



TAX INCREMENT FINANCING COMMISSION

Meeting Agenda

CITY OF PARKVILLE, MISSOURI

Monday, December 2, 2024 5:30 PM

City Hall Board Room

- 1. Call to Order**
- 2. Roll Call**
- 3. General Business**
 - A. Elect Chair, Vice Chair, Treasurer and Secretary
 - B. Approval of the December 2, 2024 meeting agenda
 - C. Approve the minutes for the October 4, 2023 meeting
- 4. Public Hearing**
 - A. Provide a recommendation to the Board of Aldermen for the Fourth Amendment to the Creekside Tax Increment Financing Plan and Projects - Case No. TIF 2024-01; *Parkville Development 38, LLC, Parkville Development 50, LLC, Parkville Development 140, LLC, and Parkville Development VVI, LLC, Applicant.*
- 5. TIF Commission Consideration of a Resolution regarding a recommendation to the Board of Aldermen**
 - A. A resolution recommending to the Board of Aldermen approval of the Fourth Amendment to the Creekside Tax Increment Financing Plan and the Reconfigured Redevelopment Projects and Project Areas Included Therein
- 6. Adjournment**

Posted Date & Time: November 26, 2024
3:00p.m.

By: BS

**Minutes of the
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City of Parkville, Missouri**
Wednesday, October 4, 2023 at 5:30 p.m.
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1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present:

Diane Driver
Kevin McDonald
Jeff Donner
Matt Koch
Michael Sobba
Chris Cline
Scott Fricker
Tom Hutsler

3. GENERAL BUSINESS

A. Approve the Agenda

Commissioner Sobba moved to approve the agenda for the October 4, 2023 regular meeting. Commissioner Driver seconded. Motion passed: 8-0.

B. Approve Minutes from the November 22, 2022 regular meeting

Hearing no corrections or revisions to the minutes, Chair Cline declared the November 22, 2022 regular meeting minutes approved as they stand.

4. PUBLIC HEARING

A. Public Hearing – 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*

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 the approved Creekside Tax Increment Financing (TIF) district within the City, how the preliminary development plans were approved in late 2018 with the original Creekside TIF Plan being adopted in early 2019, how Creekside is a \$335 million multi-phased development (mix of residential,

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commercial and industrial uses), and how \$52 million in economic development incentives were provided by the City in the form of TIF. He also noted the various uses constructed to-date, which are listed in the meeting packet. Stephen then discussed how there have been two amendments to the Creekside TIF Plan to-date, which do not include any changes to the project budget, reimbursable project costs, tax projections, land uses or development timelines; and talked about how tonight's amendment (i.e., the Third Amendment to the Creekside TIF Plan) proposes changes to the project budget, reimbursable project costs and land uses, specifically replacing a 15,000 sq. ft. commercial office / retail use with the Creekside West Apartments project; and how this impacts estimated redevelopment project costs, estimated assessed values and resulting payments in lieu of taxes, and schedule of payments in lieu of taxes.

No questions or comments were asked by members of the TIF Commission.

3. Applicant presentation

Chris Mattix (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), subsequent First Amendment to the Creekside TIF Plan which created 22 Redevelopment Project Areas, and subsequent Second Amendment to the Creekside TIF Plan which added two additional Redevelopment Project Areas. Chris explained how the proposed Third Amendment seeks to update legal descriptions, reconfigures three Redevelopment Project Areas to accommodate the proposed Creekside West Apartments development by replacing a 15,000 sq. ft. commercial office / retail use development, along with other changes to the address the additional costs, changes to the budget and PILOTs schedule. The rationale is to reflect changes in the current commercial market place, which have been impacted since the original TIF Plan's inception by the COVID-19 global pandemic; and to provide much needed residential density to the Creekside area — as he noted how 68 single-family homes were lost from the original Creekside development due to the sale of land from the developer to the Park Hill School District. Lastly, he stated how the proposal is mindful to all of the Platte County taxing districts.

Chris Mattix then detailed how the proposed Third Amendment combines three Redevelopment Project Areas in the northwest quadrant of I-435 and Hwy 45 into a single Redevelopment Project Area in order to accommodate the Creekside West Apartments development. He said how modifying the plan from a 15,000 sq. ft. commercial office building (\$3 million in estimated construction costs) to a 184-unit apartment development (\$42.9 million in estimated construction costs) requires an update to the budget and PILOT schedule in the Creekside TIF Plan. Chris added that, under the current version of the Creekside TIF Plan, the 15,000 sq. ft. commercial office building provides for surplus PILOTs and reimbursements to the taxing districts, which are estimated at \$1.1 million over

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23 years; and by 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.

