



**NOTICE OF PUBLIC HEARING REGARDING CHANGES  
TO THE FIRST AMENDMENT TO  
THE GRAND RESERVE TAX INCREMENT FINANCING PLAN AND  
REDEVELOPMENT PROJECT AREA 1**

Pursuant to RSMo. 99.825, and in accordance with RSMo. 99.830, notice is hereby given to inform you that Ordinance 200265 was introduced during a public meeting conducted by the City Council of Kansas City, Missouri at 3:00 p.m., Thursday, April 2, 2020, at the City Council Chambers on the 26th Floor of City Hall located at 414 East 12th Street, Kansas City, Missouri 64106, to consider the First Amendment (the “First Amendment”) to the Grand Reserve Tax Increment Financing Plan (the “Plan”), including certain modifications to the terms of the First Amendment that was presented to and approved by the Tax Increment Financing Commission of Kansas City, Missouri (the “Commission”) on March 10, 2020. It is anticipated that the Neighborhood Planning and Development Committee of the City Council will convene a public hearing at 1:30 p.m. on Wednesday, May 6, 2020 at the City Council Chambers on the 26th floor of City Hall to consider and to receive public comment regarding the First Amendment, including certain modifications proposed by the proponent of the First Amendment, Delta Quad Holdings LLC, that were not considered by the Commission on March 10, 2020.

**Such public hearing may be accessed by Livestream on the City’s website at [www.kcmo.gov](http://www.kcmo.gov), by watching Channel 2 on your cable system (Channel 2 or 98.2 on Time Warner Cable), (Channel 99 on AT&T Uverse) and (Chanel 142 on Google Fiber) or the City’s YouTube channel at <https://www.youtube.com/watch?v=3hOuBIg4fok>. If you wish to provide comments related to the subject matter of this public hearing, written testimony may be emailed to the City Clerk at [publictestimony@kcmo.org](mailto:publictestimony@kcmo.org). Comments received during the public hearing will be read aloud by the City Clerk during the public comment period. Comments received after the public hearing discussion will be added to the public record by the City Clerk.**

On March 10, 2020, the Commission, by Resolution No. 3-11-20, approved the First Amendment, which (1) modifies the description of the Plan and Project Improvements incorporated within the Plan by, among other things (A) adjusting the number of hotel rooms to be developed in the Redevelopment Project from approximately 301 to approximately 284, (B) eliminating the previously included Data Center and 24 room Boutique Hotel which were part of the Adjoining Redevelopment, and (C) adding an approximately 40,000 square foot Family Entertainment Center as a component of the Adjoining Development, (2) modifies the Redevelopment Schedule and the estimated dates of completion of the Project Improvements described by the Plan, (3) modifies the Budget of Redevelopment Project Costs and of the costs of the Adjoining Redevelopment, (4) modifies the Sources and Uses contemplated by the Plan, (5) modifies the Site Plans, (6) modifies the But-For Analysis and the Cost-Benefit Analysis, (7) modifies the projected EATs and projected Additional City Contribution, as well as the projected values of the contemplated Chapter 100 property tax exemption and exemption from sales tax on construction materials, and (8) reduces the amount of Reimbursable Project Costs payable from EATS and from the Additional City Contribution.

After the conclusion of the public hearing conducted by the Commission, Delta Quad Holdings LLC, the proponent of the of the First Amendment, desires to modify the First Amendment recommended by the Commission, pursuant to Resolution No. 3-11-20, by (1) reducing the

boundary of Redevelopment Project Area 1, (2) reflecting a reduction in the term of the anticipated Chapter 100 real property tax exemption from 20 years to 17 years, (3) incorporating a further updated Cost-Benefit Analysis, and (4) correcting some typographical errors and inadvertent scrivener errors (collectively, the “Additional Modifications”). The proposed Additional Modifications do not alter the exterior boundaries of the Redevelopment Area or enlarge the exterior boundary of any Redevelopment Project Area described by the Plan, affect the general land uses described by the Plan or change the nature of any Redevelopment Project described by the Plan.

The Redevelopment Area is not modified by the First Amendment nor the Additional Modifications, and is comprised of that area generally bound by East 9<sup>th</sup> Street, on the north, East 10<sup>th</sup> Street on the south, McGee Street on the east, and Grand Boulevard on the west (but excluding certain lots at the northwest corner of the block), all in Kansas City, Jackson County, Missouri (the “Redevelopment Area”).

The Plan, as modified by the First Amendment including the Additional Modifications, may be reviewed on or after April 29, 2020 by any interested party between the hours of 9:00 a.m. and 4:00 p.m. at the following website <https://edckc.s3.amazonaws.com/Plan.pdf> or it may be obtained by contacting Heather Brown at the information noted below.

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