



TAX INCREMENT FINANCING COMMISSION

Meeting Agenda

Tuesday, November 22, 2022; 6:00 p.m.

City Hall Board Room

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 the minutes for the September 23, 2021, meeting

4. Public Hearing

- A. Provide a recommendation to the Board of Aldermen for the Second Amendment to the Creekside Tax Increment Financing Plan and Projects - Case No. TIF 2022-01; Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; and Parkville Development VVI, LLC, applicant
 - 1. Open public hearing
 - 2. City staff introductory comments
 - 3. Applicant presentation
 - 4. City staff comments and presentation
 - 5. Public testimony
 - 6. Discussion and questions by TIF Commissioners
 - 7. Enter exhibits into the public record
 - 8. Close public hearing

5. TIF Commission consideration of a Resolution regarding a recommendations to the Board of Aldermen

- A. A resolution recommending to the Board of Aldermen approval of the Second Amendment to the Creekside Tax Increment Financing Plan and the Reconfigured Redevelopment Projects and Project Areas Included Therein

6. Adjournment

**Minutes of the
TIF Commission Regular Meeting
City of Parkville, Missouri**
Tuesday, September 23, 2021 at 6:00pm
City Hall Municipal Boardroom

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present:

Diane Driver
Kevin McDonald
Jeff Donner
Matt Koch
Michael Sobba
Chris Cline

3. GENERAL BUSINESS

A. Elect Chair, Vice Chair, Treasurer and Secretary

Commissioner Driver nominated Commissioner Cline for Chair; Commissioner Koch seconded. Motion passed: 6-0.

Commissioner Driver nominated Commissioner Sobba for Vice Chairman; Commissioner Cline seconded. Motion passed: 6-0.

Commissioner Sobba nominated Commissioner Driver for Treasurer, Commissioner Cline seconded. Motion passed: 6-0.

Commissioner Cline nominated Commissioner Donner for Secretary, Commissioner Driver seconded. Motion passed: 6-0.

B. Approve the Agenda

Chair Cline declared the agenda approved.

C. Approve Minutes from the September 23, 2021 regular meeting

Chair Cline declared the September 23, 2021 minutes approved as amended without objection.

4. PUBLIC HEARING

A. Public Hearing – Second 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*

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1. Open public hearing

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

2. City staff introductory comments

Stephen Lachky (Community Development Director, City of Parkville) summarized the history of annexation and City of Parkville acquisition of property parcels in the general project area around I-435 and Hwy 45. He also detailed the background of the \$335 million Creekside multi-phased development beginning in 2018, subsequent applications for \$52 million in economic development incentives including Tax Increment Financing (TIF), the TIF Commission's convening in 2019 to consider a recommendation for an Application for TIF for said development, and progress of development to-date.

3. Applicant presentation

Patricia Jensen (Attorney, Rouse Frets White Goss Gentile Rhodes, P.C.) and Brian Mertz (Applicant) provided a presentation to the TIF Commission. Said presentation detailed the original April 2, 2019 approval of the Creekside TIF Plan (via Ordinance No. 2966) and creation of 14 Redevelopment Project Areas (A through N). Patricia explained how their original concept plan had a large number of project areas; however, the number was narrowed down to 14 due to City staff's request. She also explained how these Redevelopment Project Areas are then activated once buildings are completed in order to bring in revenue; and then detailed specific commercial buildings that have since opened for business. Patricia said a total of \$218,163,000 of investment has been committed or completed.

Patricia explained that the purpose of the First Amendment is to reconfigure and subdivide boundaries of the Redevelopment Project Areas; and she acknowledged that no changes are proposed to the project budget, reimbursable project costs, tax projections, land uses, or development timelines. Patricia also stated that the reconfiguration of TIF Project Areas allows the developer time to activate the many TIF Project Areas within the multi-phased development, and detailed the changes of the 14 original to 22 proposed Redevelopment Project Areas (A1 through N) in a series of aerial boundary maps.

Michael Sobba (Commissioner) asked if there were any commitments from tenants/users within the TIF area. Brian Mertz (Applicant) responded that he can't disclose specific names, but stated there's interest from restaurant user, and tenants for their mixed-use buildings.

