

SHOAL CREEK TIF PLAN

Twenty Year TIF Progress Report

TIF Plan: Shoal Creek TIF

Developers: Hunt Midwest, Shoal Creek Valley Development Company, Peterson Companies, M&K Holdings LLC, Parks & Recreation Department and Ferguson Properties.

Date Approved by TIFC: October 12, 1994

Date approved by City Council:	11/10/1994	Ordinance: 941443
First Amendment:	10/2/1997	Ordinance: 971310
Second Amendment:	5/8/2003	Ordinance: 030545
Third Amendment:	4/29/2004	Ordinance: 040457
Fourth Amendment:	11/9/2004	Ordinance: 041218
Fifth Amendment:	8/31/2006	Ordinance: 060903
Sixth Amendment:	12/14/2006	Ordinance: 061320
Seventh Amendment:	5/8/2008	Ordinance: 080419
Eighth Amendment:	11/20/2008	Ordinance: 081118
Ninth Amendment:	4/16/2009	Ordinance: 090262
Tenth Amendment:	3/10/2011	Ordinance: 110073
Eleventh Amendment:	7/25/2013	Ordinance: 130532

General Location: The Shoal Creek TIF Area is described by the Plan as generally bounded on the north by NE 108th Street and Missouri Route 291, on the east by the Kansas City ó Liberty city limits and Missouri Route 291, on the south by the Kansas City ó Pleasant Valley city limits, and on the west by Indiana and N Eastern Avenue, in Kansas City, Clay County, Missouri.

Plan Objective: The objective of the Shoal Creek TIF plan calls for the development of the Redevelopment Area through the construction of sections of Shoal Creek Parkway, NE 72nd Street, Maplewoods Parkway, NE 76th Street, NE 96th Street, N. Flintlock Road, N. Brighton Avenue, N Eastern Avenue, NE 108th Street, NE 104th Street and the interchange at I-35 and 291 Interchange as well as improvements in Hodge Park. The TIF revenues comprise 45% of EATS only. The remainder of EATS and all of the PILOTS are redistributed to the taxing districts. After year 2000, the Liberty School District and the North Kansas City School District have to approve the use of PILOTS for reimbursement of project costs.

Status: To date, 23 projects have been completed within the Shoal Creek TIF Plan and two projects are currently under construction.

Area Designation: Blight
 Conservation
 Economic Development

TIF Financing: Pay As You Go and TIF Bonds

TIF Plan Information	Plan
Number of Project Areas	28
Total Project Costs Per Plan	\$224,426,012
Total TIF Eligible Costs Per Plan	\$149,910,365
EATS Received Since Inception	\$99,855,839.20
PILOTS Received Since Inception	\$124,083,777
Total Costs Certified	\$52,475,395.09
Total Disbursed	\$51,806,168.43
Initial Assessed Value	\$7,320,910
Current Assessed Value	\$129,584,450

TIF Projects	Date Approved	Ordinance	
Project Area A	11/10/1994	941444	
Project Area B	11/10/1994	941445	
Project Area C	11/4/2004	941446	
Project Area D	12/14/1995	941447	
Project Area E		941448	Released
Project Area F	05/01/1997	941449	
Project Area G	12/13/2001	941450	Retro-activated
Project Area H	11/4/2004	941451	
Project Area I	11/4/2004	941452	
Project Area J	11/4/2004	941453	
Project Area K	11/4/2004	941454	
Project Area L	10/02/1997	971311	
Project Area M	10/02/1997	971312	
Project Area N	10/31/2002	021284	
Project Area O	05/08/2003	030546	
Project Area P	10/1/2009	090833	Amended 081119
Project Area Q		081120	Not Activated Yet
Project Area R	11/20/2008	090834	Amended 081121
Project Area S		081122	Not Activated Yet
Project Area T		081123	Not Activated Yet
Project Area U		081124	Not Activated Yet
Project Area V		081125	Not Activated Yet
Project Area W		081126	Not Activated Yet
Project Area X		081127	Not Activated Yet
Project Area Y		081128	Not Activated Yet
Project Area Z	12/20/2012	081129	
Project Area AA		081130	Not Activated Yet
Project Area BB		081131	Not Activated Yet

Completed Projects
NE 96 th Street between Shoal Creek Parkway and N Flintlock
NE 76 th Street Box Culvert/ Flintlock Flyover
NE 96 th Street between Shoal Creek Parkway and N. Flintlock Road
NE 96 th Street between Shoal Creek Parkway and N. Flintlock Road
NE 96 th Street Bridge at N Reinking
NE 104 th Street: Highway 291 to 2700 feet east
NE 108 th Street: N Smalley Street to I-435
NE 108 th from I-435 to SCP
N Brighton: 152 to NE 80 th Street
N Brighton: NE 80 th Street to 2700 linear feet south of NE 76 th Street
Design of Shoal Creek Parkway & Searcy Creek Parkway
N Eastern Avenue: 96 th Street to 106 th Street
N Eastern Avenue: Intersection at 291, north 800 ft.
N Flintlock: NE 96 th Street to Missouri Route 152
Maplewoods Parkway Design
Searcy Creek Parkway: I-435 W to Pleasant Valley
Shoal Creek Parkway: Hodge Park South to I-435
Shoal Creek Parkway: 96 th Street Roundabout to I-435
Shoal Creek Parkway: Hodge Park north to NE 96 th Street
Shoal Creek Parkway Trees: Phase 1 installation and replacement
Soccer Drive: Shoal Creek Parkway to Brighton
Shoal Creek Parkway Trail
Interstate 35/Highway 291 Interchange

Projects Under Construction
N Brighton Design: Pleasant Valley Road, north to 2700 linear feet south of NE 76 th
104 th Street Design: Phase 2



Shoal Creek Parkway



Businesses in Shoal Creek

