



TAX INCREMENT FINANCING COMMISSION

Meeting Agenda

Wednesday, October 4, 2023; 5:30 p.m.

City Hall Board Room

8880 Clark Avenue

Parkville, Missouri 64152

1. Call to Order

2. Roll Call

3. General Business

A. Approve the agenda

B. Approve the minutes for the November 22, 2022 meeting

4. Public Hearing

A. Provide a recommendation to the Board of Aldermen for the Third Amendment to the Creekside Tax Increment Financing Plan and Projects - Case No. TIF 2023-01; 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 Third 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, November 22, 2022 at 6:00pm
City Hall Municipal Boardroom

1. CALL TO ORDER

Commissioner Cline called meeting to order at 6:07 p.m.

2. ROLL CALL

Commissioners Present:

Diane Driver

Kevin McDonald

Matt Koch

Michael Sobba

Chris Cline

Mike Svetlic

Jeff Donner (did not arrive until 6:12 p.m.)

3. GENERAL BUSINESS

A. Elect Chair, Vice Chair, Treasurer and Secretary

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

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

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

Commissioner Cline nominated Commissioner McDonald for Secretary, Commissioner Sobba 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

Commissioner Driver moved to approve the minutes from the September 23, 2021 regular meeting. Commissioner Sobba seconded. Motion passed: 7-0.

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) provided a brief history of approved Tax Increment Financing (TIF) districts within the City, the \$335 million Creekside multi-phased development, and subsequent applications for \$52 million in economic development incentives provided by the City, including those in the form of TIF. He also explained how the proposed 2nd amendment to the Creekside TIF Plan does not include any changes to the project budget, reimbursable project costs, tax projections, land uses or development timelines. Stephen explained how having Redevelopment Project Areas activated in an orderly, timed manner helps 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.

Mike Svetlic (Commissioner) asked if the Creekside TIF Plan has met the expectations of City staff. Stephen Lachky (Community Development Director) responded that it has based on the original 2018 preliminary development plans approved by the city, vision of the development compared to the *Parkville Master Plan*, development schedule outlined in the Creekside TIF Plan, and development to-date. Mike Svetlic (Commissioner) asked if there are any ramifications to the taxing jurisdictions based on the proposed Second Amendment. Stephen Lachky (Community Development Director) responded there are not, and elaborated that cleaning up the project boundaries could potentially benefit the taxing jurisdictions by helping the collected increment pay off the development faster, which in turn would allow for property taxes to be collected by the taxing jurisdictions sooner than the 23-year timeframe.

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), creation of 14 original Redevelopment Project Areas (A through N), and subsequent First Amendment to the Creekside TIF Plan which created 22 Redevelopment Project Areas. Patricia explained how the proposed Second Amendment seeks to update legal descriptions and subdivide Redevelopment Project Area E into three project areas — E-1, E-2, and E-3, created a total of 24 Redevelopment Project Areas.

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Patricia Jensen (Attorney, Rouse Frets White Goss Gentile Rhodes, P.C.) then provided a detailed summary of development within Creekside to-date, which Redevelopment Project Areas have been activated to-date, and which Redevelopment Project Areas they plan to activate by the end of the year if the Second Amendment to the Creekside TIF Plan is approved. She reiterated that no changes are being proposed to the project budget, reimbursable project costs, tax projections, land uses or development timelines.

Michael Sobba (Commissioner) asked if a looming recession in 2023 would impact the progress of Creekside. Brian Mertz (Applicant) responded he's seeing pullback in the economy on the retail side, as well as on the grocery side, since they're both dependent on employment. He also stated that the COVID pandemic resulted in two hotel developments being withdrawn from Creekside.

Chris Cline (Commissioner) asked if the current Creekside Hotel takes care of room demand from the Creekside Baseball Complex. Brian Mertz (Applicant) said that it does not, explaining how the existing hotel has 92 rooms and over the summer it averages 85% occupancy. Brian said that additional demand goes to two hotels over in The Legends in Kansas City, Kan. as well as to two-to-three hotels by the Kansas City International Airport in Kansas City, Mo. He said that hotel room demand should continue to grow over time.

Michael Sobba (Commissioner) asked how many visitors the Creekside Baseball Complex has seen this year. Brian Mertz (Applicant) responded that the complex opened in March 2020 and received approximately 600,000-700,000 visitors that year; and that in 2022 the complex has seen about 800,000 visitors so far.

4. City staff and consultant presentation

Stephen Lachky (Community Development Director) reiterated comments from earlier in the meeting and emphasized the purpose, rationale and benefit of having multiple redevelopment project areas for a multi-phased development the size and scale of Creekside. He then stated that City staff would recommend approval of the Second Amendment to the Creekside TIF Plan.

5. Public testimony

Chris Cline (Commissioner) 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.

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7. Enter exhibits into the public record

Stephen Lachky (Community Development Director) stated there are two exhibits that need to be entered into the public record: 1) City staff's policy report (dated October 21, 2022) 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 Second Amendment to the Creekside Tax Increment Financing Plan and the Reconfigured Redevelopment Projects and Project Areas Included Therein

Commissioner Svetlic moved to approve 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. Commissioner Koch seconded. A roll call vote passed the motion: 7-0 (Ayes by roll call vote: Diane Driver, Kevin McDonald, Jeff Donner, Matt Koch, Michael Sobba, Mike Svetlic, and Chris Cline).

6. ADJOURNMENT

Chairman Cline adjourned the meeting at 6:40 p.m.

Submitted by:

Stephen Lachky
Community Development Director

11-23-22
Date

EXHIBIT LIST

CREEKSIDE TIF PLAN TIF COMMISSION PUBLIC HEARING 10/04/23

1. City staff Policy Report dated September 29, 2023 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, September 29, 2023

PREPARED BY:

Stephen Lachky
Community Development Director
City of Parkville

REVIEWED BY:

Rick McConnell
City's Bond Counsel
Armstrong Teasdale LLP

ISSUE:

Provide a recommendation to the Board of Aldermen for the Third Amendment to the Creekside Tax Increment Financing Plan and Projects. Case No. TIF 2023-01; 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 32-42 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 63-73 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

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 12 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 15 by reference), and a redevelopment agreement with the City was approved by the Board of Aldermen on April 23, 2019 (see Attachment 16 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 (38 units)

- Old Town At Creekside
 - Johnny's Tavern
 - Anytime Fitness
 - Ten and Two Coffee
 - Bubbles Liquor
 - Taco Bell drive-thru restaurant
 - Wells Bank
 - Blush Fitness
 - Smoothie King
 - Costa Oil
 - Town Square Mixed-Use (two buildings; retail on the 1st floor and class-A apartment units above)
 - Char Bar BBQ (under construction)

- The Woods At Creekside & Creekside Village
 - Townhomes (44 units) and single-family homes (118 units; currently under construction)

- Creekside Commons
 - Ballfields At Creekside (estimated 1+ million visitors annually)
 - The Station gas station & convenience store
 - Burger King drive-thru restaurant
 - Holiday Inn Express hotel
 - Mixed-Use building (retail on the 1st floor and class-A apartment units above)
 - Creekside West Apartment (proposal approved by the Board of Aldermen)

- Creekside Industrial
 - Capital Electric Line Builders, Inc. (72,800 sq. ft. headquarters for office, warehouse and shop uses)

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 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 13 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 17 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:

On October 18, 2022, the Second Amendment to the Creekside TIF Plan was submitted to the City (see Attachment 7 by reference). The Second Amendment 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. **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.

On November 22, 2022 a public hearing was held at the meeting of the Parkville TIF Commission, where the Commission recommended approval of Resolution No. TIF 2022-01 by a vote of 7-0 (see Attachment 14 by reference). On December 6, 2022 the Board of Aldermen approved an ordinance approving the Second Amendment to the Creekside TIF Plan, Projects and Redevelopment Area, making specific findings, and designating the developer for Projects A through N (see Attachment 18 by reference). Additionally, that evening the Board of Aldermen approved the second reading of ordinances approving Redevelopment Project Areas C-2, C-4, and C-7 of the Second Amendment to the Creekside TIF Plan as redevelopment projects and to adopt tax increment financing therein.

THIRD AMENDMENT:

The Third Amendment to the Creekside Tax Increment Financing Plan proposes reconfiguring the boundaries of certain project areas within the existing Redevelopment Area, and combining certain project areas that previously encompassed multiple proposed lots into larger project areas (see Attachment 1). **For reference, the Second Amendment has 24 Redevelopment**

Project Areas; whereas, the Third Amendment has 22 Redevelopment Project Areas. This change is necessary to update and correct the legal descriptions of lots which are now legally platted, and to combine certain smaller Redevelopment Project Areas to provide for the construction of two hotels and two restaurants as contemplated and described in the approved TIF plan. **In addition, the Third Amendment proposes changes to the project budget, reimbursable project costs, and land uses.** The Third Amendment proposes revising land uses contemplated in the original TIF Plan, specifically replacing a 15,000 sq. ft. commercial office / retail use with the Creekside West Apartments project (i.e., 184 apartment units in four apartment buildings with clubhouse amenities; see Attachment 2). Other changes include revisions to: Legal descriptions in exhibits; estimated redevelopment project costs; estimated assessed values and resulting payments in lieu of taxes; and schedule of payments in lieu of taxes. This includes:

- An increase in estimated total redevelopment project costs of \$374 million (\$61.5 million of which are reimbursable project costs), mainly due to the addition of the Creekside West Apartments project.
- Capturing PILOTS for Redevelopment Project Area G (i.e., the Creekside West Apartments subject property) per the following capture schedule:
 - 90% for years 1-3
 - 75% for years 4-9
 - 65% for years 10-15
 - 50% for years 16-23

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 as detailed in the Third Amendment to the Creekside TIF Plan (see Attachment 1, Exhibits 3-6).

Under the current version of the Creekside TIF Plan, the 15,000 sq. ft. commercial office / retail use for Redevelopment Project Area G provides for surplus PILOTS and reimbursements to the taxing districts, which are estimated at \$1.1 million over 23 years. Revising this land use with the Creekside West Apartments project provides for surplus PILOTS and reimbursements to the taxing districts at an estimated \$4.9 million over 23 years — a net increase of \$3.8 million.

ALTERNATIVES:

1. Recommend approval of the Third Amendment to the Creekside TIF Plan and Projects, as recommended by staff.
2. Recommend approval of the Third Amendment to the Creekside TIF Plan and Projects, subject to other stated conditions.
3. Recommend denial of the Third 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 October 4, 2023 public hearing; as well as provide any comments received thereafter to the Board of Aldermen before their consideration of the proposal.

STAFF RECOMMENDATION:

Staff recognizes that commercial market conditions for office uses has changed dramatically since inception of the Creekside TIF plan on March 19, 2019, as a result of the COVID-19 global

pandemic. Moreover, as noted in staff's analysis report to the Planning and Zoning Commission on (see Attachment 61 by reference), the *Parkville 2040 Master Plan* finds multi-family residential uses up to four stories in height to be applicable for the Regional Commercial land use typology projected for the location of the Creekside West Apartments project.

The applicant has structured their TIF incentives request for the Creekside West Apartments project to mimic the Chapter 100 incentives structure which the City currently provides for the Thrive at Creekside Apartments in The Meadows At Creekside subdivision. This is done to accomplish the same result, but also to significantly save both the developer and City time and cost implementing incentives for the project. For reference, City staff spends more 40 hours annually reviewing and rectifying errors on tax statements from the Platte County Assessor's Office to insure that incentives from the Chapter 100 program are being implemented correctly; as well as attending meetings and Board of Equalization hearings to provide testimony. Staff recommends approval of the Third Amendment to the Creekside Tax Increment Financing Plan and Projects based on staff's analysis.

SUGGESTED MOTIONS:

I move to approve Resolution No. TIF 2023-01 recommending to the Board of Aldermen approval of the Third Amendment to the Creekside Tax Increment Financing Plan and the reconfigured Redevelopment Projects and Project Areas included therein.