Diane Driver (Commissioner) asked if the proposed amendment is more of an administrative action to fit the plans of the development. Patricia Jensen (Attorney) said that the amendment is to help so that the developer doesn't activate a Redevelopment Project Area that's only half developed.

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Michael Sobba (Commissioner) asked when the developer plans to start the clock on the 23-year TIF. Patricia Jensen (Attorney) said that the developer plans to activate a couple Redevelopment Project Areas later this fall. Michael Sobba (Commissioner) asked if the Creekside TIF is a sales tax-only TIF or includes property tax abatement? Brian Mertz (Applicant) clarified that it's a "Pay-As-You-Go" TIF over a period of 23 years, with up to 50% of Economic Activity Taxes (EATs) being captured, as well as Payments In Lieu of Taxes (PILOTs) over the 23-year period at the following sliding scale: 50% for years 1-11; 65% for years 12-17; and 75% for years 18+ (up to year 23 if needed).

Chris Cline (Commissioner) commented that it's been amazing to see the development progress out at Creekside.

4. City staff and consultant presentation

Stephen Lachky (Community Development Director) directed the Commission to staff's TIF Policy Report included in their meeting packets. He reiterated how no changes are proposed to the project budget, reimbursable project costs, tax projections, land uses, or development timelines; and explained how the benefit of the First Amendment isn't to just the applicant, but also to the City. Stephen explained how not everything within Creekside will be built, constructed and open all at once; thus, the benefit of multiple Redevelopment Project Areas provides the ability to not have to activate everything at once at miss out on the collection of EATs and PILOTs over the 23-year timeline. Instead, the Redevelopment Project Areas can be activated in an orderly, timed manner to help provide increment to the applicant in order to pay off the development. This in turn is a "win-win" for the City and taxing jurisdictions as they can begin receiving revenues sooner if the TIF is paid off before the end of the 23-year period. He then stated that City staff would recommend approval of the First Amendment.

5. Public testimony

Chris Williams (City Attorney, City of Parkville) noted for the record that no members of the public are present in the audience; thus, no public comments will be provided.

6. Discussion and questions by TIF Commissioners

There was no further discussion or questions by members of the TIF Commission.

7. Enter exhibits into the public record

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Chris Williams (City Attorney) stated there are two exhibits that need to be entered into the public record: 1) City staff's policy report (dated September 17, 2021) including the exhibits listed as attachments and additional exhibits by reference listed at the end of the policy report; and 2) the PowerPoint presentation provided by the Applicant this evening. Chairman Cline entered the exhibits into the record.

8. Close public hearing

Seeing there was no additional discussion, Chairman Cline closed the public hearing.

5. CONSIDERATION OF RESOLUTIONS REGARDING RECOMMENDATIONS 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

Commissioner Driver moved to approve 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. Commissioner Sobba seconded. A roll call vote passed the motion: 6-0 (Ayes by roll call vote: Diane Driver, Kevin McDonald, Jeff Donner, Matt Koch, Michael Sobba, and Chris Cline).

6. ADJOURNMENT

Chairman Cline adjourned the meeting at 6:33 p.m.

Submitted by:

Stephen Lachky
Community Development Director

09-27-21
Date

SECOND 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
Second Amendment Filed October 18, 2022**

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EXHIBITS

Exhibit 1B Legal Description: Redevelopment Project Areas

Exhibit 3 Preliminary Site Plan

I. INTRODUCTION

This Second Amendment to the Creekside Tax Increment Financing Plan (the “Second Amendment”) shall amend the Creekside Tax Increment Financing Plan as approved by Ordinance No. 2988 on April 2, 2019 and as amended by the First Amendment approved by Ordinance No. 3093 on October 19, 2021 (the Creekside Tax Increment Financing Plan, as amended, shall hereinafter be referred to as the “Plan” or “Redevelopment Plan”).