Chris then provided members of the TIF Commission a summary of the developer's cost-benefit analysis, emphasizing how the Park Hill School District gains over \$2 million in added benefits under the proposed Third Amendment to the Creekside TIF Plan than under the current version of the plan. Chris said that the applicant has met twice over the past few weeks with representatives from the Park Hill School District to answer their questions regarding the proposal.

Michael Sobba (Commissioner) noted how development costs for the Creekside West Apartments project are listed at \$42.9 million and asked why the appraised value is only \$24.9 million. Chris Mattix (Applicant's Attorney) explained how county assessors don't take a cost approach at 100% value; rather, it's one indication, and that they also use a sales value / income approach. He added how his team used valuations based off of market comps, including the value that the Platte County Assessor's Office places per apartment unit on the nearby Thrive At Creekside Apartments development.

Michael Sobba (Commissioner) commented how representatives from the Park Hill School District were not present, and that the projected \$2.6 million provided to them over the 23-year TIF timeframe may not cover all of the expenses related to educating the children living within the Creekside West Apartments development. Brian Mertz (Applicant) replied that the school district's formula for calculating the costs for residential development is 0.33 students per household; and that this figure doesn't distinguish between a five-bedroom single-family home vs. a one-bedroom apartment unit. He added that the Thrive At Creekside Apartments development (which contains 264 units), currently has a total of 12 kids, all non-school-aged; and how studies show that one-and-two bedroom apartment units don't generate many kids. Brian added that the Creekside West Apartments are intended for a higher income level family compared to the Thrive At Creekside Apartments due to its amenities (e.g., covered parking, walk-up elevators); thus, wouldn't be competing against the clientele currently living at Thrive.

Brian Mertz talked about how adding residential density via the Creekside West Apartments project adds to the momentum out at Creekside, specifically getting a grocery store out on one of their pad sites. He stated that the minimum threshold in 2018 was 2,000 residents, but the bar has since been moved; and adding more residential units to Creekside helps, as the average person in the State of Missouri spends \$17,000 annually in taxable sales. Scott Fricker (Commissioner) referenced the projected tax revenues to the various taxing jurisdictions, and pointed out how, aside from the Senior Citizen Levy, Platte County is the lowest taxing entity in the area; and how the taxing jurisdictions will receive twice the tax

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revenues in the first year, and nearly four times overall which is a significant increase. He applauded the move from office use to residential use via the Creekside West Apartments, commenting how the Northland does not have enough housing inventory; and said if the Park Hill School District can't operate under these numbers, then they need to become more efficient.

Chris Cline (Commissioner) asked where the future grocery store is planned to go. Brian Mertz (Applicant) replied the grocery store has always been planned to go on the pad site directly north of the Char Bar restaurant in Old Town At Creekside, but noted how the interstate highway serves as a natural barrier to retailers, as residents don't want to cross over a highway; and said one could potentially go on the northwest quadrant if residential density increases in that area.

4. City staff comments and presentation

Stephen Lachky (Community Development Director, City of Parkville) explained how commercial market conditions for office uses have changed dramatically since inception of the Creekside TIF plan on March 19, 2019, as a result of the COVID-19 global pandemic. Additionally, as noted in staff's analysis report to the Planning and Zoning Commission, 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. He also discussed the positive long-term financial benefits to the City of Parkville and area taxing jurisdictions via the Third Amendment; and how 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 compared to the previous office land use. Lastly, Stephen commented on the structure of the TIF incentives request for the Creekside West Apartments project, and how it mimics the Chapter 100 incentives structure which the City currently provides for the Thrive at Creekside Apartments in The Meadows At Creekside subdivision.

5. Public testimony

John Carter (8615 NW Hwy N) stated he was surprised to find the public notice for tonight's TIF Commission meeting in The Landmark newspaper, and was unaware if any notice was published on the City's website or if documents were available to view online as opposed to in-person at Parkville City Hall, 8:00 a.m.-5:00 p.m. Monday-Friday. He then said \$500,000 of taxpayer money has already been lost on the Creekside development as a result of the previous administration not following Missouri sunshine law, and how he doesn't have faith

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in the City's current administration having the knowledge to properly estimate the financial impact of any further TIF project now or in the future.