ATTACHMENTS:

1. Third 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; substituted by amendment February 20, 2019; first amendment filed August 24, 2021, substituted by amendment September 16, 2021; second amendment filed October 18, 2022; third amendment filed September 6, 2023)
2. Creekside West Apartments – Conceptual Site Plan (prepared by Rosemann & Associates; dated May 8, 2023)

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. 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

ITEM 4A

For 10-04-23

Tax Increment Financing Commission Meeting

- 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)
8. Comparison table of approved Tax Increment Financing projects in Parkville, Mo.
 9. Public Comments from the February 26, 2019 meeting of the TIF Commission
 10. Public Comments from the September 23, 2021 meeting of the TIF Commission
 11. Public Comments from the November 22, 2022 meeting of the TIF Commission
 12. Resolution No. TIF 2019-01 (dated February 26, 2019)
 13. Resolution No. TIF 2021-01 (dated September 23, 2021)
 14. Resolution No. TIF 2022-01 (dated November 22, 2022)
 15. 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)
 16. 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)
 17. Ordinance No. 3093 – Approving the first amendment to the Creekside Tax Increment Financing Plan
 18. Ordinance No. 3151 – Approving the second amendment to the Creekside Tax Increment Financing Plan
 19. 45-day notice of the TIF Commission public hearing to taxing jurisdictions mailed via certified mail (dated August 6, 2021)
 20. 10-day notice of the TIF Commission public hearing to property owners mailed via certified mail (dated September 8, 2021)
 21. Newspaper publication notice of the TIF Commission public hearing (published in The Landmark newspaper on September 8, 2021)
 22. Newspaper publication notice of the TIF Commission public hearing (published in The Landmark newspaper on September 15, 2021)
 23. 45-day notice of the TIF Commission public hearing to taxing jurisdictions mailed via certified mail (dated October 6, 2022)
 24. 10-day notice of the TIF Commission public hearing to property owners mailed via certified mail (dated November 8, 2022)
 25. Newspaper publication notice of the TIF Commission public hearing (published in The Platte County Citizen newspaper on October 26, 2022)
 26. Newspaper publication notice of the TIF Commission public hearing (published in The Platte County Citizen newspaper on November 16, 2022)
 27. 45-day notice of the TIF Commission public hearing to taxing jurisdictions mailed via certified mail (dated August 18, 2023)
 28. 10-day notice of the TIF Commission public hearing to property owners mailed via certified mail (dated November 8, 2022)
 29. Newspaper publication notice of the TIF Commission public hearing (published in The Platte County Landmark newspaper on September 13, 2023)
 30. Newspaper publication notice of the TIF Commission public hearing (published in The Platte County Landmark newspaper on September 20, 2023)
 31. Newspaper publication notice of the TIF Commission public hearing (published in The Platte County Landmark newspaper on September 27, 2023)
 32. Case No. PZ18-15A – The Meadows At Creekside – Preliminary Development Plan
 33. Case No. PZ18-15B – The Meadows At Creekside – Conditional Use Permit
 34. Case No. PZ18-16A – Old Town At Creekside - Zoning Map Amendment
 35. Case No. PZ18-16B – Old Town At Creekside - Preliminary Development Plan

36. Case No. PZ18-17A – The Woods At Creekside - Zoning Map Amendment
37. Case No. PZ18-17B – The Woods At Creekside - Preliminary Development Plan
38. Case No. PZ18-17C – The Woods At Creekside - Conditional Use Permit
39. Case No. PZ18-17E – Creekside Commons - Zoning Map Amendment
40. Case No. PZ18-17F – Creekside Commons - Preliminary Development Plan
41. Case No. PZ18-18A – Creekside Industrial – Zoning Map Amendment
42. Case No. PZ18-18B – Creekside Industrial – Preliminary Development Plan
43. Case No. PZ23-20A – Creekside West Apartments – Preliminary Development Plan
44. 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>)
45. 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>)
46. 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>)
47. Staff analysis, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (<https://vimeo.com/298093890>)
48. Staff analysis, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (<https://vimeo.com/299350151>)
49. Staff analysis, exhibits and comments presented at the November 13, 2018 Planning and Zoning Commission public hearing (<https://vimeo.com/300632492>)
50. Staff analysis, exhibits and comments presented at the December 4, 2018 Board of Aldermen meeting (<https://vimeo.com/307077571>)
51. Staff analysis, exhibits and comments presented at the December 18, 2018 Board of Aldermen meeting (<https://vimeo.com/307572001>)
52. Staff analysis, exhibits and comments presented at the February 26, 2019 Tax Increment Financing meeting (<https://vimeo.com/320071000>)
53. Staff analysis, exhibits and comments presented at the March 19, 2019 Board of Aldermen meeting (<https://vimeo.com/325349168>)
54. Staff analysis, exhibits and comments presented at the April 2, 2019 Board of Aldermen meeting (<https://vimeo.com/328082077>)
55. Staff analysis, exhibits and comments presented at the April 16, 2019 Board of Aldermen meeting (<https://vimeo.com/330909891>)
56. Staff analysis, exhibits and comments presented at the April 23, 2019 Board of Aldermen meeting (<https://vimeo.com/332107516>)
57. Staff analysis, exhibits and comments presented at the September 23, 2021 Tax Increment Financing Meeting (<https://vimeo.com/613101531>)
58. Staff analysis, exhibits and comments presented at the October 19, 2021 Board of Aldermen meeting (<https://vimeo.com/636801983>)
59. Staff analysis, exhibits and comments presented at the November 22, 2022 Tax Increment Financing Meeting (<https://vimeo.com/774029636>)
60. Staff analysis, exhibits and comments presented at the December 6, 2022 Board of Aldermen meeting (<https://vimeo.com/778723823>)
61. Staff analysis, exhibits and comments presented at the July 11, 2023 Planning and Zoning Commission public hearing (<https://vimeo.com/844422169>)
62. Staff analysis, exhibits and comments presented at the August 1, 2023 Board of Aldermen meeting (<https://vimeo.com/850760744>)
63. 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

ITEM 4A

For 10-04-23

Tax Increment Financing Commission Meeting

64. 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
65. 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
66. 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
67. 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
68. 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
69. 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
70. 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
71. 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
72. 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
73. 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
74. Ordinance No. 3198 – Approving a preliminary development plan for Creekside West Apartments, a planned mixed-use development consisting of two hotels, two restaurants, and four apartment buildings with a total of 200 residential units on approximately 12.21 acres

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

THIRD 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
Third Amendment Filed September 6, 2023**

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EXHIBITS

Exhibit 1B Legal Description: Redevelopment Project Areas

Exhibit 3 Preliminary Site Plan

Exhibit 4 Estimated Redevelopment Project Costs

Exhibit 5 Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes

Exhibit 6 Cost Benefit Analysis for 3rd Plan Amendment

I. INTRODUCTION

This Third Amendment to the Creekside Tax Increment Financing Plan (the “Third Amendment”) shall amend the Creekside Tax Increment Financing Plan as approved by Ordinance No. 2988 on April 2, 2019; as amended by the First Amendment approved by Ordinance No. 3093 on October 19, 2021; and as amended by the Second Amendment approved by Ordinance No. 3151 on December 6, 2022 (the Creekside Tax Increment Financing Plan, as amended, shall hereinafter be referred to as the “Plan” or “Redevelopment Plan”).

The Third 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 reconfigure or combine certain project areas that previously encompassed multiple proposed lots into larger project areas. More specifically, the legal description for Redevelopment Project Area A-2 is being updated with a platted legal description. Redevelopment Project Areas F, G, H, I and J are being reconfigured or combined. The current approved Redevelopment Project Areas F, G, H, I, and J provide for the construction of 2 hotels, 2 restaurants, and a 15,000 sq. ft. commercial office or retail building. The boundaries for Redevelopment Project Areas I and J will remain the same but the lots will be reconfigured to allow for the construction of 2 hotels in Redevelopment Project Area I and 2 restaurants in Redevelopment Project Area J. Redevelopment Project Areas F, G, and H will be combined into a single larger Redevelopment Project Area G. The proposed Third Amendment eliminates the previously approved 15,000 sq. ft. commercial office / retail and replaces it with 184 apartment units in 4 apartment buildings with clubhouse amenities. This change is necessary to update and correct the legal descriptions of lots which are now legally

platted lots, and to revise the land uses contemplated in the original TIF Plan to account for changes in market demand to add more residential units in place of commercial / office space.

The proposed Third Amendment also revises the legal descriptions of certain Redevelopment Project Areas found on Exhibit 1B and the depiction of the Redevelopment Project Areas shown on Exhibit 3 to reflect the changes consistent with the proposed amendment. Other changes include revisions to Exhibit 4, Estimated Redevelopment Project Costs, and Exhibit 5, Estimated Assessed Value and Resulting Payments in Lieu of Taxes. The schedule of Payments in Lieu of Taxes for the proposed Redevelopment Project G will be revised in Section VIII.G.1 of 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.
2. **Amendment No. 2:** The definition in Section II, paragraph EE for “Reimbursable Project Costs” shall be deleted in its entirety and replaced with the following: Those Redevelopment Project Costs identified in Exhibit 4 to this Plan, in the estimated amount of \$61,557,865 as currently anticipated, plus interest and Financing Costs.

3. **Amendment No. 3:** Paragraph C in Section VII titled “Redevelopment Projects” shall be deleted in its entirety and replaced with the following: The Redevelopment Projects will consist of approximately seventy-three thousand (73,000) square feet of industrial space; approximately one hundred eighty-five thousand (185,000) square feet of new retail and restaurant space; four (4) hotels; one hundred eighty-four (184) apartment units; one hundred fifty (150) mixed-use apartment units; and other improvements developed in accordance with the Preliminary Site Plan.
4. **Amendment No. 4:** Paragraph A in Section VIII titled “Projected Redevelopment Project Costs” shall be deleted in its entirety and replaced with the following: The estimated cost of the entire project as shown on Exhibit 4 are estimated to be approximately \$374 million, as shown in more detail on Exhibit 4 to this Plan. These estimated Redevelopment Project Costs include Reimbursable Project Costs of approximately \$61.5 million, as currently anticipated, and shown in more detail on Exhibit 4 to this Plan, plus interest and Financing Costs.
5. **Amendment No. 5:** The second paragraph in Subparagraph G.1. of Section VIII shall be deleted in its entirety and replaced with the following: (i) For the portion of the Project outside of Redevelopment Project Area G, the anticipated Payments in Lieu of Taxes to pay eligible Redevelopment Project Costs shall be limited to fifty percent (50%) of the Payments in Lieu of Taxes generated and collected during the first eleven (11) years after the Redevelopment Project is approved by Ordinance; sixty-five percent (65%) of the Payments in Lieu of Taxes generated and collected beginning in the twelfth year after the Redevelopment Project is approved by Ordinance and continuing until the seventeenth year after the approval of the Redevelopment Project

by Ordinance; and seventy-five percent (75%) of the Payments in Lieu of Taxes generated and collected beginning in the eighteenth year after the approval of the Redevelopment Project by Ordinance and continuing until the termination of the TIF Plan; (ii) For Redevelopment Project Area G, the anticipated Payments in Lieu of Taxes to pay eligible Redevelopment Project Costs shall be limited to ninety percent (90%) of the Payments in Lieu of Taxes generated and collected during the first three (3) years after Redevelopment Project Area G is approved by Ordinance; seventy-five percent (75%) of the Payments in Lieu of Taxes generated and collected beginning in the fourth year after Redevelopment Project Area G is approved by Ordinance and continuing until the ninth year after the approval of the Redevelopment Project by Ordinance; sixty-five percent (65%) of the Payments in Lieu of Taxes generated and collected beginning in the tenth year after Redevelopment Project Area G is approved by Ordinance and continuing until the fifteenth year; and fifty percent (50%) of the Payments in Lieu of Taxes generated and collected beginning in the sixteenth year after the approval of Redevelopment Project Area G by Ordinance and continuing until the termination of the TIF Plan (collectively, the “PILOT Reimbursement Portion”). Any Payments in Lieu of Taxes that exceed the lesser of the PILOT Reimbursement Portion or the amount necessary to reimburse eligible Redevelopment Project Costs may be declared surplus by the City and made available for distribution to the various Taxing Districts located wholly or partially within Redevelopment Project Areas in the manner provided by the Act.

III. PLAN EXHIBIT AMENDMENTS

6. **Amendment No. 6:** 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.
7. **Amendment No. 7.** Delete Exhibit 3, Preliminary Site Plan, in its entirety and insert the revised Exhibit 3, Preliminary Site Plan, as attached hereto.
8. **Amendment No. 8.** Delete Exhibit 4, Estimated Redevelopment Project Costs, in its entirety and insert the revised Exhibit 4, Estimated Redevelopment Project Costs, as attached hereto.
9. **Amendment No. 9 .** Delete Exhibit 5, Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes, in its entirety and insert the revised Exhibit 5, Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes, as attached hereto.
10. **Amendment No. 10 .** Supplement Exhibit 6, Cost Benefit Analysis, by inserting after the last page of said Exhibit 6 the attached Exhibit 6, Cost Benefit Analysis for 3rd Plan Amendment, 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

LOT 1, OLD TOWN AT CREEKSIDE – NINTH PLAT, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI RECORDED OCTOBER 14, 2022 BOOK 23, PAGE 2.