The Second Amendment, if approved, will reconfigure the boundaries of certain project areas within the existing Redevelopment Area by replacing previously described metes and bounds legal descriptions with current platted legal descriptions and subdivide certain project areas that previously encompassed multiple proposed lots into smaller separate project areas for each proposed lot. More specifically, the legal descriptions for Redevelopment Project Areas C-1, C-2, C-7, and K are being updated with platted legal descriptions, and Redevelopment Project Area E is being subdivided into 3 smaller project areas labeled E-1 through E-3. This change is necessary to update and correct the legal descriptions of lots which are now legally platted lots, and to subdivide Redevelopment Project Area E 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

24 (twenty-four) 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 – 1.53 ACRES

LOT 4, OLD TOWN AT CREEKSIDE – SECOND PLAT, A SUBDIVISION IN THE CITY
OF PARKVILLE, PLATTE COUNTY, MISSOURI RECORDED MAY 5, 2020 BOOK 22,
PAGE 113.

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

LOT 7 – RETAIL STORE
54,080 SQUARE FEET – 1.14 ACRES

LOT 1, OLD TOWN AT CREEKSIDE – SIXTH PLAT, A SUBDIVISION IN THE CITY OF
PARKVILLE, PLATTE COUNTY MISSOURI, RECORDED OCTOBER 28, 2021 AT
BOOK 22 PAGE 306.

**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 – 2.38 ACRES

LOT 1, OLD TOWN AT CREEKSIDE – SEVENTH PLAT, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI RECORDED DECEMBER 21, 2021 BOOK 22, PAGE 327.

**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-1
LEGAL DESCRIPTION**

LOT 8

184,071 SQUARE FEET – 2.79 ACRES

LOT 1, OLD TOWN AT CREEKSIDE – FIFTH PLAT, A SUBDIVISION IN THE CITY OF

PARKVILLE, PLATTE COUNTY, MISSOURI RECORDED JANUARY 25, 2022 BOOK 22
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**REDEVELOPMENT PROJECT AREA E-2
LEGAL DESCRIPTION**

LOT 8
184,071 SQUARE FEET – 0.69 ACRES

LOT 2, OLD TOWN AT CREEKSIDE – FIFTH PLAT, A SUBDIVISION IN THE CITY OF
PARKVILLE, PLATTE COUNTY, MISSOURI RECORDED JANUARY 25, 2022 BOOK 22
PAGE 335

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

LOT 8
----- SQUARE FEET – 0.746 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.

LESS AND EXCEPT LOT 1, OLD TOWN AT CREEKSIDE – FIFTH PLAT, A
SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI
RECORDED JANUARY 25, 2022 BOOK 22 PAGE 335.

LESS AND EXCEPT LOT 2, OLD TOWN AT CREEKSIDE – FIFTH PLAT, A
SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI
RECORDED JANUARY 25, 2022 BOOK 22 PAGE 335.

**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. 2.35 acres

TRACT B, CREEKSIDE COMMONS, A REPLAT OF LOT 3, CREEKSIDE VILLAGE FIRST PLAT, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI RECORDED FEBRUARY 7, 2020 BOOK 22, PAGE 93.