John Carter (8615 NW Hwy N) said the current proposal primarily supports service jobs and not manufacturing jobs; thus, the return on investment is dismal, and provided an example of Harley-Davidson leaving the Northland. He said Metro North Mall is another example, outlet malls are gone, and Platte County was lucky not to get the bill for the Zona Rosa development. John said TIF-funded projects all across the metropolitan area are failing, including Bass Pro Shops in Independence, Mo. and the Power & Light District in downtown Kansas City, Mo. He also said interest rates are rising; therefore, it's not a good time to put money at risk because if interest rates go down he's not sure if the City will get that money back.

John Carter (8615 NW Hwy N) said TIF makes the government decide which projects move forward instead of the free market, and has concerns with the government managing the economy because of our country's current national debt. He added that TIF has transferred the cost and risk of profit-making enterprises from a business and its lenders to the taxpayers, and provided examples of failed companies — Solydra, Smith Electric Vehicles, and Silicon Valley Bank. He also commented that if this project was financially sound, the developer could easily obtain financing from various lenders; and that all lawyers and planners who support TIF projects are eligible to receive TIF funds if approved, which makes it a conflict of interest. John also said that Platte County commercial businesses already have a competitive advantage compared to other counties throughout Missouri due to their low property tax.

John Carter (8615 NW Hwy N) said Parkville property taxes are going up as a result of the Marijuana Tax, Public Safety Tax, and upcoming Use Tax; and that giving tax breaks to developers results in less money for roads, public services, infrastructure and maintenance (and then questioned the impact on Parkville pensions). He provided an example of how he often sees a man riding in a wheelchair along Bell Road. John also provided an example of his friends trying to get the median mowed at the intersection of I-435 and Hwy 152 due to its impact on motor vehicle line-of-sight.

John Carter (8615 NW Hwy N) closed out his statement saying the City should not issue any further TIF, and at a minimum a non-partial economist (paid independently), versed in and experienced with TIF, should present a study stating the fiscal impact and risk on Parkville taxpayers.

Stephen Lachky (Community Development Director, City of Parkville) replied that the City follows Missouri State Statutes with regard to public notification for TIF Commission public hearings, and said the application will also go before the Board of Aldermen for consideration on Tuesday, November 7th.

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Scott Fricker (Commissioner) commented that the risk of a residential development project going under is very low compared to commercial developments, and asked Stephen Lachky (Community Development Director, City of Parkville) what the financial risk is to the City of Parkville. Stephen replied the risk to the City is none because it's a "pay-as-you-go" TIF, where the City is not backing any of the financial loans, and any failure would all be on the developer, not the taxpayers of the City or Platte County. He added that worst-case if Creekside were to fail, the City would acquire the land which the development resides upon, which over the past five years has improved dramatically in value due to added assets (e.g., building, infrastructure) that didn't exist prior to the TIF. Stephen said the taxpayers haven't lost anything through these TIF incentives; rather, they've gained the added value that wouldn't have existed otherwise.

Scott Fricker (Commissioner) asked how the Creekside TIF project affects the City's ability to do other projects like the Bell Road pedestrian improvements, Highway 9 Corridor complete streets projects and others. Stephen Lachky (Community Development Director, City of Parkville) replied providing a high-level overview, explaining how the added value of property tax increment not being captured by TIF Payments In Lieu of Taxes (PILOTs), as well as any Economic Activity Taxes (EATs) not going towards the development, would go into the City's budget for such infrastructure projects; and how this model has been successful over the past five years because it's a tiered TIF structure as opposed to 100% abatement (and added that certain taxing jurisdictions are exempt from any abatement). He also said that when the TIF is either paid off early or expires at the end of 23 years, all of the new value added per the Creekside development will contribute to the City's property tax base and collection of EATs.

Michael Sobba (Commissioner) commented that the Creekside TIF Plan was approved 4-5 years ago, and that tonight we're not deciding whether or not there should be a TIF district; rather, tonight's discussion is whether or not the developer should be able to amend the TIF Plan from an office complex to an apartment complex. He said that in his view the amendment is not a negative at all, and talked about how the Creekside TIF is different compared to other TIF districts in the City (e.g., Parkville Commons TIF, APEX Plaza TIF) due to the City's unique situation with annexation and owning the land as a result of property owners defaulting on loans. He said that the City owning the land, combined with the debt liability of several hundreds of thousands of dollars a year out of the General Fund, was the primary motivation for providing TIF incentives in the first place, as opposed to a situation where a private developer owns a vacant or blighted piece of property. Stephen Lachky (Community Development Director, City of Parkville) added that City and banks owned the property out at Creekside for years, were patient and strategically waited for a development opportunity for the highest and best use in accordance with the City's Master Plan. Chris Cline (Commissioner) said he feels the use of TIF in this situation for Creekside is appropriate and was the wisest choice for all

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involved at the time it was approved; and sees tonight's action as a minor amendment to a plan that has already been approved.