**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
PAGE 335

**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**

[DELETED – Merged with RPA G]

**REDEVELOPMENT PROJECT AREA G
LEGAL DESCRIPTION**

LOT 15

PROPERTY DESCRIPTION

CONTAINING 270,933 SQUARE FEET OR 6.22 ACRES

ALL THAT PART OF LOT 1, CREEKSIDE VILLAGE FIRST PLAT, A SUBDIVISION IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY MOST CORNER OF SAID LOT 1; THENCE S89°22'21"E, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 437.01 FEET; THENCE N00°45'15"E, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 29.06 FEET; THENCE S89°45'54"E, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 298.96 FEET; THENCE DEPARTING SAID NORTHERLY LINE, S03°51'43"W, A DISTANCE OF 231.40 FEET; THENCE S20°59'04"W, A DISTANCE OF 316.18 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF MISSOURI STATE ROUTE 45; THENCE N58°20'32"W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, SAID LINE BEING THE NORTHERLY RIGHT OF WAY LINE OF SAID MISSOURI STATE ROUTE 45, A DISTANCE OF 38.50 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 202.24 FEET; THENCE N69°39'08"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 227.40 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE N00°44'51"E, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 236.57 FEET TO THE POINT OF BEGINNING.

**REDEVELOPMENT PROJECT AREA H
LEGAL DESCRIPTION**

[DELETED – Merged with RPA G]

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**

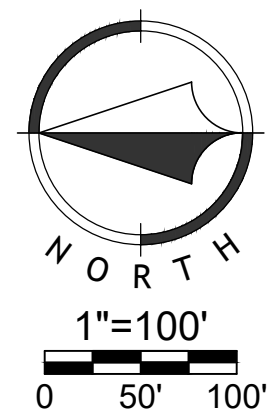
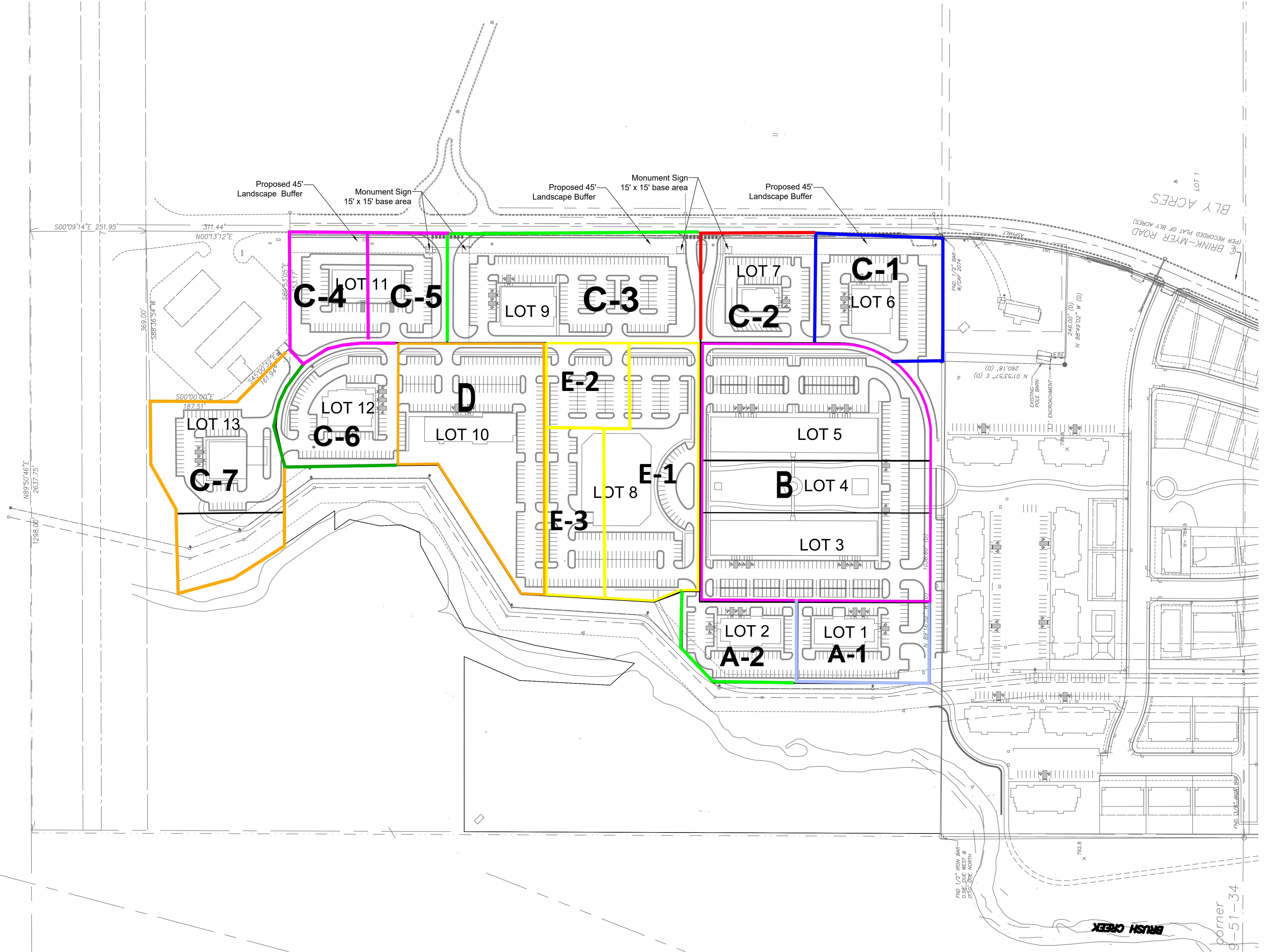
Approximately 1.80 Acres

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

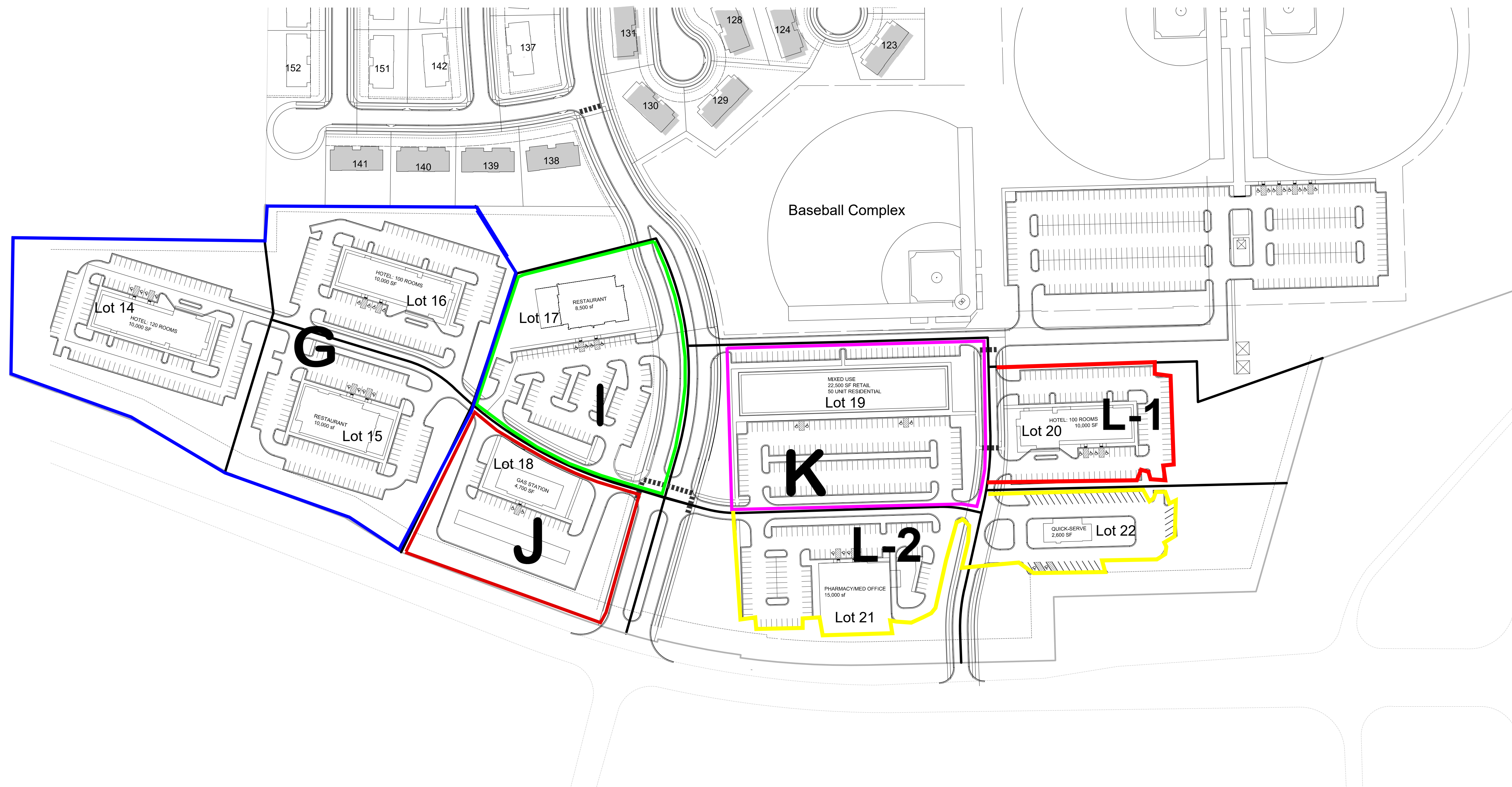
EXHIBIT 3
PRELIMINARY SITE PLAN



N/4 corner
Sec. 19-51-34



Sheet C1													
Conceptual Layout	18-0211 Old Town at Creekside												
Creekside North Layout													
<table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DD</th> <th>DATE</th> <th>As Per City Comments</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>JMM</td> <td>AG</td> <td>10/08/2018</td> <td></td> <td></td> </tr> </tbody> </table>		NO.	BY	DD	DATE	As Per City Comments	REVISION	5	JMM	AG	10/08/2018		
NO.	BY	DD	DATE	As Per City Comments	REVISION								
5	JMM	AG	10/08/2018										
<p>Renaissance Infrastructure Consulting 5015 NW CANAL STREET, SUITE 100 RIVERSIDE, MISSOURI 64150 816.800.0950 WWW.RIC-CONSULT.COM</p>													



LOT 14 - HOTEL

PARKING REQUIRED (1 SPACE / ROOM)	UNITS	PARKING REQUIRED
120	120	120

TOTAL REQUIRED SPACES = 120
 TOTAL PROVIDED SPACES = 122
 Includes 4 ADA Parking Spaces

*General Retail 5 parking spaces/1000sf
 100 parking spaces = 24,400sf*

LOT 15 - RESTAURANT

PARKING REQUIRED (10 SPACES / 1,000sf)	UNITS	PARKING REQUIRED
85	8,500	85

TOTAL REQUIRED SPACES = 85
 TOTAL PROVIDED SPACES = 85
 Includes 4 ADA Parking Spaces

LOT 16 - HOTEL

PARKING REQUIRED (1 SPACE / ROOM)	UNITS	PARKING REQUIRED
100	100	100

TOTAL REQUIRED SPACES = 100
 TOTAL PROVIDED SPACES = 100
 Includes 4 ADA Parking Spaces

*General Retail 5 parking spaces/1000sf
 100 parking spaces = 20,000sf*

LOT 17 - RESTAURANT

PARKING REQUIRED (10 SPACES / 1,000sf)	UNITS	PARKING REQUIRED
85	8,500	85

TOTAL REQUIRED SPACES = 85
 TOTAL PROVIDED SPACES = 90
 Includes 4 ADA Parking Spaces

LOT 18 - GAS STATION

PARKING REQUIRED (5 SPACES / 1,000sf)	UNITS	PARKING REQUIRED
4,700	4,700	23

TOTAL REQUIRED SPACES = 23
 TOTAL PROVIDED SPACES = 23
 Includes 2 ADA Parking Spaces

LOT 19 - MIXED USE: RETAIL/2-STORY RESIDENTIAL

PARKING REQUIRED (5 SPACES / 1,000sf)	UNITS	PARKING REQUIRED
25,300	25,300	126
(1.5 SPACES / UNIT)	50	75

TOTAL REQUIRED SPACES = 201
 TOTAL PROVIDED SPACES = 201
 Includes 4 ADA Parking Spaces