**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**

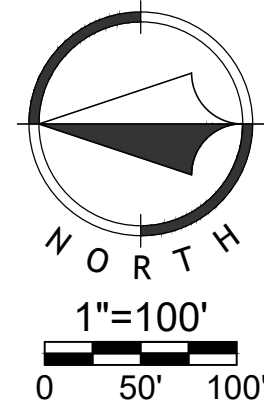
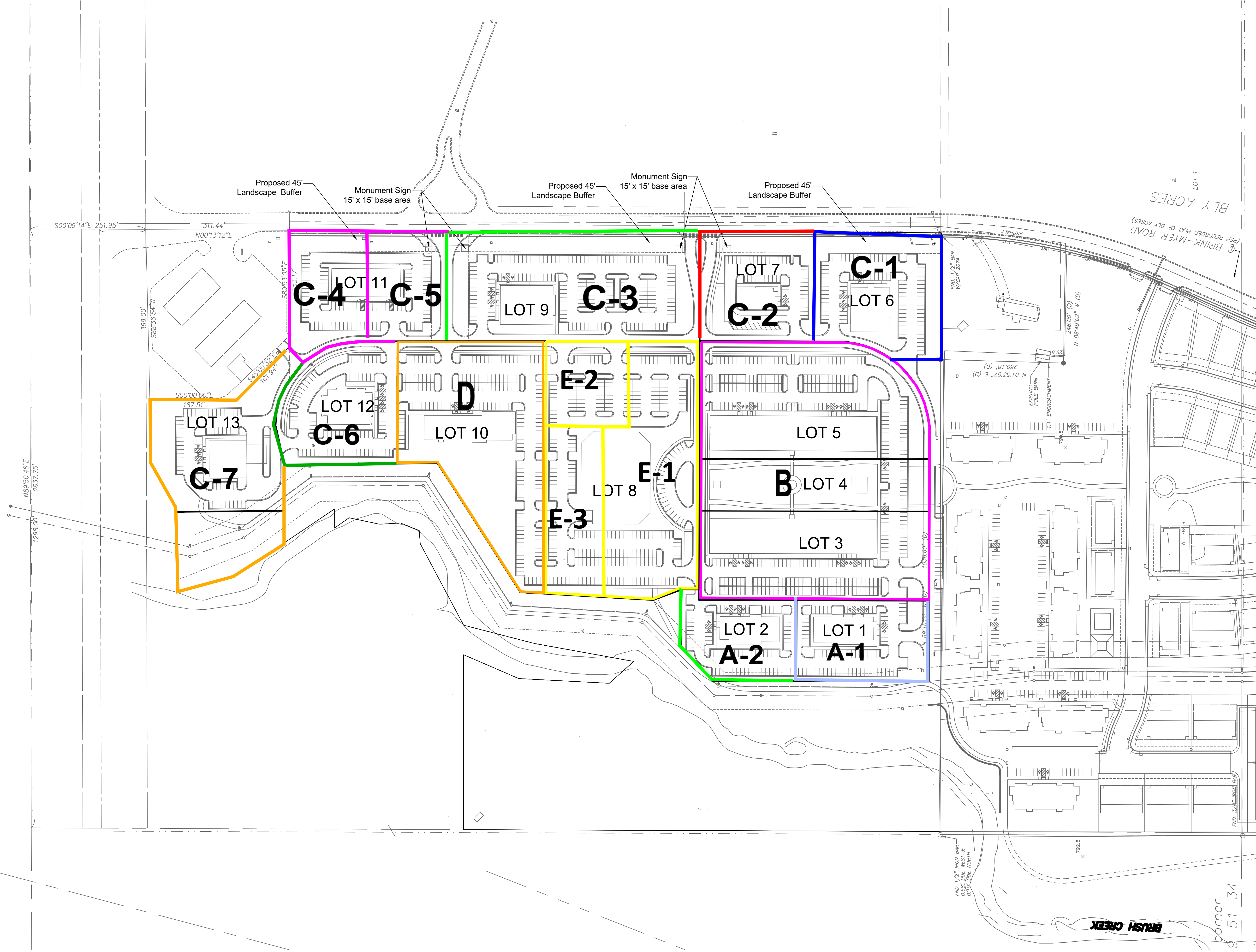
Approximately 1.80 Acres

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



Taxation Division
Post Office Box 453
Jefferson City, Missouri 65105-0453



Missouri
DEPARTMENT OF REVENUE
(573) 751-5900
E-mail: Countyfees@dor.mo.gov

Mr. Stephen Lachky
Community Development Director
City of Parkville
8880 Clark Avenue
Parkville, MO 64152

November 17, 2021

Dear Mr. Lachky:

The Department of Revenue acknowledges receipt of your letter concerning the public hearing on September 23, 2021, regarding the proposed amendment to the Creekside Tax Increment Financing Plan and Projects.

The Department respectfully declines comment on the above hearing.

If you require any additional information or assistance, please contact County Tax at Post Office Box 453, Jefferson City, MO 65105-0453, by telephone at (573) 751-5900 during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, or by email at countyfees@dor.mo.gov.

Sincerely,

County Tax
vjm

EXHIBIT LIST

CREEKSIDE TIF PLAN TIF COMMISSION PUBLIC HEARING 11/22/22

1. City staff Policy Report dated October 21, 2022 including exhibits listed as Attachments and Additional Exhibits by Reference at the end of the Policy Report.
2. PowerPoint presentation by the Applicant this evening.

CITY OF PARKVILLE Policy Report

DATE: Friday, October 21, 2022

PREPARED BY:

Stephen Lachky
Community Development Director

REVIEWED BY:

Rich Wood
City Attorney

ISSUE:

Provide a recommendation to the Board of Aldermen for the Second Amendment to the Creekside Tax Increment Financing Plan and Projects. Case No. TIF 2022-01; 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 23-33 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 49-59 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).