John Carter (8615 NW Hwy N) asked City staff what will happen to the City's credit rating if the Creekside development fails. Stephen Lachky (Community Development Director, City of Parkville) replied that it shouldn't affect the City's credit rating because it's a "pay-as-you-go" TIF and the City hasn't issued any bonds for the project. Michael Sobba (Commissioner) added that the Zona Rosa development was different because the development bonds were backed by Platte County.

6. Discussion and questions by TIF Commissioners

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

7. Enter exhibits into the public record

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 September 29, 2023) 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 Third Amendment to the Creekside Tax Increment Financing Plan and the Reconfigured Redevelopment Projects and Project Areas Included Therein

Commissioner Hutsler moved to approve 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. Commissioner Driver seconded. A roll call vote passed the motion: 8-0 (Ayes by roll call vote: Diane Driver, Kevin McDonald, Jeff Donner, Matt Koch, Michael Sobba, Chris Cline, Scott Fricker, and Tom Hutsler).

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6. ADJOURNMENT

Chairman Cline adjourned the meeting at 6:26 p.m.

Submitted by:

Stephen Lachky
Community Development Director

10-09-23
Date

DRAFT

CITY OF PARKVILLE Policy Report

DATE: Monday, October 21, 2024

PREPARED BY:

Stephen Lachky
Community Development Director

REVIEWED BY:

John Mautino
City Attorney

ISSUE:

Provide a recommendation to the Board of Aldermen for the Fourth Amendment to the Creekside Tax Increment Financing Plan and Projects. Case No. TIF 2024-01; 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 MO Hwy 45 corridor (see Attachments 39-50 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 72-83 by reference). The Creekside proposal includes the following preliminary development plans:

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

CREEKSIDE TIF PLAN:

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

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that construction of the Redevelopment Project Areas will commence in 2019 and is expected to have its phases completed by 2025.

On February 26, 2019, a public hearing was held at the meeting of the Parkville TIF Commission, where the Commission recommended approval of Resolution No. TIF 2019-01 by a vote of 7-4 (see Attachment 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 16 by reference), and a redevelopment agreement with the City was approved by the Board of Aldermen on April 23, 2019 (see Attachment 17 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
 - Fetterman's Restaurant (under construction)
 - Creekside Grocery Store + Event Space (construction date TBD)
- 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 Apartments (construction date TBD)
- 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 18 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 5 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 19 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 6 by reference). **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 50 by reference). 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

On October 4, 2023 a public hearing was held at the meeting of the Parkville TIF Commission, where the Commission recommended approval of Resolution No. TIF 2023-01 by a vote of 8-0 (see Attachment 15 by reference). On November 21, 2024 the Board of Aldermen approved an ordinance approving the Third Amendment to the Creekside TIF Plan, Projects and Redevelopment Area, making specific findings, and designating the developer for Projects A through N (see Attachment 20 by reference).

FOURTH AMENDMENT:

On October 15, 2024, the Fourth Amendment to the Creekside TIF Plan was submitted to the City (see Attachment 1). The Fourth Amendment proposes reconfiguring the boundaries of certain project areas within the existing Redevelopment Area, and subdividing certain project areas that previously encompassed multiple proposed lots into smaller separate project areas for each proposed lot. **In summary, the Third Amendment to the Creekside TIF Plan has 22 Redevelopment Project Areas; whereas, the Fourth Amendment has 23 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 Third Amendment to the Creekside TIF Plan.** Additionally, there is no impact to the Board of Aldermen's previously determined TIF Act statutory findings.

BUDGET IMPACT:

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

ALTERNATIVES:

1. Recommend approval of the Fourth Amendment to the Creekside TIF Plan and Projects, as recommended by staff.
2. Recommend approval of the Fourth Amendment to the Creekside TIF Plan and Projects, subject to other stated conditions.
3. Recommend denial of the Fourth 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 December 2, 2024 public hearing; as well as provide any comments received thereafter to the Board of Aldermen before their consideration of the proposal.