LOT 20 - HOTEL WITH PICNIC SHELTER GREENSPACE

PARKING REQUIRED (1 SPACE / ROOM)	UNITS	PARKING REQUIRED
100	100	100

TOTAL REQUIRED SPACES = 100
 TOTAL PROVIDED SPACES = 102
 Includes 4 ADA Parking Spaces

*General Retail 5 parking spaces/1000sf
 100 parking spaces = 20,000sf*

LOT 21 - PHARMACY/MEDICAL OFFICE

PARKING REQUIRED (5 SPACES / 1,000sf)	UNITS	PARKING REQUIRED
13,000sf	13,000sf	65

TOTAL REQUIRED SPACES = 65
 TOTAL PROVIDED SPACES = 98
 Includes 3 ADA Parking Spaces

LOT 22 - QUICK-SERVE

PARKING REQUIRED (12 SPACES / 1,000sf)	UNITS	PARKING REQUIRED
26	26	32
(1 SPACE / EMPLOYEE)	5	5

TOTAL REQUIRED SPACES = 37
 TOTAL PROVIDED SPACES = 38
 Includes 2 ADA Parking Spaces

BASEBALL COMPLEX

PARKING REQUIRED (35 SPACES / FIELD)	UNITS	PARKING REQUIRED
6	6	245
(1 SPACE / 2,000 SF PROGRAMMED GREEN SPACE)	10,895 SF	6

TOTAL REQUIRED SPACES = 251
 TOTAL PROVIDED SPACES = 341
 Includes 8 ADA Parking Spaces

**60 spaces provided per field*

Total Ball Field Square Footage: 681,240 SF
 Total Building Footprint Square Footage: 101,100 SF
 Total Commercial Square Footage without hotels: 66,100 SF
 Total Parking Stalls: 1,236 STALLS
 Total Parking Stalls without Ball Fields: 864 STALLS



EXHIBIT 4
ESTIMATED REDEVELOPMENT PROJECT COSTS

Parkville								
			TIF & OTHER	Community Improvement District (CID)			Transportation Development District (TDD)	
Costs	Total Project Costs	Private	PILOTS / EATS HTR / STR	CID ST NON-EAT	CID SA NON-EAT	CID EATS	TDD NON-EAT	TDD EATS
City Costs								
Land Acquisition /NID Improvement Access	\$6,400,000.00		\$1,600,000.00		\$4,800,000.00			
Total City Costs	\$6,400,000.00		\$1,600,000.00		\$4,800,000.00			
DEVELOPMENT COSTS								
Acquisition	\$1,700,002.00	\$304,750.00	\$1,041,636.00			\$176,808.00		\$176,808.00
Building & Construction	\$295,877,000.00	\$295,867,000.00						
General Conditions	\$1,020,000.00	\$370,000.00	\$485,263.00			\$82,369.00		\$82,369.00
PILOTS			\$9,574,256.63					
Site Construction (on & off site)								
Grading, retaining walls and site prep	\$9,896,500.00	\$2,620,000.00	\$4,976,545.00			\$1,149,977.00		\$1,149,977.00
Sanitary Sewer	\$3,377,500.00	\$1,616,000.00	\$1,165,750.00		\$200,000.00	\$197,875.00		\$197,875.00
Water	\$2,687,000.00	\$950,000.00	\$1,147,460.00		\$200,000.00	\$194,770.00		\$194,770.00
Storm water	\$3,141,000.00	\$1,350,000.00	\$1,113,118.00		\$300,000.00	\$188,941.00		\$188,941.00
Roadway	\$7,691,254.00	\$1,795,000.00	\$835,586.00		\$300,000.00	\$141,833.00	\$4,477,003.00	\$141,833.00
Surface Parking & Curbs	\$6,990,675.00	\$492,800.00	\$4,123,384.00			\$699,905.00	\$974,681.00	\$699,905.00
Site Utilities	\$2,174,000.00	\$725,000.00	\$1,081,762.00			\$183,619.00		\$183,619.00
Hardscape / Landscape	\$3,071,500.00	\$1,055,000.00	\$1,505,434.00			\$255,533.00		\$255,533.00
Amenities /Walking Trails	\$1,721,000.00	\$1,136,000.00	\$436,736.00			\$74,132.00		\$74,132.00
Sports Fields	\$7,193,500.00		\$1,798,375.00	\$5,395,125.00				
Professional Services (Eng/Arch/Consult/Legal/Other	\$3,390,000.00	\$911,588.00	\$1,605,473.00	\$129,080.00	\$85,503.00	\$272,514.00	\$113,329.00	\$272,514.00
Commissions & Marketing	\$4,668,825.00	\$4,668,825.00						
Financing Costs (Interest Carry / Closing / Fees / Other	\$4,275,000.00	\$998,699.00	\$2,125,824.00	\$170,917.00	\$107,825.00	\$360,838.00	\$150,060.00	\$360,838.00
Development Fee	\$4,333,669.00	\$2,754,157.00	\$857,009.00	\$163,497.00	\$109,304.00	\$153,078.00	\$143,546.00	\$153,078.00
Contingency	\$4,896,393.00	\$4,896,393.00						
Total Development Costs	\$374,504,818.00	\$322,511,212.00	\$35,473,611.63	\$5,858,619.00	\$6,102,632.00	\$4,132,192.00	\$5,858,619.00	\$4,132,192.00
Grand Total Costs	\$374,504,818.00	\$322,511,212.00	\$35,473,611.63	\$5,858,619.00	\$6,102,632.00	\$4,132,192.00	\$5,858,619.00	\$4,132,192.00
						4,132,191		4,132,191
Percentages of Total Development Costs by Category		86.12%	9.47%	1.56%	1.63%	1.10%	1.56%	1.10%

Less: Ch. 100 Sales Tax Exemption on Materials	-7,567,939
Net Development Costs (Net of Sales Tax Exemption)	366,936,879

Notes

- Amounts set forth in the TIF & OTHER, CID, and TDD columns for Total Development Costs totaling approximately \$55.1 million are net reimbursable project cost reimbursements and do not include (other than certain limited interest and financing costs during the construction and ramp up period to stabilization) interest expenses, financing expenses, fees, or costs of issuance for bonds or any other financing instrument, all of which are reimbursable project costs in addition to any cap established for the total development costs
- Amounts set forth in the TIF & OTHER and CID columns for Total City Costs totaling approximately \$6.4 million are gross reimbursable project cost reimbursements.
- Any amounts paid to the City for payment or reimbursement of its professional fees and other charges of any kind related to these projects are deemed reimbursable Project Costs in addition to any cap established for the project
- This Redevelopment Budget is an estimate of the development costs to implement the Project. The amounts set forth in the TIF and other, CID, and TDD columns for the Total Development Costs may be further allocated between TIF & Other, CID, and TDD cost categories and any limitation on reimbursement shall only be subject to statutory restrictions for the respective funding source.
- The reimbursable amounts set forth in this Exhibit 6 are reasonable best estimates at the time of approval of this Plan and it is agreed to and understood that such estimates are subject to change as part of the development process. The reimbursable amounts may be applied to any one or all of the stated line items, irrespective of the costs set forth in this exhibit, up to the maximum reimbursable amount of \$52 million.
- Redevelopment Project Costs within the Redevelopment Area total approximately \$185 million

EXHIBIT 5
ESTIMATED ANNUAL INCREASES IN ASSESSED VALUE AND RESULTING
PAYMENTS IN LIEU OF TAXES

YEAR	Ad Valorem Property Taxes					TIF Redevelopment Project Area G					TIF EATs					TDD & CID					Hotel Tax			
	All TIF Redevelopment Project Areas Except RPA G																							
	Appraised Value	Assessed Value	Base AV	Incremental Value	PILOTS Capture	Appraised Value	Assessed Value	Base AV	Incremental Value	PILOTS Capture	PILOTS	TIF Taxable Sales	Existing Tenant Taxable Sales	Incremental Sales (Exclu. Hotel)	Sales Tax EATs	TDD & CID Taxable Sales	CID Sales Tax (EATs & Non-EATs)	TDD Sales Tax (EATs & Non-EATs)	CID Special Assessment	Hotel Sales	Hotel Sales Tax Rebate	Guest Room Tax	TOTAL	
			31.925	31.925							83,568				1.4375%		1.00%	1.00%				0.75%	3.75%	
1	2013	116,045		31,925	31,925											3,600,000	35,280						70,560	
2	2014	5,455,264	1,745,685	31,925	1,713,760	50%										7,678,125	75,246	385,000		3,011,250	21,907	112,922	687,707	
3	2015	12,610,264	4,035,285	31,925	4,003,360	50%					70,462	4,258,125	17,262,188	11,239,688	156,723	20,716,388	203,021	395,000		43,814	226,844	1,297,885	2,297,885	
4	2016	28,110,264	8,995,285	31,925	8,963,360	50%					164,600	36,055,913	23,950,688	333,962	39,544,665	387,538	387,538	405,000		12,105,225	88,066	453,946	2,220,600	
5	2017	36,259,963	11,603,188	31,925	11,571,263	50%					368,539	47,485,872	35,259,594	491,651	51,009,501	499,893	499,893	415,000		12,226,277	88,946	458,485	2,422,403	
6	2018	44,647,463	14,287,188	31,925	14,255,263	50%					475,798	63,909,318	51,560,778	718,951	67,468,184	661,188	661,188	415,400		12,348,540	89,836	463,076	3,485,393	
7	2019	49,840,578	15,946,985	31,925	15,915,060	50%	24,800,000	4,712,000	-	4,712,000	90%	586,132	78,176,797	60,704,761	846,426	76,771,241	752,388	415,400		12,472,023	90,734	467,703	3,911,113	
8	2020	53,840,578	17,128,985	31,925	17,197,060	50%	24,800,000	4,712,000	-	4,712,000	90%	1,003,163	79,308,555	61,311,809	854,917	77,538,953	759,882	415,400		12,596,748	93,641	472,378	4,357,362	
9	2021	56,012,444	17,923,982	31,925	17,892,057	50%	25,801,920	4,902,365	-	4,902,365	90%	1,055,796	74,647,640	61,924,937	863,466	78,314,343	767,481	415,400		12,722,713	92,558	477,103	4,439,278	
10	2022	56,012,444	17,923,982	31,925	17,892,057	50%	25,801,920	4,902,365	-	4,902,365	75%	1,098,453	75,394,116	62,544,176	872,100	79,097,486	775,155	415,400		12,849,940	93,483	481,873	4,511,613	
11	2023	58,272,054	18,647,057	31,925	18,615,132	50%	26,844,318	5,100,420	-	5,100,420	75%	1,037,985	76,148,058	63,169,618	880,821	79,888,461	782,907	415,400		12,978,440	94,418	486,691	4,481,129	
12	2024	58,272,054	18,647,057	31,925	18,615,132	65%	26,844,318	5,100,420	-	5,100,420	75%	1,079,929	76,909,538	63,801,314	889,630	80,687,346	790,736	415,400		13,108,224	95,362	491,558	4,553,351	
13	2025	60,622,951	19,399,344	31,925	19,367,419	65%	27,928,828	5,306,477	-	5,306,477	75%	1,309,540	77,678,634	64,439,327	898,526	81,494,219	798,643	415,400		13,239,306	96,316	496,474	4,613,542	
14	2026	60,622,951	19,399,344	31,925	19,367,419	65%	27,928,828	5,306,477	-	5,306,477	75%	1,362,458	78,455,420	65,083,721	907,511	82,309,162	806,630	415,400		13,371,699	97,279	501,439	4,687,347	
15	2027	63,068,825	20,182,024	31,925	20,150,099	65%	29,057,153	5,520,859	-	5,520,859	75%	1,362,458	79,239,974	65,734,558	916,586	83,132,253	814,696	415,400		13,505,416	98,252	506,458	4,928,541	
16	2028	63,068,825	20,182,024	31,925	20,150,099	65%	29,057,153	5,520,859	-	5,520,859	65%	1,417,514	80,032,374	66,391,903	925,752	83,963,576	822,843	415,400		13,640,471	99,234	511,519	5,015,104	
17	2029	65,613,513	20,996,124	31,925	20,964,199	65%	30,231,062	5,743,902	-	5,743,902	65%	1,372,115	80,832,698	67,055,822	935,010	84,803,211	831,071	415,400		13,776,875	100,227	516,333	5,001,527	
18	2030	65,613,513	20,996,124	31,925	20,964,199	75%	30,231,062	5,743,902	-	5,743,902	65%	1,427,561	81,641,025	67,726,381	944,360	85,651,244	839,382	40,400		13,914,644	101,229	521,799	4,714,113	
19	2031	68,261,006	21,843,522	31,925	21,811,597	75%	31,452,397	5,975,955	-	5,975,955	65%	1,599,959	82,457,435	68,409,644	953,803	86,507,736	847,776	40,400		14,053,790	102,241	527,071	4,918,946	
20	2032	68,261,006	21,843,522	31,925	21,811,597	75%	31,452,397	5,975,955	-	5,975,955	65%	1,664,066	83,282,009	69,087,465	963,341	87,372,834	856,254	40,400		14,194,309	103,264	532,289	5,016,468	
21	2033	71,015,457	22,724,946	31,925	22,693,021	75%	32,723,073	6,217,384	-	6,217,384	65%	1,664,066	84,114,829	69,778,558	972,975	88,246,562	864,818	40,400		14,336,272	104,296	537,618	5,043,511	
22	2034	71,015,457	22,724,946	31,925	22,693,021	75%	32,723,073	6,217,384	-	6,217,384	50%	1,731,871	84,955,978	70,476,343	982,705	89,129,027	873,464	40,400		14,479,634	105,339	542,984	5,150,229	
23	2040	73,881,188	23,614,980	31,925	23,610,055	75%	34,045,085	6,468,566	-	6,468,566	50%	1,655,181	85,805,537	71,181,107	992,532	90,020,318	882,199	40,400		14,624,431	106,393	548,414	5,107,320	
24	2041						34,045,085	6,468,566	-	6,468,566	50%	1,722,065				90,920,521	891,021	40,400					3,544,507	
25	2042						35,420,507	6,729,896	-	6,729,896	50%	265,958				91,829,726	899,931	40,400						2,106,220
26	2043						35,420,507	6,729,896	-	6,729,896	50%	276,703				92,748,023	908,931	40,400						2,134,965
27	2044						36,851,495	7,001,784	-	7,001,784	50%	276,703				93,675,504	918,020	40,400						2,153,143
28	2045						36,851,495	7,001,784	-	7,001,784	50%	287,882				94,612,259	927,200	40,400						2,182,682
29	2046						38,340,296	7,284,656	-	7,284,656	50%	287,882				95,558,581	936,472	40,400						2,201,228
30	2047															96,513,965	945,837	40,400						1,932,074
Total											26,625,837						22,155,872	22,155,872	7,110,000		2,004,833	10,334,201	107,705,776	
NPV @ 5%											13,532,824							9,990,810	9,990,810	4,399,137		1,084,953	5,592,554	52,312,164

