SECOND AMENDMENT TO THE SOUTHWEST BOULEVARD PIEA PLANNING AREA GENERAL DEVELOPMENT PLAN

KANSAS CITY, MISSOURI

Planned Industrial Expansion Authority Approval:

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Date **Resolution No.**

City Council Approval:

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Date **Ordinance No.**

SECOND AMENDMENT
TO THE
SOUTHWEST BOULEVARD PIEA PLANNING AREA
GENERAL DEVELOPMENT PLAN

I. INTRODUCTION

The Planned Industrial Expansion Authority of Kansas City, Missouri is a public body created pursuant to Ordinance No. 34677 ("PIEA" or the "Authority") adopted by the City Council of Kansas City, Missouri (the "City Council") on February 9, 1968, in accordance with Section 100.300-100.620 RSMo. (the "PIEA Law"). Pursuant to the PIEA Law, the PIEA recommended approval of a General Development Plan for the Southwest Boulevard PIEA Planning Area ("Original Plan") and the City Council approved the Plan in Ordinance No. 041445 on November 4, 2004. Thereafter, pursuant to the PIEA Law, the PIEA recommended approval of a First Amendment to General Development Plan for the Southwest Boulevard PIEA Planning Area (the "First Amendment", and together with the Original Plan, the "Plan") and the City Council approved the First Amendment in Committee Substitute for Ordinance No. 061425 on January 18, 2007. The Plan may be further amended with the recommendation of the PIEA and the approval of the City Council.

The Original Plan provides: "The plan will be completed in 20 years from the passage of the ordinance approving the plan by the City Council and will require the amendment of the plan and approval by the City Council after the 20-year time limit. Nonetheless, the owner of Cambridge Business Center (a large 44.03-acre tract) desires acknowledgment by the PIEA and the City of Kansas City, Missouri that the timing of development of such an unusually large urban holding will depend on and be dictated by market conditions."

The PIEA and the City Council have determined it to be in the public interest to modify the section setting the estimated time for completion of the Plan, and to add certain additional provisions to align with current City Council policies. To the extent the Plan varies with this Second Amendment, this Second Amendment shall control and the Plan shall be amended and superseded.

II. PLAN TEXT AMENDMENTS

A. The Plan is hereby amended by adding an additional paragraph under the section titled "Estimated Completion Time" on page 62 of the Original Plan, to read as follows:

> "The estimated completion time is hereby extended for fifteen (15) years from the date of the passage of the Ordinance approving this Second Amendment of the Plan by the City Council."

B. The Plan is hereby amended by adding the following new Section to the Plan, entitled "Ancillary Council Policies", to read as follows:

“ANCILLARY COUNCIL POLICIES

All proposals approved as Projects under this Plan shall comply with the following to the extent the respective policies are in effect at the time that notice of the applicable proposed Development Contract is provided to the City Council and to the extent not waived by the City Council with respect to the particular proposed Project:

Any Company or Developer will comply and will cause its contractors to comply, with all Federal, State, and local statutes, regulations, executive orders, and ordinances, including, but not limited to, Title VI of the Civil Rights Act of 1964 and the Affirmative Action, MBE/WBE, Construction Workforce, and Prevailing Wage requirements outlined in Code Chapter 3, Art. IV, as well as the non-discrimination requirements in in Code Chapter 38, Art. III for any Project.

All Projects considered by the PIEA Board in relation to the Plan shall adhere to the provisions outlined in the Second Committee Substitute for Ordinance No. 200497 as Amended (caps ordinance).

All Projects considered by the PIEA Board in relation to the Plan shall adhere to the provisions outlined in Ordinance No. 220700 (affordable housing).

Furthermore, all Projects considered by the PIEA Board in relation to the Plan shall adhere to the provisions outlined in Ordinance No. 240276 (prevailing wage).”