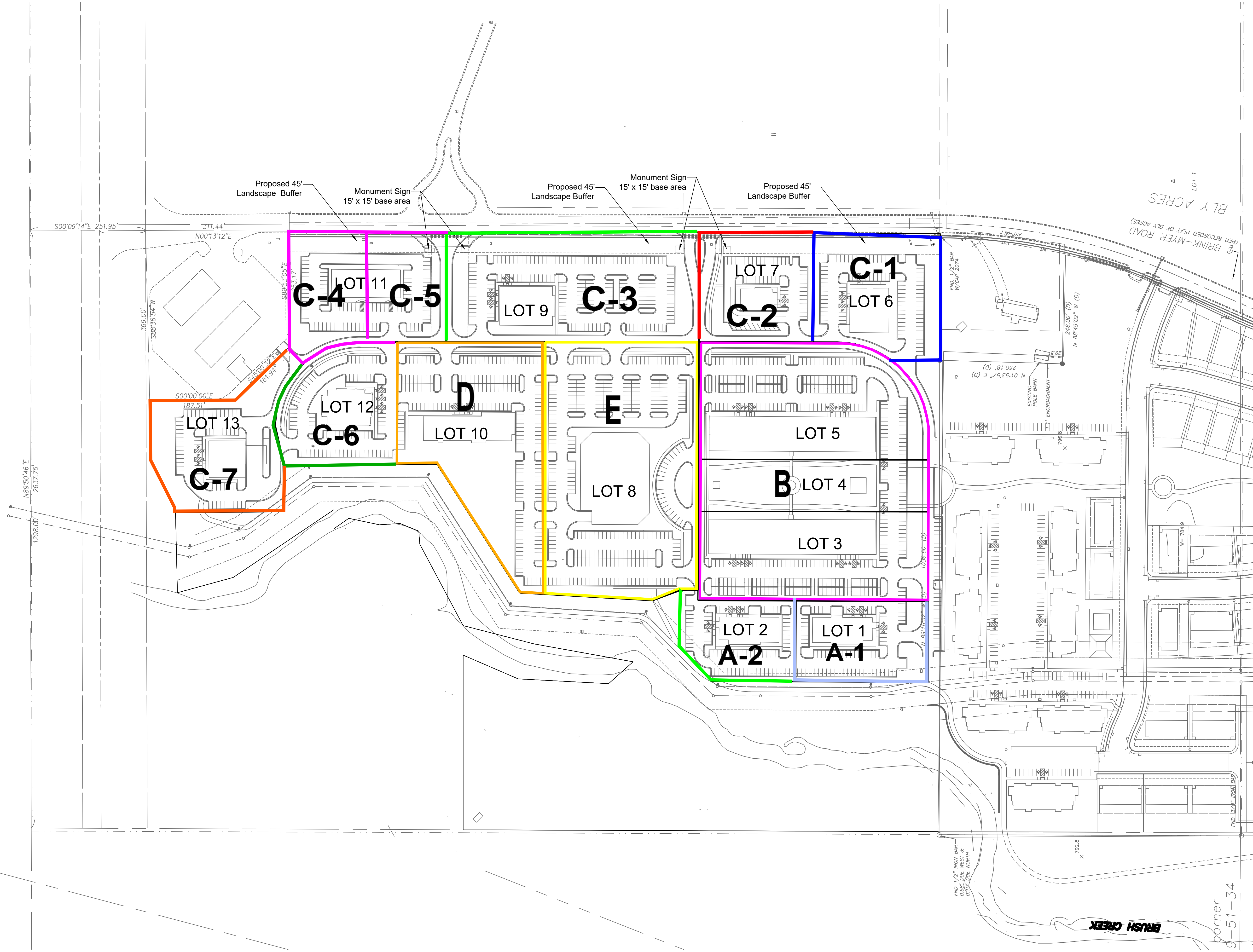
Approximately 1.80 Acres

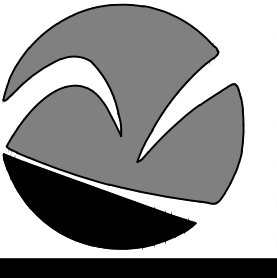
LOT 1, VERTICAL VENTURES III – FIRST PLAT, A SUBDIVISION IN PLATTE COUNTY,  
MISSOURI RECORDED AUGUST 4, 2010 BOOK 20, PAGE 375.

**EXHIBIT 3**  
**PRELIMINARY SITE PLAN**



N/4 corner  
Sec. 19-51-34



 <p><b>Renaissance Infrastructure Consulting</b></p> <p>5015 NW CANAL STREET, SUITE 100 RIVERSIDE, MISSOURI 64150 816.800.0950 WWW.RIC-CONSULT.COM</p>	<p>5. JMM AG 10/08/2018 NO. BY DD DATE</p> <p>As Per City Comments REVISION</p>	<p>Creekside North Layout</p>	<p>Conceptual Layout</p>	<p>Sheet C1</p> <p>18-0211 Old Town at Creekside</p>
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A RESOLUTION RECOMMENDING TO THE BOARD OF ALDERMEN APPROVAL OF  
THE FIRST AMENDMENT TO THE CREEKSIDE TAX INCREMENT FINANCING PLAN  
AND THE RECONFIGURED REDEVELOPMENT PROJECTS AND PROJECT AREAS  
INCLUDED THEREIN

WHEREAS, the Tax Increment Financing Commission for the City of Parkville, Missouri (the "Commission") has reviewed the proposed First Amendment to the Creekside Tax Increment Financing Plan (the "First Amendment") that reconfigures the boundaries of and subdivides certain Redevelopment Project Areas as contemplated by and described in the previously approved Creekside Tax Increment Financing Plan; and

WHEREAS, notice of a public hearing on September 23, 2021, before the Commission to discuss the proposed First Amendment was provided in accordance with the provisions of the Real Property Tax Increment Allocation Act (Section 99.800 *et seq.*, RSMo); and

WHEREAS, a public hearing before the Commission was held on September 23, 2021, and at the public hearing all interested parties were provided with an opportunity to present evidence and testimony regarding the proposed First Amendment; and,

WHEREAS, the Commission heard testimony and received evidence regarding the proposed First Amendment at the public hearing and, based on its review of the First Amendment and the testimony and evidence presented, desires to make a recommendation to the Board of Aldermen regarding approval and adoption of the First Amendment.

BE IT RESOLVED BY THE TAX INCREMENT FINANCING COMMISSION OF THE CITY OF PARKVILLE, MISSOURI as follows:

Section 1 - That the Tax Increment Financing Commission of the City of Parkville, Missouri hereby recommends to the Board of Aldermen of the City of Parkville, Missouri, that the First Amendment to the Creekside Tax Increment Financing Plan and the reconfigured Redevelopment Projects and Project Areas included therein be approved and adopted.

Passed at meeting: \_\_\_\_\_

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

**EXHIBIT A**

**FIRST AMENDMENT TO THE CREEKSIDE TAX INCREMENT FINANCING PLAN**

[see attached]