

**REQUEST FOR ORDINANCE**

**FIRST AMENDMENT TO THE BANNISTER & I-435 TIF PLAN  
REDEVELOPMENT PROJECT AREA 3**

**Redevelopment Plan Area:** The Redevelopment Area is generally bounded by I-435 to the West, East 87<sup>th</sup> 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 3 Part 1 Legal Description***

A tract of land situated in a portion of the Southwest Quarter of Section 24, Township 48 North, Range 33 West of the 5<sup>th</sup> 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 Northeast corner of the Southwest Quarter of said Section 24;

Thence North 86°46'23" West 956.09 feet along the North line of said Southwest Quarter;

Thence South 3°13'37" West 650.84 feet to the True Point of Beginning of the tract herein described;

Thence North 76°08'48" West 218.90 feet;

Thence South 50°42'53" West 519.03 feet;

Thence South 10°55'24" East 229.09 feet to the beginning of a non-tangent curve concave to the Southeast having a radius of 529.00 feet;

Thence Southwesterly 123.24 feet along said curve to the left having a chord bearing South 65°55'22" West 122.96 feet;

Thence South 59°14'56" West 368.32 feet to the beginning of a curve concave to the North having a radius of 571.00 feet;

Thence Westerly 594.67 feet along said curve to the right having a chord bearing South 89°05'03" West 568.16 feet;

Thence North 58°50'53" West 75.55 feet to a point on the Easterly Right-of-Way line of Interstate I-435 as now established;

Thence North 01°29'52" East 26.06 feet along said Easterly Right-of-Way line;

Thence North 10°51'45" East 99.63 feet along said Easterly Right-of-Way line;

Thence North 19°10'43" East 187.42 feet along said Easterly Right-of-Way line;

Thence North 28°23'22" East 570.00 feet along said Easterly Right-of-Way line;

Thence North 38°18'57" East 187.28 feet along said Easterly Right-of-Way line;

Thence South 30°48'18" East 216.18 feet to the beginning of a curve concave to the Northeast having a radius of 138.00 feet;

Thence Southeasterly 68.05 feet along said curve to the left having a chord bearing South 44°55'56" East 67.37 feet;

Thence South 59°03'34" East 80.43 feet to the beginning of a curve concave to the North having a radius of 118.00 feet;

Thence Easterly 127.44 feet along said curve to the left having a chord bearing South 90°00'00" East 121.34 feet;

Thence North 59°11'42" East 488.58 feet to the beginning of a curve concave to the Southeast having a radius of 101.55 feet;

Thence Northeasterly 56.35 feet along said curve to the right having a chord bearing North 75°05'33" East;

Thence South 84°36'47" East 410.83 to the beginning of a non-tangent curve concave to the Northwest having a radius of 1047.00 feet;

Thence Southwesterly 202.55 feet along said curve to the right having a chord bearing South 19°17'18" West 202.24 feet, to the True Point of Beginning of the tract herein described containing 859,055 square feet or 19.7212 acres more or less.

***Project 3 Part 2 Legal Description***

A tract of land situated in a portion of the Northwest Quarter of Section 25, Township 48 North, Range 33 West of the 5<sup>th</sup> 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 Southwest corner of the Northwest Quarter of said Section 25;

Thence North 02°09'14" East 1321.44 feet along the West line of the Northwest Quarter of said Section 25;

Thence South  $86^{\circ}51'17''$  East 2019.20 feet along the South line of the Northeast Quarter of the Northwest Quarter of said Section 25;

Thence North  $3^{\circ}08'42''$  East 20.00 feet to a point on the North Right-of-Way line of 93<sup>rd</sup> Street as now established said point being the True Point of Beginning of the tract herein described;

Thence North  $86^{\circ}51'18''$  West 366.26 feet along said North Right-of-Way line;

Thence North  $02^{\circ}10'29''$  East 20.00 feet continuing along said North Right-of-Way line;

Thence North  $86^{\circ}51'17''$  West 127.88 feet continuing along said North Right-of-Way line;

Thence North  $03^{\circ}08'43''$  East 40.00 feet;

Thence North  $15^{\circ}32'34''$  West 1023.58 feet;

Thence South  $79^{\circ}50'07''$  West 270.02 to the beginning of a non-tangent curve concave to the Northwest having a radius of 1826.00 feet;

Thence Northeasterly 262.91 feet, along said curve to the left having a chord bearing North  $35^{\circ}17'09''$  East 262.69 feet, to the beginning of a reverse curve concave to the Southeast having a radius of 35.00 feet;

Thence Northeasterly 32.26 feet, along said curve to right having a chord bearing North  $57^{\circ}34'08''$  East 31.13 feet, to the beginning of a reverse curve concave to the Northwest having a radius of 117.50 feet;

Thence Northeasterly 102.64 feet along said curve to the left having a chord bearing North  $58^{\circ}57'04''$  East 99.41 feet;

Thence South  $64^{\circ}18'58''$  East 25.43 feet;

Thence North  $25^{\circ}41'02''$  East 28.83 feet

Thence South  $64^{\circ}18'58''$  East 367.83 feet;

Thence South  $09^{\circ}14'51''$  West 114.22 feet;

Thence South  $80^{\circ}45'09''$  East 243.63 feet;

Thence South  $09^{\circ}14'03''$  West 88.00 feet;

Thence South  $82^{\circ}36'10''$  East 290.64 feet;

Thence South  $55^{\circ}46'58''$  East 190.68 feet to the beginning of a non-tangent curve concave to the East having a radius of 885.00 feet;

Thence Southwesterly 642.13 feet along said curve to the left having a chord bearing South 23°01'02" West 628.14 feet;

Thence South 02°13'52" West 202.10 feet to the True Point of Beginning of the tract herein described containing 784,517 square feet or 18.0100 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.