Notes & Assumptions

- Property Value Growth (annual) 2.00%
- Retail Sales Growth (annual) 1.00%
- Commercial Assessment Ratio 32%
- Residential Assessment Ratio 19%
- Net Present Value 5.00%
- Assumed Vacancy on retail space (excludes hotel) 5.00%
- Assumed Sales Tax collection lag of 3 months
- Assumes property tax collections per Missouri Law
- South Platte Fire and Southern Platte Ambulance districts assume a 50% PILOTS capture for the entire 23 year term
- Assumes 50% of the South Platte Fire and Southern Platte Ambulance levies are available to the project and 50% are distributed to the fire and ambulance districts from the special allocation fund
- Annual percentage of levies available to south Platte Fire and Southern Platte Ambulance from the special allocation fund is subject to change based on Sec. 99.848, RSMo.
- If the South Platte Fire levy is not available to the project and is 100% distributed to the Fire district the NPV of PILOTS would be reduced by \$85,286.
- If the Southern Platte Ambulance levy is not available to the project and is 100% distributed to the Ambulance district the NPV of PILOTS would be reduced by \$109,760
- If the County Parks tax is reduced to 0.25% from 0.50% the NPV of the EATs available to the project would be reduced by \$780,802.

Administration & Collection Fees:

PILOTS Collection Fee	1.00%
State Collection Fee	1.00%
Retailer Holdback (EATs, TDD ST, CID ST)	2.00%

Retail Sales Tax Rate	Rate	Capture %	Captured Rate
Platte County General	0.5000%	50.0000%	0.2500%
Platte County Road	0.3750%	50.0000%	0.1875%
Platte County Parks/Storm	0.5000%	50.0000%	0.2500%
City General	1.0000%	50.0000%	0.5000%
City Transportation	0.5000%	50.0000%	0.2500%
State General	3.0000%	0.0000%	0.0000%
State Other	1.2250%	0.0000%	0.0000%
Total TIF (EATs) Sales Tax Rate	7.1000%	20.2500%	1.4375%
Total CID Sales Tax Rate	1.0000%	100.0000%	1.0000%
Total TDD Sales Tax Rate	1.0000%	100.0000%	1.0000%
Total Applicable Sales Tax Rate	9.1000%		3.4375%

Ad Valorem Levies	Rate	Capture %	Captured Rate
State Blind Pension Fund	0.1	0	0
Platte County	0.4	100	0.4
Health Department	0.783	100	0.783
Board of Disabled Services	1.273	0	0
Mental Health	0.979	100	0.979
Mid-Continent Public Library	3.963	100	3.963
Senior Citizen Levy	0.49	100	0.49
Park Hill Schools	54.035	100	54.035
Platte County Road #1	3.239	100	3.239
South Platte Fire	9.582	100	9.582
Southern Platte Ambulance	1.188	100	1.188
City of Parkville	6.412	100	6.412
Metropolitan Community College	2.297	100	2.297
MAM Replacement Tax	3.4	0	0
Total Levy	88.742	94.172	83.364

EXHIBIT 6
SUPPLEMENTAL COST BENEFIT ANALYSIS FOR 3RD PLAN AMENDMENT

Exhibit 6
Cost-Benefit Analysis for 3rd Plan Amendment
State Blind Pension Fund

		Approved TIF Plan (15,000 SF Office)			Proposed 3rd Am. (Replace w Apartments)		
		M&M		Total Benefit	M&M		Total Benefit
Year		Ad Valorem Taxes	Replacement Tax		Ad Valorem Taxes	Replacement Tax	
1	2025	\$ 288	\$ 12	\$ 300	\$ 1,414	\$ -	\$ 1,414
2	2026	\$ 288	\$ 12	\$ 300	\$ 1,414	\$ -	\$ 1,414
3	2027	\$ 300	\$ 13	\$ 312	\$ 1,471	\$ -	\$ 1,471
4	2028	\$ 300	\$ 13	\$ 312	\$ 1,471	\$ -	\$ 1,471
5	2029	\$ 312	\$ 13	\$ 325	\$ 1,530	\$ -	\$ 1,530
6	2030	\$ 312	\$ 13	\$ 325	\$ 1,530	\$ -	\$ 1,530
7	2031	\$ 324	\$ 14	\$ 338	\$ 1,592	\$ -	\$ 1,592
8	2032	\$ 324	\$ 14	\$ 338	\$ 1,592	\$ -	\$ 1,592
9	2033	\$ 337	\$ 14	\$ 352	\$ 1,656	\$ -	\$ 1,656
10	2034	\$ 337	\$ 14	\$ 352	\$ 1,656	\$ -	\$ 1,656
11	2035	\$ 351	\$ 15	\$ 366	\$ 1,723	\$ -	\$ 1,723
12	2036	\$ 351	\$ 15	\$ 366	\$ 1,723	\$ -	\$ 1,723
13	2037	\$ 365	\$ 15	\$ 381	\$ 1,793	\$ -	\$ 1,793
14	2038	\$ 365	\$ 15	\$ 381	\$ 1,793	\$ -	\$ 1,793
15	2039	\$ 380	\$ 16	\$ 396	\$ 1,865	\$ -	\$ 1,865
16	2040	\$ 380	\$ 16	\$ 396	\$ 1,865	\$ -	\$ 1,865
17	2041	\$ 395	\$ 17	\$ 412	\$ 1,941	\$ -	\$ 1,941
18	2042	\$ 395	\$ 17	\$ 412	\$ 1,941	\$ -	\$ 1,941
19	2043	\$ 411	\$ 17	\$ 429	\$ 2,019	\$ -	\$ 2,019
20	2044	\$ 411	\$ 17	\$ 429	\$ 2,019	\$ -	\$ 2,019
21	2045	\$ 428	\$ 18	\$ 446	\$ 2,101	\$ -	\$ 2,101
22	2046	\$ 428	\$ 18	\$ 446	\$ 2,101	\$ -	\$ 2,101
23	2047	\$ 445	\$ 19	\$ 464	\$ 2,185	\$ -	\$ 2,185
Total		\$ 8,230	\$ 346	\$ 8,575	\$ 40,393	\$ -	\$ 40,393

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) This jurisdiction receives 0.35% of the M&M Replacement Tax per Platte County Collector.
- (4) These cost-benefit estimates were made based on projections of property value and current tax levies.
- (5) The State Blind Pension Fund levy is excluded from TIF capture.

Exhibit 6
Cost-Benefit Analysis for 3rd Plan Amendment
Platte County

		Approved TIF Plan (15,000 SF Office)			Proposed 3rd Am. (Replace w Apartments)		
Year		Ad Valorem	M&M	Total Benefit	Ad Valorem	M&M	Total Benefit
		Taxes	Replacement		Taxes	Replacement	
1	2025	\$ 288	\$ 100	\$ 388	\$ 283	\$ -	\$ 283
2	2026	\$ 288	\$ 100	\$ 388	\$ 283	\$ -	\$ 283
3	2027	\$ 300	\$ 104	\$ 404	\$ 294	\$ -	\$ 294
4	2028	\$ 300	\$ 104	\$ 404	\$ 735	\$ -	\$ 735
5	2029	\$ 312	\$ 108	\$ 420	\$ 765	\$ -	\$ 765
6	2030	\$ 312	\$ 108	\$ 420	\$ 765	\$ -	\$ 765
7	2031	\$ 324	\$ 113	\$ 437	\$ 796	\$ -	\$ 796
8	2032	\$ 324	\$ 113	\$ 437	\$ 796	\$ -	\$ 796
9	2033	\$ 337	\$ 117	\$ 455	\$ 828	\$ -	\$ 828
10	2034	\$ 337	\$ 117	\$ 455	\$ 1,159	\$ -	\$ 1,159
11	2035	\$ 351	\$ 122	\$ 473	\$ 1,206	\$ -	\$ 1,206
12	2036	\$ 246	\$ 122	\$ 368	\$ 1,206	\$ -	\$ 1,206
13	2037	\$ 256	\$ 127	\$ 383	\$ 1,255	\$ -	\$ 1,255
14	2038	\$ 256	\$ 127	\$ 383	\$ 1,255	\$ -	\$ 1,255
15	2039	\$ 266	\$ 132	\$ 398	\$ 1,306	\$ -	\$ 1,306
16	2040	\$ 266	\$ 132	\$ 398	\$ 1,865	\$ -	\$ 1,865
17	2041	\$ 277	\$ 138	\$ 414	\$ 1,941	\$ -	\$ 1,941
18	2042	\$ 198	\$ 138	\$ 335	\$ 1,941	\$ -	\$ 1,941
19	2043	\$ 206	\$ 143	\$ 349	\$ 2,019	\$ -	\$ 2,019
20	2044	\$ 206	\$ 143	\$ 349	\$ 2,019	\$ -	\$ 2,019
21	2045	\$ 214	\$ 149	\$ 363	\$ 2,101	\$ -	\$ 2,101
22	2046	\$ 214	\$ 149	\$ 363	\$ 2,101	\$ -	\$ 2,101
23	2047	\$ 223	\$ 155	\$ 378	\$ 2,185	\$ -	\$ 2,185
Total		\$ 6,299	\$ 2,864	\$ 9,163	\$ 29,103	\$ -	\$ 29,103

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) This jurisdiction receives 2.9% of the M&M Replacement Tax per Platte County Collector.
- (4) These cost-benefit estimates were made based on projections of property value and current tax levies.

