

REQUEST FOR ORDINANCE

FIRST AMENDMENT TO THE BANNISTER & I-435 TIF PLAN REDEVELOPMENT PROJECT AREA 14

Redevelopment Plan Area: The Redevelopment Area is generally bounded by I-435 to the West, East 87th Street to the North, the Kansas City Southern Railways railroad right-of-way to the East and Bannister Road to the South in Kansas City, Jackson County, Missouri.

Project 14 Legal Description

A tract of land situated in a portion of the Northwest Quarter of Section 25 and the Northeast Quarter of Section 26, Township 48 North, Range 33 West of the 5th Principal Meridian, in the Kansas City, Jackson County, Missouri being more particularly described as follows:

(Note: The bearing system in the following description is based on Grid North, Missouri Coordinate System of 1983/97).

Commencing at the Southeast corner of the Northeast Quarter of said Section 26;

Thence North 02°09'14" East 1922.68 feet along the East line of the Northeast Quarter of said Section 26 to the True point of Beginning of the tract herein described:

Thence North 71°40'29" East 400.37 feet

Thence South 45°00'00" East 101.21 feet

Thence South 42°21'55" East 35.12 feet to a point on a non-tangent curve concave to the Southeast having a radius of 1103.00 feet;

Thence Southwesterly 593.25 feet along said curve to the left having a chord bearing South 32°08'43" West 586.13 feet;

Thence North 75°40'29" West 72.04 feet to a point on the North line of 93rd Street as established by the plat of "3-Trails Village Square";

Thence North 74°12'16" West 184.31 feet along said North Right-of-Way line and its Northwesterly projection, to a point on the Westerly Right-of-Way line of Fire House Road as established by the plat of "3-Trails Village Square" said point being the beginning of a non-tangent curve concave to the Southeast having a radius of 64.00 feet;

Thence Southwesterly 2.16 feet, along said Westerly Right-of-Way line and curve to the left having a chord bearing South 46°01'30" West 2.16 feet, to the beginning of a reverse curve concave to the Northwest having a radius of 21.00 feet;

Thence Southwesterly 10.68 feet, along said Westerly Right-of-Way line and curve to the right having a chord bearing of South 59°37'23" West 10.56 feet, to the beginning of a compound curve concave to the Northwest having a radius of 222.94 feet;

Thence Westerly 44.74 feet along said Westerly Right-of-Way line and curve to the right having a chord bearing South 79°56'10" West 44.67 feet;

Thence South 04°18'52" East 27.97 feet along said Westerly Right-of-Way line;

Thence: South 00°54'50" West 28.14 feet, along said Westerly Right-of-Way line, to the beginning of a non tangent curve concave to the South having a radius of 1,284.18 feet;

Thence Easterly 19.79 feet, along said Westerly Right-of-Way line and curve to the right having a chord bearing South 88°38'41" East 19.79 feet, to the beginning of a compound curve concave to the Southwest having a radius of 21.00 feet;

Thence Southeasterly 33.19 feet along said Westerly Right-of-Way line and said curve to the right having a chord bearing South 42°55'40" East 29.84 feet;

Thence South 02°20'53" West 44.29 feet along said Westerly Right-of-Way line to the beginning of a curve concave to the Northeast having a radius of 194.00 feet;

Thence Southerly 77.29 feet along said Westerly Right-of-Way line and curve to the left having a chord bearing South 09°03'58" East 76.78 feet;

Thence South 20°28'48" East 87.74 feet, along said Westerly Right-of-Way line, to the beginning of a curve concave to the West having a radius of 249.00 feet;

Thence Southerly 133.65 feet, along said Westerly Right-of-Way line and curve to the right having a chord bearing South 05°06'13" East 132.05 feet, to a point on the South line of Lot 1 of said "3-Trails Village Square";

Thence South 61°36'38" East 75.96 feet along said South line and its Southeasterly projection to a point on the West Right-of-Way line of Hillcrest Road as established by the plat of "3-Trails Village Square";

Thence South 21°23'31" West 156.39 feet, along said West Right-of-Way line, to the beginning of a curve concave to the East having a radius of 1,057.00 feet;

Thence North 76°16'24" West 285.07 to the beginning of a curve concave to the South having a radius of 1086.00 feet;