STAFF RECOMMENDATION:

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

SUGGESTED MOTIONS:

I move to approve Resolution No. TIF 2024-01 recommending to the Board of Aldermen approval of the Fourth Amendment to the Creekside Tax Increment Financing Plan and the reconfigured Redevelopment Projects and Project Areas included therein.

ATTACHMENTS:

1. Fourth 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; first amendment filed August 24, 2021, substituted by amendment September 16, 2021; second amendment filed October 18, 2022; third amendment filed September 6, 2023; fourth amendment filed October 15, 2024)

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)
 - a. But-For Determination Report (prepared by Springsted Incorporated; dated February 19, 2019)
 - b. Cost-Benefit Analysis of Creekside Project (prepared by Springsted Incorporated; dated March 6, 2019)

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5. Second Amendment to the Creekside Tax Increment Financing Plan, Parkville, Missouri (prepared by Rouse Frets White Goss Gentile Rhodes, P.C. on behalf of Parkville Development 38, LLC; Parkville Development 50, LLC; Parkville Development 140, LLC; Parkville Development VVI, LLC; original plan filed January 25, 2018; amended February 20, 2019; and first amendment filed August 24, 2021, substituted by amendment September 16, 2021; and second amendment filed October 18, 2022)
6. 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)
7. Comparison table of approved Tax Increment Financing projects in Parkville, Mo.
8. Public Comments from the February 26, 2019 meeting of the TIF Commission
9. Public Comments from the September 23, 2021 meeting of the TIF Commission
10. Public Comments from the November 22, 2022 meeting of the TIF Commission
11. Public Comments from the October 4, 2023 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. Resolution No. TIF 2023-01 (dated October 4, 2023)
16. 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)
17. 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)
18. Ordinance No. 3093 – Approving the first amendment to the Creekside Tax Increment Financing Plan
19. Ordinance No. 3151 – Approving the second amendment to the Creekside Tax Increment Financing Plan
20. Ordinance No. 3205 – Approving the third amendment to the Creekside Tax Increment Financing Plan
21. Ordinance No. 3206 – Approving the first amendment to the 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 Creekside TIF Redevelopment Plan (dated November 21, 2023)
22. 45-day notice of the TIF Commission public hearing to taxing jurisdictions mailed via certified mail (dated August 6, 2021)
23. 10-day notice of the TIF Commission public hearing to property owners mailed via certified mail (dated September 8, 2021)
24. Newspaper publication notice of the TIF Commission public hearing (published in The Landmark newspaper on September 8, 2021)
25. Newspaper publication notice of the TIF Commission public hearing (published in The Landmark newspaper on September 15, 2021)
26. 45-day notice of the TIF Commission public hearing to taxing jurisdictions mailed via certified mail (dated October 6, 2022)
27. 10-day notice of the TIF Commission public hearing to property owners mailed via certified mail (dated November 8, 2022)