Exhibit 6
Cost-Benefit Analysis for 3rd Plan Amendment
Health Department

		Approved TIF Plan (15,000 SF Office)			Proposed 3rd Am. (Replace w Apartments)		
Year		Ad Valorem	M&M	Total Benefit	Ad Valorem	M&M	Total Benefit
		Taxes	Replacement		Taxes	Replacement	
1	2025	\$ 352	\$ 32	\$ 384	\$ 345	\$ -	\$ 345
2	2026	\$ 352	\$ 32	\$ 384	\$ 345	\$ -	\$ 345
3	2027	\$ 366	\$ 32	\$ 398	\$ 359	\$ -	\$ 359
4	2028	\$ 366	\$ 33	\$ 399	\$ 898	\$ -	\$ 898
5	2029	\$ 381	\$ 33	\$ 414	\$ 935	\$ -	\$ 935
6	2030	\$ 381	\$ 35	\$ 416	\$ 935	\$ -	\$ 935
7	2031	\$ 396	\$ 35	\$ 431	\$ 972	\$ -	\$ 972
8	2032	\$ 396	\$ 36	\$ 432	\$ 972	\$ -	\$ 972
9	2033	\$ 412	\$ 36	\$ 448	\$ 1,012	\$ -	\$ 1,012
10	2034	\$ 412	\$ 38	\$ 450	\$ 1,416	\$ -	\$ 1,416
11	2035	\$ 429	\$ 38	\$ 467	\$ 1,474	\$ -	\$ 1,474
12	2036	\$ 300	\$ 39	\$ 339	\$ 1,474	\$ -	\$ 1,474
13	2037	\$ 312	\$ 39	\$ 352	\$ 1,533	\$ -	\$ 1,533
14	2038	\$ 312	\$ 41	\$ 353	\$ 1,533	\$ -	\$ 1,533
15	2039	\$ 325	\$ 41	\$ 366	\$ 1,595	\$ -	\$ 1,595
16	2040	\$ 325	\$ 42	\$ 367	\$ 2,279	\$ -	\$ 2,279
17	2041	\$ 338	\$ 42	\$ 381	\$ 2,371	\$ -	\$ 2,371
18	2042	\$ 242	\$ 44	\$ 286	\$ 2,371	\$ -	\$ 2,371
19	2043	\$ 251	\$ 44	\$ 295	\$ 2,467	\$ -	\$ 2,467
20	2044	\$ 251	\$ 46	\$ 297	\$ 2,467	\$ -	\$ 2,467
21	2045	\$ 261	\$ 46	\$ 307	\$ 2,566	\$ -	\$ 2,566
22	2046	\$ 261	\$ 48	\$ 309	\$ 2,566	\$ -	\$ 2,566
23	2047	\$ 272	\$ 48	\$ 320	\$ 2,670	\$ -	\$ 2,670
Total		\$ 7,695	\$ 901	\$ 8,596	\$ 35,554	\$ -	\$ 35,554

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) This jurisdiction receives 0.93% of the M&M Replacement Tax per Platte County Collector.
- (4) These cost-benefit estimates were made based on projections of property value and current tax levies.

Exhibit 6
Cost-Benefit Analysis for 3rd Plan Amendment
Board of Disabled Services

		Approved TIF Plan (15,000 SF Office)			Proposed 3rd Am. (Replace w Apartments)		
Year		Ad Valorem	M&M	Total Benefit	Ad Valorem	M&M	Total Benefit
		Taxes	Replacement		Taxes	Replacement	
1	2025	\$ 1,144	\$ 52	\$ 1,196	\$ 5,617	\$ -	\$ 5,617
2	2026	\$ 1,144	\$ 52	\$ 1,196	\$ 5,617	\$ -	\$ 5,617
3	2027	\$ 1,191	\$ 54	\$ 1,244	\$ 5,844	\$ -	\$ 5,844
4	2028	\$ 1,191	\$ 54	\$ 1,244	\$ 5,844	\$ -	\$ 5,844
5	2029	\$ 1,239	\$ 56	\$ 1,295	\$ 6,080	\$ -	\$ 6,080
6	2030	\$ 1,239	\$ 56	\$ 1,295	\$ 6,080	\$ -	\$ 6,080
7	2031	\$ 1,289	\$ 58	\$ 1,347	\$ 6,325	\$ -	\$ 6,325
8	2032	\$ 1,289	\$ 58	\$ 1,347	\$ 6,325	\$ -	\$ 6,325
9	2033	\$ 1,341	\$ 61	\$ 1,401	\$ 6,581	\$ -	\$ 6,581
10	2034	\$ 1,341	\$ 61	\$ 1,401	\$ 6,581	\$ -	\$ 6,581
11	2035	\$ 1,395	\$ 63	\$ 1,458	\$ 6,847	\$ -	\$ 6,847
12	2036	\$ 1,395	\$ 63	\$ 1,458	\$ 6,847	\$ -	\$ 6,847
13	2037	\$ 1,451	\$ 66	\$ 1,517	\$ 7,123	\$ -	\$ 7,123
14	2038	\$ 1,451	\$ 66	\$ 1,517	\$ 7,123	\$ -	\$ 7,123
15	2039	\$ 1,510	\$ 68	\$ 1,578	\$ 7,411	\$ -	\$ 7,411
16	2040	\$ 1,510	\$ 68	\$ 1,578	\$ 7,411	\$ -	\$ 7,411
17	2041	\$ 1,571	\$ 71	\$ 1,642	\$ 7,711	\$ -	\$ 7,711
18	2042	\$ 1,571	\$ 71	\$ 1,642	\$ 7,711	\$ -	\$ 7,711
19	2043	\$ 1,634	\$ 74	\$ 1,708	\$ 8,022	\$ -	\$ 8,022
20	2044	\$ 1,634	\$ 74	\$ 1,708	\$ 8,022	\$ -	\$ 8,022
21	2045	\$ 1,700	\$ 77	\$ 1,777	\$ 8,346	\$ -	\$ 8,346
22	2046	\$ 1,700	\$ 77	\$ 1,777	\$ 8,346	\$ -	\$ 8,346
23	2047	\$ 1,769	\$ 80	\$ 1,849	\$ 8,683	\$ -	\$ 8,683
Total		\$ 32,699	\$ 1,481	\$ 34,180	\$ 160,495	\$ -	\$ 160,495

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) This jurisdiction receives 1.5% of the M&M Replacement Tax per Platte County Collector.
- (4) These cost-benefit estimates were made based on projections of property value and current tax levies.
- (5) The Board of Disabled Services levy is excluded from TIF capture.

Exhibit 6
Cost-Benefit Analysis for 3rd Plan Amendment
Mental Health

		Approved TIF Plan (15,000 SF Office)			Proposed 3rd Am. (Replace w Apartments)		
Year		Ad Valorem	M&M	Total Benefit	Ad Valorem	M&M	Total Benefit
		Taxes	Replacement		Taxes	Replacement	
1	2025	\$ 440	\$ 40	\$ 480	\$ 432	\$ -	\$ 432
2	2026	\$ 440	\$ 40	\$ 480	\$ 432	\$ -	\$ 432
3	2027	\$ 457	\$ 40	\$ 498	\$ 449	\$ -	\$ 449
4	2028	\$ 457	\$ 42	\$ 499	\$ 1,123	\$ -	\$ 1,123
5	2029	\$ 476	\$ 42	\$ 518	\$ 1,168	\$ -	\$ 1,168
6	2030	\$ 476	\$ 43	\$ 519	\$ 1,168	\$ -	\$ 1,168
7	2031	\$ 495	\$ 43	\$ 539	\$ 1,215	\$ -	\$ 1,215
8	2032	\$ 495	\$ 45	\$ 540	\$ 1,215	\$ -	\$ 1,215
9	2033	\$ 515	\$ 45	\$ 560	\$ 1,264	\$ -	\$ 1,264
10	2034	\$ 515	\$ 47	\$ 562	\$ 1,770	\$ -	\$ 1,770
11	2035	\$ 536	\$ 47	\$ 583	\$ 1,841	\$ -	\$ 1,841
12	2036	\$ 375	\$ 49	\$ 424	\$ 1,841	\$ -	\$ 1,841
13	2037	\$ 390	\$ 49	\$ 439	\$ 1,916	\$ -	\$ 1,916
14	2038	\$ 390	\$ 51	\$ 441	\$ 1,916	\$ -	\$ 1,916
15	2039	\$ 406	\$ 51	\$ 457	\$ 1,993	\$ -	\$ 1,993
16	2040	\$ 406	\$ 53	\$ 459	\$ 2,848	\$ -	\$ 2,848
17	2041	\$ 423	\$ 53	\$ 475	\$ 2,963	\$ -	\$ 2,963
18	2042	\$ 302	\$ 55	\$ 357	\$ 2,963	\$ -	\$ 2,963
19	2043	\$ 314	\$ 55	\$ 369	\$ 3,082	\$ -	\$ 3,082
20	2044	\$ 314	\$ 57	\$ 371	\$ 3,082	\$ -	\$ 3,082
21	2045	\$ 327	\$ 57	\$ 384	\$ 3,207	\$ -	\$ 3,207
22	2046	\$ 327	\$ 60	\$ 386	\$ 3,207	\$ -	\$ 3,207
23	2047	\$ 340	\$ 60	\$ 399	\$ 3,336	\$ -	\$ 3,336
Total		\$ 9,616	\$ 1,124	\$ 10,740	\$ 44,431	\$ -	\$ 44,431

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) This jurisdiction receives 1.16% of the M&M Replacement Tax per Platte County Collector.
- (4) These cost-benefit estimates were made based on projections of property value and current tax levies.

Exhibit 6
Cost-Benefit Analysis for 3rd Plan Amendment
Mid-Continent Public Library

		Approved TIF Plan (15,000 SF Office)			Proposed 3rd Am. (Replace w Apartments)		
Year		Ad Valorem	M&M	Total Benefit	Ad Valorem	M&M	Total Benefit
		Taxes	Replacement		Taxes	Replacement	
1	2025	\$ 1,555	\$ 174	\$ 1,729	\$ 1,527	\$ -	\$ 1,527
2	2026	\$ 1,555	\$ 174	\$ 1,729	\$ 1,527	\$ -	\$ 1,527
3	2027	\$ 1,618	\$ 181	\$ 1,799	\$ 1,588	\$ -	\$ 1,588
4	2028	\$ 1,618	\$ 181	\$ 1,799	\$ 3,971	\$ -	\$ 3,971
5	2029	\$ 1,683	\$ 189	\$ 1,872	\$ 4,131	\$ -	\$ 4,131
6	2030	\$ 1,683	\$ 189	\$ 1,872	\$ 4,131	\$ -	\$ 4,131
7	2031	\$ 1,751	\$ 196	\$ 1,948	\$ 4,298	\$ -	\$ 4,298
8	2032	\$ 1,751	\$ 196	\$ 1,948	\$ 4,298	\$ -	\$ 4,298
9	2033	\$ 1,822	\$ 204	\$ 2,026	\$ 4,472	\$ -	\$ 4,472
10	2034	\$ 1,822	\$ 204	\$ 2,026	\$ 6,261	\$ -	\$ 6,261
11	2035	\$ 1,896	\$ 212	\$ 2,108	\$ 6,514	\$ -	\$ 6,514
12	2036	\$ 1,327	\$ 212	\$ 1,539	\$ 6,514	\$ -	\$ 6,514
13	2037	\$ 1,381	\$ 221	\$ 1,602	\$ 6,777	\$ -	\$ 6,777
14	2038	\$ 1,381	\$ 221	\$ 1,602	\$ 6,777	\$ -	\$ 6,777
15	2039	\$ 1,436	\$ 230	\$ 1,666	\$ 7,051	\$ -	\$ 7,051
16	2040	\$ 1,436	\$ 230	\$ 1,666	\$ 10,072	\$ -	\$ 10,072
17	2041	\$ 1,494	\$ 239	\$ 1,734	\$ 10,479	\$ -	\$ 10,479
18	2042	\$ 1,067	\$ 239	\$ 1,307	\$ 10,479	\$ -	\$ 10,479
19	2043	\$ 1,111	\$ 249	\$ 1,359	\$ 10,902	\$ -	\$ 10,902
20	2044	\$ 1,111	\$ 249	\$ 1,359	\$ 10,902	\$ -	\$ 10,902
21	2045	\$ 1,155	\$ 259	\$ 1,414	\$ 11,343	\$ -	\$ 11,343
22	2046	\$ 1,155	\$ 259	\$ 1,414	\$ 11,343	\$ -	\$ 11,343
23	2047	\$ 1,202	\$ 269	\$ 1,471	\$ 11,801	\$ -	\$ 11,801
Total		\$ 34,014	\$ 4,977	\$ 38,991	\$ 157,158	\$ -	\$ 157,158

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) This jurisdiction receives 5.04% of the M&M Replacement Tax per Platte County Collector.
- (4) These cost-benefit estimates were made based on projections of property value and current tax levies.