CREEKSIDE TIF PLAN:

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

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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 10 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 12 by reference), and a redevelopment agreement with the City was approved by the Board of Aldermen on April 23, 2019 (see Attachment 13 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
 - Bubbles Liquor constructed and open
 - Ten and Two Coffee constructed and open
 - Johnny's Tavern constructed and open
 - Mixed-use buildings (retail on the 1st floor and class-A apartments above) with green space for stage and yard games constructed and open
 - Taco Bell drive-thru restaurant constructed and open
 - Retail building under construction
 - BBQ restaurant under construction
 - Wells Bank under construction
- 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 million visitors for 2022)
 - The Station gas station & convenience store constructed and open
 - Burger King drive-thru restaurant constructed and open
 - Creekside Hotel constructed and open
- Creekside Industrial
 - Capital Electric Line Builders, Inc. (72,800 sq. ft. headquarters for office, warehouse and shop uses) constructed and open

FIRST AMENDMENT:

On August 24, 2021, the First Amendment to the Creekside TIF Plan was submitted to the City (see Attachment 4 by reference). The First Amendment proposes reconfiguring the boundaries

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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. **In summary, the original Creekside TIF Plan has 14 Redevelopment Project Areas; whereas, the First Amendment has 22 Redevelopment Project Areas.** 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 were proposed to the project budget, reimbursable project costs, or land uses included in the Creekside TIF Plan.** Additionally, there is no impact to the Board of Aldermen's previously determined TIF Act statutory findings.

On September 23, 2021, a public hearing was held at the meeting of the Parkville TIF Commission, where the Commission recommended approval of Resolution No. TIF 2021-01 by a vote of 6-0 (see Attachment 9 by reference). On October 19, 2021 the Board of Aldermen approved an ordinance approving the First Amendment to the Creekside TIF Plan, Projects and Redevelopment Area, making specific findings, and designating the developer for Projects A through N (see Attachment 14 by reference). Additionally, that evening the Board of Aldermen approved the first reading of ordinances to approve Redevelopment Project Areas A-1, A-2, B, C-1, C-2, C-3, C-4, C-5, C-6, C-7, D, E, F, G, H, I, J, K, L-1, L-2, M, and N of the First Amendment to the Creekside TIF Plan as redevelopment projects and to adopt tax increment financing therein.

SECOND AMENDMENT:

The Second 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). **In summary, the First Amendment to the Creekside TIF Plan has 22 Redevelopment Project Areas; whereas, the Second Amendment has 24 Redevelopment Project Areas.** 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 included in the First Amendment to 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 Second Amendment to the Creekside TIF Plan and Projects, as recommended by staff.
2. Recommend approval of the Second Amendment to the Creekside TIF Plan and Projects, subject to other stated conditions.
3. Recommend denial of the Second 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 November 22, 2022 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 Second Amendment to the Creekside Tax Increment Financing Plan and Projects based on staff's analysis.

SUGGESTED MOTIONS:

I move to approve Resolution No. TIF 2022-01 recommending to the Board of Aldermen approval of the Second Amendment to the Creekside Tax Increment Financing Plan and the reconfigured Redevelopment Projects and Project Areas included therein.

ATTACHMENTS:

1. Second 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, substituted by amendment September 16, 2021; and second amendment filed October 18, 2022)

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. 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, substituted by amendment September 16, 2021)
5. But-For Determination Report (prepared by Springsted Incorporated; dated February 19, 2019)
6. Cost-Benefit Analysis of Creekside Project (prepared by Springsted Incorporated; dated March 6, 2019)
7. Comparison table of approved Tax Increment Financing projects in Parkville, Mo.
8. Public Comments from the February 26, 2019 meeting of the TIF Commission
9. Public Comments from the September 23, 2021 meeting of the TIF Commission
10. Resolution No. TIF 2019-01 (dated February 26, 2019)
11. Resolution No. TIF 2021-01 (dated September 23, 2021)
12. 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)
13. 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)
14. Ordinance No. 3093 – Approving the first amendment to the Creekside Tax Increment Financing Plan