Thence Westerly 399.74 feet along said curve to the left having a chord bearing North 86°49'05" West 397.48 feet;

Thence South $82^{\circ}38'14''$ West 299.35 feet to the beginning of a curve concave to the Northeast having a radius of 40.00 feet;

Thence Northwesterly 36.59 feet, along said curve to the right having a chord bearing North $71^{\circ}09'34''$ West 35.32 feet, to the beginning of a reverse curve concave to the Southwest having a radius of 112.50 feet;

Thence Northwesterly 45.22 feet, along said curve to the left having a chord bearing North $56^{\circ}28'17''$ West 44.92 feet, to the beginning of a reverse curve concave to the Northeast having a radius of 40.00 feet;

Thence Northwesterly 47.47 feet, along said curve to the right having a chord bearing North $33^{\circ}59'24''$ West 44.73 feet;

Thence South $85^{\circ}21'46''$ West 53.17 feet to the beginning of a non-tangent curve concave to the Northwest having a radius of 35.00 feet;

Thence Southwesterly 39.60 feet, along said curve to the right a chord bearing South $32^{\circ}25'24''$ West 37.53 feet, to the beginning of a reverse curve concave to the Southeast having a radius of 115.50 feet;

Thence Southwesterly 57.49 feet, along said curve to the left having a chord bearing South $50^{\circ}34'51''$ West 56.90 feet, to the beginning of a reverse curve concave to the Northwest having a radius of 35.00 feet;

Thence Southwesterly 39.07 feet, along said curve to the right having a chord bearing South $68^{\circ}18'09''$ West 37.07 feet, to the beginning of a compound curve concave to the Northeast having a radius of 729.00 feet;

Thence Northwesterly 294.94 feet, along said curve to the right having a chord bearing North $68^{\circ}07'33''$ West 292.93 feet, to a point on the Easterly Right-of-Way of Interstate I-435;

Thence North $28^{\circ}23'22''$ East 598.24 feet along said Easterly Right-of-Way line;

Thence South $60^{\circ}45'48''$ East 155.07 feet to the beginning of a curve concave to the North having a radius of 558.00 feet;

Thence Easterly 463.84 feet along said curve to the left having a chord bearing South $84^{\circ}34'37''$ East 450.60 feet;

Thence North $71^{\circ}36'34''$ East 185.81 feet to the beginning of a curve concave to the Southeast having a radius of 280.00 feet;

Thence Northeasterly 80.59 feet along said curve to the right having a chord bearing North $79^{\circ}51'17''$ East 80.31 feet;

Thence North 28°23'22" East 153.40 feet;

Thence North 86°53'08" East 85.31 feet:

Thence North 04°29'27" West 185.53 feet;

Thence North 86°53'08" East 107.98 feet;

Thence North 71°40'29" East 156.84 feet to the True Point of Beginning of the tract herein described containing 966,591 square feet or 22.1899 acres more or less.

Purpose of the First Amendment to the Bannister & I-435 TIF Plan: The First Amendment provides for modifications to the original TIF Plan, as described above, (1) to expand the boundaries of the Redevelopment Area, which also will alter the boundaries of certain Redevelopment Project Areas and add two additional Redevelopment Project Areas, (2) to alter the Site Plans, (3) to update the Construction and Employment Information by Project Area, (4) to increase the Budget of Estimated Redevelopment Costs, (5) to modify Development Schedules, (6) to update the Payment in Lieu of Taxes and Economic Activity Taxes estimates, (7) to update Sources and Uses of Funds, (8) to modify the Cost Benefit Analysis, (9) to modify the Evidence of "But for" test, (10) to modify the Existing Conditions Study (Blight Study), (11) to update the Evidence of Financing, (12) to modify the Acquisition and Disposition of Property, (13) to update the Redeveloper Affidavit and to make any other necessary modifications to portions of the TIF Plan which may be impacted by any of the foregoing.

Recommendation:

At the July 15, 2014 TIF Commission meeting, the TIF Commission made the following recommendation:

Approval of the First Amendment to the Bannister & I-435 TIF Plan along with the two additional Redevelopment Project Areas described by the First Amendment and forward to City Council for approval.