Exhibit 6
Cost-Benefit Analysis for 3rd Plan Amendment
Senior Citizens Levy

		Approved TIF Plan (15,000 SF Office)			Proposed 3rd Am. (Replace w Apartments)		
Year		Ad Valorem	M&M	Total Benefit	Ad Valorem	M&M	Total Benefit
		Taxes	Replacement		Taxes	Replacement	
1	2025	\$ 220	\$ -	\$ 220	\$ 216	\$ -	\$ 216
2	2026	\$ 220	\$ -	\$ 220	\$ 216	\$ -	\$ 216
3	2027	\$ 229	\$ -	\$ 229	\$ 225	\$ -	\$ 225
4	2028	\$ 229	\$ -	\$ 229	\$ 563	\$ -	\$ 563
5	2029	\$ 238	\$ -	\$ 238	\$ 585	\$ -	\$ 585
6	2030	\$ 238	\$ -	\$ 238	\$ 585	\$ -	\$ 585
7	2031	\$ 248	\$ -	\$ 248	\$ 609	\$ -	\$ 609
8	2032	\$ 248	\$ -	\$ 248	\$ 609	\$ -	\$ 609
9	2033	\$ 258	\$ -	\$ 258	\$ 634	\$ -	\$ 634
10	2034	\$ 258	\$ -	\$ 258	\$ 887	\$ -	\$ 887
11	2035	\$ 269	\$ -	\$ 269	\$ 923	\$ -	\$ 923
12	2036	\$ 188	\$ -	\$ 188	\$ 923	\$ -	\$ 923
13	2037	\$ 196	\$ -	\$ 196	\$ 960	\$ -	\$ 960
14	2038	\$ 196	\$ -	\$ 196	\$ 960	\$ -	\$ 960
15	2039	\$ 203	\$ -	\$ 203	\$ 999	\$ -	\$ 999
16	2040	\$ 203	\$ -	\$ 203	\$ 1,427	\$ -	\$ 1,427
17	2041	\$ 212	\$ -	\$ 212	\$ 1,485	\$ -	\$ 1,485
18	2042	\$ 151	\$ -	\$ 151	\$ 1,485	\$ -	\$ 1,485
19	2043	\$ 157	\$ -	\$ 157	\$ 1,545	\$ -	\$ 1,545
20	2044	\$ 157	\$ -	\$ 157	\$ 1,545	\$ -	\$ 1,545
21	2045	\$ 164	\$ -	\$ 164	\$ 1,607	\$ -	\$ 1,607
22	2046	\$ 164	\$ -	\$ 164	\$ 1,607	\$ -	\$ 1,607
23	2047	\$ 170	\$ -	\$ 170	\$ 1,672	\$ -	\$ 1,672
Total		\$ 4,819	\$ -	\$ 4,819	\$ 22,264	\$ -	\$ 22,264

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) This jurisdiction receives 0.00% of the M&M Replacement Tax per Platte County Collector.
- (4) These cost-benefit estimates were made based on projections of property value and current tax levies.

Exhibit 6
Cost-Benefit Analysis for 3rd Plan Amendment
Park Hill Schools

		Approved TIF Plan (15,000 SF Office)			Proposed 3rd Am. (Replace w Apartments)		
Year		Ad Valorem	M&M	Total Benefit	Ad Valorem	M&M	Total Benefit
		Taxes	Replacement		Taxes	Replacement	
1	2025	\$ 25,898	\$ 1,093	\$ 26,991	\$ 25,424	\$ -	\$ 25,424
2	2026	\$ 25,898	\$ 1,093	\$ 26,991	\$ 25,424	\$ -	\$ 25,424
3	2027	\$ 26,945	\$ 1,093	\$ 28,037	\$ 26,451	\$ -	\$ 26,451
4	2028	\$ 26,945	\$ 1,137	\$ 28,082	\$ 66,127	\$ -	\$ 66,127
5	2029	\$ 28,033	\$ 1,137	\$ 29,170	\$ 68,798	\$ -	\$ 68,798
6	2030	\$ 28,033	\$ 1,183	\$ 29,216	\$ 68,798	\$ -	\$ 68,798
7	2031	\$ 29,166	\$ 1,183	\$ 30,349	\$ 71,578	\$ -	\$ 71,578
8	2032	\$ 29,166	\$ 1,231	\$ 30,396	\$ 71,578	\$ -	\$ 71,578
9	2033	\$ 30,344	\$ 1,231	\$ 31,575	\$ 74,469	\$ -	\$ 74,469
10	2034	\$ 30,344	\$ 1,280	\$ 31,624	\$ 104,257	\$ -	\$ 104,257
11	2035	\$ 31,570	\$ 1,280	\$ 32,850	\$ 108,469	\$ -	\$ 108,469
12	2036	\$ 22,099	\$ 1,332	\$ 23,431	\$ 108,469	\$ -	\$ 108,469
13	2037	\$ 22,992	\$ 1,332	\$ 24,324	\$ 112,851	\$ -	\$ 112,851
14	2038	\$ 22,992	\$ 1,386	\$ 24,378	\$ 112,851	\$ -	\$ 112,851
15	2039	\$ 23,921	\$ 1,386	\$ 25,307	\$ 117,411	\$ -	\$ 117,411
16	2040	\$ 23,921	\$ 1,442	\$ 25,363	\$ 167,729	\$ -	\$ 167,729
17	2041	\$ 24,887	\$ 1,442	\$ 26,329	\$ 174,506	\$ -	\$ 174,506
18	2042	\$ 17,776	\$ 1,500	\$ 19,277	\$ 174,506	\$ -	\$ 174,506
19	2043	\$ 18,495	\$ 1,500	\$ 19,995	\$ 181,556	\$ -	\$ 181,556
20	2044	\$ 18,495	\$ 1,561	\$ 20,055	\$ 181,556	\$ -	\$ 181,556
21	2045	\$ 19,242	\$ 1,561	\$ 20,803	\$ 188,891	\$ -	\$ 188,891
22	2046	\$ 19,242	\$ 1,624	\$ 20,866	\$ 188,891	\$ -	\$ 188,891
23	2047	\$ 20,019	\$ 1,624	\$ 21,643	\$ 196,522	\$ -	\$ 196,522
Total		\$ 566,422	\$ 30,629	\$ 597,052	\$ 2,617,111	\$ -	\$ 2,617,111

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) This jurisdiction receives 31.62% of the M&M Replacement Tax per Platte County Collector.
- (4) These cost-benefit estimates were made based on projections of property value and current tax levies.

Exhibit 6
Cost-Benefit Analysis for 3rd Plan Amendment
Platte County Road #1

		Approved TIF Plan (15,000 SF Office)			Proposed 3rd Am. (Replace w Apartments)		
Year		Ad Valorem	M&M	Total Benefit	Ad Valorem	M&M	Total Benefit
		Taxes	Replacement		Taxes	Replacement	
1	2025	\$ 1,478	\$ 3	\$ 1,482	\$ 1,451	\$ -	\$ 1,451
2	2026	\$ 1,478	\$ 3	\$ 1,482	\$ 1,451	\$ -	\$ 1,451
3	2027	\$ 1,538	\$ 4	\$ 1,542	\$ 1,510	\$ -	\$ 1,510
4	2028	\$ 1,538	\$ 4	\$ 1,542	\$ 3,775	\$ -	\$ 3,775
5	2029	\$ 1,600	\$ 4	\$ 1,604	\$ 3,927	\$ -	\$ 3,927
6	2030	\$ 1,600	\$ 4	\$ 1,604	\$ 3,927	\$ -	\$ 3,927
7	2031	\$ 1,665	\$ 4	\$ 1,669	\$ 4,086	\$ -	\$ 4,086
8	2032	\$ 1,665	\$ 4	\$ 1,669	\$ 4,086	\$ -	\$ 4,086
9	2033	\$ 1,732	\$ 4	\$ 1,736	\$ 4,251	\$ -	\$ 4,251
10	2034	\$ 1,732	\$ 4	\$ 1,736	\$ 5,951	\$ -	\$ 5,951
11	2035	\$ 1,802	\$ 4	\$ 1,806	\$ 6,192	\$ -	\$ 6,192
12	2036	\$ 1,262	\$ 4	\$ 1,266	\$ 6,192	\$ -	\$ 6,192
13	2037	\$ 1,312	\$ 4	\$ 1,317	\$ 6,442	\$ -	\$ 6,442
14	2038	\$ 1,312	\$ 4	\$ 1,317	\$ 6,442	\$ -	\$ 6,442
15	2039	\$ 1,366	\$ 5	\$ 1,370	\$ 6,702	\$ -	\$ 6,702
16	2040	\$ 1,366	\$ 5	\$ 1,370	\$ 9,575	\$ -	\$ 9,575
17	2041	\$ 1,421	\$ 5	\$ 1,425	\$ 9,962	\$ -	\$ 9,962
18	2042	\$ 1,015	\$ 5	\$ 1,020	\$ 9,962	\$ -	\$ 9,962
19	2043	\$ 1,056	\$ 5	\$ 1,061	\$ 10,364	\$ -	\$ 10,364
20	2044	\$ 1,056	\$ 5	\$ 1,061	\$ 10,364	\$ -	\$ 10,364
21	2045	\$ 1,098	\$ 5	\$ 1,104	\$ 10,783	\$ -	\$ 10,783
22	2046	\$ 1,098	\$ 5	\$ 1,104	\$ 10,783	\$ -	\$ 10,783
23	2047	\$ 1,143	\$ 5	\$ 1,148	\$ 11,218	\$ -	\$ 11,218
Total		\$ 32,334	\$ 99	\$ 32,433	\$ 149,397	\$ -	\$ 149,397

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) This jurisdiction receives 0.10% of the M&M Replacement Tax per Platte County Collector.
- (4) These cost-benefit estimates were made based on projections of property value and current tax levies.

Exhibit 6
Cost-Benefit Analysis for 3rd Plan Amendment
South Platte Fire

		Approved TIF Plan (15,000 SF Office)			Proposed 3rd Am. (Replace w Apartments)		
Year		Ad Valorem	M&M	Total Benefit	Ad Valorem	M&M	Total Benefit
		Taxes	Replacement		Taxes	Replacement	
1	2025	\$ 8,320	\$ 24	\$ 8,344	\$ 40,839	\$ -	\$ 40,839
2	2026	\$ 8,320	\$ 24	\$ 8,344	\$ 40,839	\$ -	\$ 40,839
3	2027	\$ 8,656	\$ 24	\$ 8,681	\$ 42,489	\$ -	\$ 42,489
4	2028	\$ 8,656	\$ 24	\$ 8,681	\$ 42,489	\$ -	\$ 42,489
5	2029	\$ 9,006	\$ 25	\$ 9,032	\$ 44,205	\$ -	\$ 44,205
6	2030	\$ 9,006	\$ 25	\$ 9,032	\$ 44,205	\$ -	\$ 44,205
7	2031	\$ 9,370	\$ 26	\$ 9,396	\$ 45,991	\$ -	\$ 45,991
8	2032	\$ 9,370	\$ 26	\$ 9,396	\$ 45,991	\$ -	\$ 45,991
9	2033	\$ 9,749	\$ 28	\$ 9,776	\$ 47,849	\$ -	\$ 47,849
10	2034	\$ 9,749	\$ 28	\$ 9,776	\$ 47,849	\$ -	\$ 47,849
11	2035	\$ 10,142	\$ 29	\$ 10,171	\$ 49,782	\$ -	\$ 49,782
12	2036	\$ 10,142	\$ 29	\$ 10,171	\$ 49,782	\$ -	\$ 49,782
13	2037	\$ 10,552	\$ 30	\$ 10,582	\$ 51,794	\$ -	\$ 51,794
14	2038	\$ 10,552	\$ 30	\$ 10,582	\$ 51,794	\$ -	\$ 51,794
15	2039	\$ 10,978	\$ 31	\$ 11,009	\$ 53,886	\$ -	\$ 53,886
16	2040	\$ 10,978	\$ 31	\$ 11,009	\$ 53,886	\$ -	\$ 53,886
17	2041	\$ 11,422	\$ 32	\$ 11,454	\$ 56,063	\$ -	\$ 56,063
18	2042	\$ 11,422	\$ 32	\$ 11,454	\$ 56,063	\$ -	\$ 56,063
19	2043	\$ 11,883	\$ 34	\$ 11,917	\$ 58,328	\$ -	\$ 58,328
20	2044	\$ 11,883	\$ 34	\$ 11,917	\$ 58,328	\$ -	\$ 58,328
21	2045	\$ 12,364	\$ 35	\$ 12,398	\$ 60,684	\$ -	\$ 60,684
22	2046	\$ 12,364	\$ 35	\$ 12,398	\$ 60,684	\$ -	\$ 60,684
23	2047	\$ 12,863	\$ 36	\$ 12,899	\$ 63,136	\$ -	\$ 63,136
Total		\$ 237,750	\$ 672	\$ 238,422	\$ 1,166,958	\$ -	\$ 1,166,958

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) This jurisdiction receives 0.68% of the M&M Replacement Tax per Platte County Collector.
- (4) These cost-benefit estimates were made based on projections of property value and current tax levies.
- (5) Assumes South Plate Fire will annually elect 100% PILOT surplus under Sec. 99.848.1, RSMo.