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28. Newspaper publication notice of the TIF Commission public hearing (published in The Platte County Citizen newspaper on October 26, 2022)
29. Newspaper publication notice of the TIF Commission public hearing (published in The Platte County Citizen newspaper on November 16, 2022)
30. 45-day notice of the TIF Commission public hearing to taxing jurisdictions mailed via certified mail (dated August 18, 2023)
31. 10-day notice of the TIF Commission public hearing to property owners mailed via certified mail (dated November 8, 2023)
32. Newspaper publication notice of the TIF Commission public hearing (published in The Platte County Landmark newspaper on September 13, 2023)
33. Newspaper publication notice of the TIF Commission public hearing (published in The Platte County Landmark newspaper on September 20, 2023)
34. Newspaper publication notice of the TIF Commission public hearing (published in The Platte County Landmark newspaper on September 27, 2023)
35. 45-day notice of the TIF Commission public hearing to taxing jurisdictions mailed via certified mail (dated October 16, 2024)
36. 10-day notice of the TIF Commission public hearing to property owners mailed via certified mail (dated November 20, 2024)
37. Newspaper publication notice of the TIF Commission public hearing (published in The Platte County Citizen newspaper on October 30, 2024)
38. Newspaper publication notice of the TIF Commission public hearing (published in The Platte County Citizen newspaper on November 20, 2024)
39. Case No. PZ18-15A – The Meadows At Creekside – Preliminary Development Plan
40. Case No. PZ18-15B – The Meadows At Creekside – Conditional Use Permit
41. Case No. PZ18-16A – Old Town At Creekside - Zoning Map Amendment
42. Case No. PZ18-16B – Old Town At Creekside - Preliminary Development Plan
43. Case No. PZ18-17A – The Woods At Creekside - Zoning Map Amendment
44. Case No. PZ18-17B – The Woods At Creekside - Preliminary Development Plan
45. Case No. PZ18-17C – The Woods At Creekside - Conditional Use Permit
46. Case No. PZ18-17E – Creekside Commons - Zoning Map Amendment
47. Case No. PZ18-17F – Creekside Commons - Preliminary Development Plan
48. Case No. PZ18-18A – Creekside Industrial – Zoning Map Amendment
49. Case No. PZ18-18B – Creekside Industrial – Preliminary Development Plan
50. Case No. PZ23-20A – Creekside West Apartments – Preliminary Development Plan
51. 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>)
52. 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>)
53. 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>)
54. Staff analysis, exhibits and comments presented at the October 30, 2018 Board of Aldermen meeting (<https://vimeo.com/298093890>)
55. Staff analysis, exhibits and comments presented at the November 6, 2018 Board of Aldermen meeting (<https://vimeo.com/299350151>)
56. Staff analysis, exhibits and comments presented at the November 13, 2018 Planning and Zoning Commission public hearing (<https://vimeo.com/300632492>)
57. Staff analysis, exhibits and comments presented at the December 4, 2018 Board of Aldermen meeting (<https://vimeo.com/307077571>)
58. Staff analysis, exhibits and comments presented at the December 18, 2018 Board of Aldermen meeting (<https://vimeo.com/307572001>)

59. Staff analysis, exhibits and comments presented at the February 26, 2019 Tax Increment Financing meeting (<https://vimeo.com/320071000>)
60. Staff analysis, exhibits and comments presented at the March 19, 2019 Board of Aldermen meeting (<https://vimeo.com/325349168>)
61. Staff analysis, exhibits and comments presented at the April 2, 2019 Board of Aldermen meeting (<https://vimeo.com/328082077>)
62. Staff analysis, exhibits and comments presented at the April 16, 2019 Board of Aldermen meeting (<https://vimeo.com/330909891>)
63. Staff analysis, exhibits and comments presented at the April 23, 2019 Board of Aldermen meeting (<https://vimeo.com/332107516>)
64. Staff analysis, exhibits and comments presented at the September 23, 2021 Tax Increment Financing Meeting (<https://vimeo.com/613101531>)
65. Staff analysis, exhibits and comments presented at the October 19, 2021 Board of Aldermen meeting (<https://vimeo.com/636801983>)
66. Staff analysis, exhibits and comments presented at the November 22, 2022 Tax Increment Financing Meeting (<https://vimeo.com/774029636>)
67. Staff analysis, exhibits and comments presented at the December 6, 2022 Board of Aldermen meeting (<https://vimeo.com/778723823>)
68. Staff analysis, exhibits and comments presented at the July 11, 2023 Planning and Zoning Commission public hearing (<https://vimeo.com/844422169>)
69. Staff analysis, exhibits and comments presented at the August 1, 2023 Board of Aldermen meeting (<https://vimeo.com/850760744>)
70. Staff analysis, exhibits and comments presented at the October 4, 2023 Tax Increment Financing Meeting (<https://vimeo.com/871262389>)
71. Staff analysis, exhibits and comments presented at the November 21, 2023 Board of Aldermen meeting (<https://vimeo.com/887103012>)
72. 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
73. 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
74. 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
75. 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
76. 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
77. 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

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78. 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
79. 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
80. 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
81. 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
82. 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
83. 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.

FOURTH 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
Fourth Amendment Filed October 15, 2024**

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EXHIBITS

Exhibit 1B Legal Description: Redevelopment Project Areas

Exhibit 3 Preliminary Site Plan

I. INTRODUCTION

This Fourth Amendment to the Creekside Tax Increment Financing Plan (the “Fourth 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; as amended by the Second Amendment approved by Ordinance No. 3151 on December 6, 2022; and as amended by the Third Amendment approved by Ordinance No. ____ on November 32, 2023 (the Creekside Tax Increment Financing Plan, as amended, shall hereinafter be referred to as the “Plan” or “Redevelopment Plan”).