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15. 45-day notice of the TIF Commission public hearing to taxing jurisdictions mailed via certified mail (dated August 6, 2021)
16. 10-day notice of the TIF Commission public hearing to property owners mailed via certified mail (dated September 8, 2021)
17. Newspaper publication notice of the TIF Commission public hearing (published in The Landmark newspaper on September 8, 2021)
18. Newspaper publication notice of the TIF Commission public hearing (published in The Landmark newspaper on September 15, 2021)
19. 45-day notice of the TIF Commission public hearing to taxing jurisdictions mailed via certified mail (dated October 6, 2022)
20. 10-day notice of the TIF Commission public hearing to property owners mailed via certified mail (dated November 8, 2022)
21. Newspaper publication notice of the TIF Commission public hearing (published in The Platte County Citizen newspaper on October 26, 2022)
22. Newspaper publication notice of the TIF Commission public hearing (published in The Platte County Citizen newspaper on November 16, 2022)
23. Case No. PZ18-15A – The Meadows At Creekside – Preliminary Development Plan
24. Case No. PZ18-15B – The Meadows At Creekside – Conditional Use Permit
25. Case No. PZ18-16A – Old Town At Creekside - Zoning Map Amendment
26. Case No. PZ18-16B – Old Town At Creekside - Preliminary Development Plan
27. Case No. PZ18-17A – The Woods At Creekside - Zoning Map Amendment
28. Case No. PZ18-17B – The Woods At Creekside - Preliminary Development Plan
29. Case No. PZ18-17C – The Woods At Creekside - Conditional Use Permit
30. Case No. PZ18-17E – Creekside Commons - Zoning Map Amendment
31. Case No. PZ18-17F – Creekside Commons - Preliminary Development Plan
32. Case No. PZ18-18A – Creekside Industrial – Zoning Map Amendment
33. Case No. PZ 18-18B – Creekside Industrial – Preliminary Development Plan
34. 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>)
35. 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>)
36. 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>)
37. Staff analysis, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (<https://vimeo.com/298093890>)
38. Staff analysis, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (<https://vimeo.com/299350151>)
39. Staff analysis, exhibits and comments presented at the November 13, 2018 Planning and Zoning Commission public hearing (<https://vimeo.com/300632492>)
40. Staff analysis, exhibits and comments presented at the December 4, 2018 Board of Aldermen meeting (<https://vimeo.com/307077571>)
41. Staff analysis, exhibits and comments presented at the December 18, 2018 Board of Aldermen meeting (<https://vimeo.com/307572001>)
42. Staff analysis, exhibits and comments presented at the February 26, 2019 Tax Increment Financing meeting (<https://vimeo.com/320071000>)
43. Staff analysis, exhibits and comments presented at the March 19, 2019 Board of Aldermen meeting (<https://vimeo.com/325349168>)
44. Staff analysis, exhibits and comments presented at the April 2, 2019 Board of Aldermen meeting (<https://vimeo.com/328082077>)

45. Staff analysis, exhibits and comments presented at the April 16, 2019 Board of Aldermen meeting (<https://vimeo.com/330909891>)
46. Staff analysis, exhibits and comments presented at the April 23, 2019 Board of Aldermen meeting (<https://vimeo.com/332107516>)
47. Staff analysis, exhibits and comments presented at the September 23, 2021 Tax Increment Financing Meeting (<https://vimeo.com/613101531>)
48. Staff analysis, exhibits and comments presented at the October 19, 2021 Board of Aldermen meeting (<https://vimeo.com/636801983>)
49. 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
50. 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
51. 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
52. 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
53. 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
54. 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
55. 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
56. 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
57. 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
58. 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

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59. 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 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.

A RESOLUTION RECOMMENDING TO THE BOARD OF ALDERMEN APPROVAL OF
THE SECOND 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 Second Amendment to the Creekside Tax Increment Financing Plan (the "Second Amendment") that reconfigures the boundaries of and subdivides certain Redevelopment Project Areas as contemplated by and described in the previously approved First Amendment to the Creekside Tax Increment Financing Plan; and

WHEREAS, notice of a public hearing on November 22, 2022, before the Commission to discuss the proposed Second 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 November 22, 2022, and at the public hearing all interested parties were provided with an opportunity to present evidence and testimony regarding the proposed Second Amendment; and,

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

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

[see attached]