Exhibit 6
Cost-Benefit Analysis for 3rd Plan Amendment
Southern Platte Ambulance

		Approved TIF Plan (15,000 SF Office)			Proposed 3rd Am. (Replace w Apartments)		
Year		Ad Valorem	M&M	Total Benefit	Ad Valorem	M&M	Total Benefit
		Taxes	Replacement		Taxes	Replacement	
1	2025	\$ 1,024	\$ -	\$ 1,024	\$ 5,028	\$ -	\$ 5,028
2	2026	\$ 1,024	\$ -	\$ 1,024	\$ 5,028	\$ -	\$ 5,028
3	2027	\$ 1,066	\$ -	\$ 1,066	\$ 5,231	\$ -	\$ 5,231
4	2028	\$ 1,066	\$ -	\$ 1,066	\$ 5,231	\$ -	\$ 5,231
5	2029	\$ 1,109	\$ -	\$ 1,109	\$ 5,442	\$ -	\$ 5,442
6	2030	\$ 1,109	\$ -	\$ 1,109	\$ 5,442	\$ -	\$ 5,442
7	2031	\$ 1,154	\$ -	\$ 1,154	\$ 5,662	\$ -	\$ 5,662
8	2032	\$ 1,154	\$ -	\$ 1,154	\$ 5,662	\$ -	\$ 5,662
9	2033	\$ 1,200	\$ -	\$ 1,200	\$ 5,891	\$ -	\$ 5,891
10	2034	\$ 1,200	\$ -	\$ 1,200	\$ 5,891	\$ -	\$ 5,891
11	2035	\$ 1,249	\$ -	\$ 1,249	\$ 6,129	\$ -	\$ 6,129
12	2036	\$ 1,249	\$ -	\$ 1,249	\$ 6,129	\$ -	\$ 6,129
13	2037	\$ 1,299	\$ -	\$ 1,299	\$ 6,376	\$ -	\$ 6,376
14	2038	\$ 1,299	\$ -	\$ 1,299	\$ 6,376	\$ -	\$ 6,376
15	2039	\$ 1,352	\$ -	\$ 1,352	\$ 6,634	\$ -	\$ 6,634
16	2040	\$ 1,352	\$ -	\$ 1,352	\$ 6,634	\$ -	\$ 6,634
17	2041	\$ 1,406	\$ -	\$ 1,406	\$ 6,902	\$ -	\$ 6,902
18	2042	\$ 1,406	\$ -	\$ 1,406	\$ 6,902	\$ -	\$ 6,902
19	2043	\$ 1,463	\$ -	\$ 1,463	\$ 7,181	\$ -	\$ 7,181
20	2044	\$ 1,463	\$ -	\$ 1,463	\$ 7,181	\$ -	\$ 7,181
21	2045	\$ 1,522	\$ -	\$ 1,522	\$ 7,471	\$ -	\$ 7,471
22	2046	\$ 1,522	\$ -	\$ 1,522	\$ 7,471	\$ -	\$ 7,471
23	2047	\$ 1,584	\$ -	\$ 1,584	\$ 7,773	\$ -	\$ 7,773
Total		\$ 29,270	\$ -	\$ 29,270	\$ 143,665	\$ -	\$ 143,665

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) This jurisdiction receives 0.00% of the M&M Replacement Tax per Platte County Collector.
- (4) These cost-benefit estimates were made based on projections of property value and current tax levies.
- (5) Assumes Southern Plate Ambulance will annually elect 100% PILOT surplus under Sec. 99.848.1, RSMo.

Exhibit 6
Cost-Benefit Analysis for 3rd Plan Amendment
City of Parkville

		Approved TIF Plan (15,000 SF Office)			Proposed 3rd Am. (Replace w Apartments)		
Year		Ad Valorem	M&M	Total Benefit	Ad Valorem	M&M	Total Benefit
		Taxes	Replacement		Taxes	Replacement	
1	2025	\$ 2,927	\$ 237	\$ 3,163	\$ 5,028	\$ -	\$ 5,028
2	2026	\$ 2,927	\$ 237	\$ 3,163	\$ 5,028	\$ -	\$ 5,028
3	2027	\$ 3,045	\$ 246	\$ 3,291	\$ 5,231	\$ -	\$ 5,231
4	2028	\$ 3,045	\$ 246	\$ 3,291	\$ 5,231	\$ -	\$ 5,231
5	2029	\$ 3,168	\$ 256	\$ 3,424	\$ 5,442	\$ -	\$ 5,442
6	2030	\$ 3,168	\$ 256	\$ 3,424	\$ 5,442	\$ -	\$ 5,442
7	2031	\$ 3,296	\$ 267	\$ 3,562	\$ 5,662	\$ -	\$ 5,662
8	2032	\$ 3,296	\$ 267	\$ 3,562	\$ 5,662	\$ -	\$ 5,662
9	2033	\$ 3,429	\$ 277	\$ 3,706	\$ 5,891	\$ -	\$ 5,891
10	2034	\$ 3,429	\$ 277	\$ 3,706	\$ 5,891	\$ -	\$ 5,891
11	2035	\$ 3,567	\$ 289	\$ 3,856	\$ 6,129	\$ -	\$ 6,129
12	2036	\$ 2,497	\$ 289	\$ 2,786	\$ 6,129	\$ -	\$ 6,129
13	2037	\$ 2,598	\$ 300	\$ 2,898	\$ 6,376	\$ -	\$ 6,376
14	2038	\$ 2,598	\$ 300	\$ 2,898	\$ 6,376	\$ -	\$ 6,376
15	2039	\$ 2,703	\$ 312	\$ 3,015	\$ 6,634	\$ -	\$ 6,634
16	2040	\$ 2,703	\$ 312	\$ 3,015	\$ 6,634	\$ -	\$ 6,634
17	2041	\$ 2,812	\$ 325	\$ 3,137	\$ 6,902	\$ -	\$ 6,902
18	2042	\$ 2,009	\$ 325	\$ 2,334	\$ 6,902	\$ -	\$ 6,902
19	2043	\$ 2,090	\$ 338	\$ 2,428	\$ 7,181	\$ -	\$ 7,181
20	2044	\$ 2,090	\$ 338	\$ 2,428	\$ 7,181	\$ -	\$ 7,181
21	2045	\$ 2,174	\$ 352	\$ 2,526	\$ 7,471	\$ -	\$ 7,471
22	2046	\$ 2,174	\$ 352	\$ 2,526	\$ 7,471	\$ -	\$ 7,471
23	2047	\$ 2,262	\$ 366	\$ 2,628	\$ 7,773	\$ -	\$ 7,773
Total		\$ 64,007	\$ 6,765	\$ 70,771	\$ 143,665	\$ -	\$ 143,665

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) This jurisdiction receives 6.85% of the M&M Replacement Tax per Platte County Collector.
- (4) These cost-benefit estimates were made based on projections of property value and current tax levies.

Exhibit 6
Cost-Benefit Analysis for 3rd Plan Amendment
Metropolitan Community College

		Approved TIF Plan (15,000 SF Office)			Proposed 3rd Am. (Replace w Apartments)		
Year		Ad Valorem	M&M	Total Benefit	Ad Valorem	M&M	Total Benefit
		Taxes	Replacement		Taxes	Replacement	
1	2025	\$ 973	\$ -	\$ 973	\$ 956	\$ -	\$ 956
2	2026	\$ 973	\$ -	\$ 973	\$ 956	\$ -	\$ 956
3	2027	\$ 1,013	\$ -	\$ 1,013	\$ 994	\$ -	\$ 994
4	2028	\$ 1,013	\$ -	\$ 1,013	\$ 2,485	\$ -	\$ 2,485
5	2029	\$ 1,054	\$ -	\$ 1,054	\$ 2,586	\$ -	\$ 2,586
6	2030	\$ 1,054	\$ -	\$ 1,054	\$ 2,586	\$ -	\$ 2,586
7	2031	\$ 1,096	\$ -	\$ 1,096	\$ 2,690	\$ -	\$ 2,690
8	2032	\$ 1,096	\$ -	\$ 1,096	\$ 2,690	\$ -	\$ 2,690
9	2033	\$ 1,141	\$ -	\$ 1,141	\$ 2,799	\$ -	\$ 2,799
10	2034	\$ 1,141	\$ -	\$ 1,141	\$ 3,919	\$ -	\$ 3,919
11	2035	\$ 1,187	\$ -	\$ 1,187	\$ 4,077	\$ -	\$ 4,077
12	2036	\$ 831	\$ -	\$ 831	\$ 4,077	\$ -	\$ 4,077
13	2037	\$ 864	\$ -	\$ 864	\$ 4,242	\$ -	\$ 4,242
14	2038	\$ 864	\$ -	\$ 864	\$ 4,242	\$ -	\$ 4,242
15	2039	\$ 899	\$ -	\$ 899	\$ 4,413	\$ -	\$ 4,413
16	2040	\$ 899	\$ -	\$ 899	\$ 6,304	\$ -	\$ 6,304
17	2041	\$ 935	\$ -	\$ 935	\$ 6,559	\$ -	\$ 6,559
18	2042	\$ 668	\$ -	\$ 668	\$ 6,559	\$ -	\$ 6,559
19	2043	\$ 695	\$ -	\$ 695	\$ 6,824	\$ -	\$ 6,824
20	2044	\$ 695	\$ -	\$ 695	\$ 6,824	\$ -	\$ 6,824
21	2045	\$ 723	\$ -	\$ 723	\$ 7,100	\$ -	\$ 7,100
22	2046	\$ 723	\$ -	\$ 723	\$ 7,100	\$ -	\$ 7,100
23	2047	\$ 752	\$ -	\$ 752	\$ 7,387	\$ -	\$ 7,387
Total		\$ 21,290	\$ -	\$ 21,290	\$ 98,369	\$ -	\$ 98,369

Notes:

- (1) Ad Valorem Property Taxes and M&M Replacement Taxes are assumed to grow at an annual rate of 2%.
- (2) Collections lag one year for Ad Valorem Taxes.
- (3) This jurisdiction receives 0.00% of the M&M Replacement Tax per Platte County Collector.
- (4) These cost-benefit estimates were made based on projections of property value and current tax levies.

EACH BUILDING FLOOR PLATE IS ROUGHLY 16,000 SQFT.
& 230'-0" x 70'-0" +/-



PROJECT DATA:	
3/4 SPLIT TUCK-UNDER:	
UNIT COUNT:	(60) 1BD/1BA (108) 2BD/2BA (24) 3BD/2BA
TOTAL:	(192) UNITS
PARKING:	
TOTAL STALLS:	(290) STALLS @>1:1.5 RATIO

A RESOLUTION RECOMMENDING TO THE BOARD OF ALDERMEN APPROVAL OF
THE THIRD 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 Third Amendment to the Creekside Tax Increment Financing Plan (the “Third Amendment”) that reconfigures the boundaries of and subdivides certain Redevelopment Project Areas as contemplated by and described in the previously approved Second Amendment to the Creekside Tax Increment Financing Plan, as well as proposes changes to the project budget, reimbursable project costs and land uses; and

WHEREAS, notice of a public hearing on October 4, 2023, 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 October 4, 2023, and at the public hearing all interested parties were provided with an opportunity to present evidence and testimony regarding the proposed Third Amendment; and,

WHEREAS, the Commission heard testimony and received evidence regarding the proposed Third Amendment at the public hearing and, based on its review of the Third Amendment and the testimony and evidence presented, desires to make a recommendation to the Board of Aldermen regarding approval and adoption of the Third 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 Third Amendment to the Creekside Tax Increment Financing Plan and the reconfigured Redevelopment Projects and Project Areas included therein, and proposed changes to the project budget, reimbursable project costs and land uses be approved and adopted.

Passed at meeting: _____

Chairman

ATTEST:

Secretary

EXHIBIT A

THIRD AMENDMENT TO THE CREEKSIDE TAX INCREMENT FINANCING PLAN

[see attached]