The Fourth Amendment, if approved, will reconfigure the boundaries of certain project areas within the existing Redevelopment Area by replacing previously described metes and bounds legal descriptions with current platted legal descriptions and subdivide certain project areas that previously encompassed multiple proposed lots into smaller separate project areas for each proposed lot. More specifically, Redevelopment Project Area D is being subdivided into 2 smaller project areas labeled D-1 and D-2, and the legal descriptions for Project Area D-1 is being updated with a platted legal description with the metes and bounds legal description for Project Area D-2 updated accordingly. This change is necessary to update and correct the legal descriptions of lots which are now legally platted lots, and to subdivide Redevelopment Project Area D as contemplated and described in section 1 – Introduction of the approved TIF Plan and section 5.A. of the Tax Increment Financing & Economic Development Contract executed between the Redeveloper and the City and approved by Ordinance No. 2993 on April 23, 2019. Please note that no changes are being made to the project budget, reimbursable project costs, or land uses included in the TIF Plan.

II. PLAN TEXT AMENDMENTS

The Redevelopment Plan shall be amended as follows:

1. **Amendment No. 1:** The fifth paragraph of Section I entitled Introduction shall be deleted in its entirety and replaced with the following: The TIF Plan is presented as 23 (twenty-three) separate Redevelopment Project Areas. A Redevelopment Project Area may be administratively subdivided upon the request of the Developer subject to the consent of the City Administrator who shall not unreasonably withhold his or her consent. The purpose of separating the site into distinct Redevelopment Project Areas is to permit the Developer to time the activation of tax increment financing for the various Redevelopment Project Areas within the multi-phased project.

III. PLAN EXHIBIT AMENDMENTS

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

EXHIBIT 1B
LEGAL DESCRIPTION:
REDEVELOPMENT PROJECT AREAS

REDEVELOPMENT PROJECT AREA A-1
LEGAL DESCRIPTION

LOT 1

92,780 SQUARE FEET – 2.130 ACRES

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

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

REDEVELOPMENT PROJECT AREA A-2
LEGAL DESCRIPTION

LOT 2 DESCRIPTION

42,239 SQUARE FEET – 0.970 ACRES

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-1
LEGAL DESCRIPTION

LOT 10-A

19,602 SQUARE FEET – 0.45 ACRES

LOT 1, OLD TOWN AT CREEKSIDE – TENTH PLAT, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI RECORDED OCTOBER 25, 2023 BOOK 23, PAGE 73.

REDEVELOPMENT PROJECT AREA D-2
LEGAL DESCRIPTION

LOT 10-B

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.

LESS AND EXCEPT LOT 1, OLD TOWN AT CREEKSIDE – TENTH PLAT, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI RECORDED OCTOBER 25, 2023 BOOK 23, PAGE 73.

**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

101,871 sq. ft. 2.34 acres

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 51 NORTH, RANGE 35 WEST AND PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 51 NORTH, RANGE 34 WEST, IN PARKVILLE, PLATTE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE S00°45'15"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2093.13 FEET; THENCE S06°42'32"E, A DISTANCE OF 125.91 FEET; THENCE S16°53'42"W, A DISTANCE OF 12.50 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 45, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE S73°06'18"E, A DISTANCE OF 246.13 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 93.91 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 41.75 FEET; THENCE S25°47'23"W, A DISTANCE OF 282.58 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 45; THENCE N58°20'32"W, ALONG SAID LINE, A DISTANCE OF 114.15 FEET; THENCE N69°39'08"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 200.00 FEET; THENCE N61°07'17"W, CONTINUING ALONG SAID LINE, A DISTANCE OF 21.15 FEET; THENCE N16°53'42"E, A DISTANCE OF 273.08 FEET TO THE POINT OF BEGINNING.

**REDEVELOPMENT PROJECT AREA H
LEGAL DESCRIPTION**

[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

EXHIBIT LIST

CREEKSIDE TIF PLAN TIF COMMISSION PUBLIC HEARING 12/02/24

1. City staff Policy Report dated October 21, 2024 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.



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

WHEREAS, notice of a public hearing on December 2, 2024, before the Commission to discuss the proposed Fourth 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 December 2, 2024, and at the public hearing all interested parties were provided with an opportunity to present evidence and testimony regarding the proposed Fourth Amendment; and,

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

Passed at meeting: _____

Chairman

ATTEST:

Secretary

EXHIBIT A

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

[see attached]