

AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE NORTHGATE VILLAGE TAX INCREMENT FINANCING PLAN; MAKING FINDINGS WITH RESPECT THERETO; AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS; AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the City of North Kansas City, Missouri (the “**City**”) is a body corporate, a third class city and political subdivision of the State of Missouri, duly created, organized and validly existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, on May 14, 1996, pursuant to Ordinance No. 6674, the City Council of the City (the “**City Council**”) created the Tax Increment Financing Commission of the City of North Kansas City, Missouri (the “**TIF Commission**”); and

WHEREAS, the TIF Commission is duly constituted according to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “**TIF Act**”), and is authorized to hold public hearings with respect to proposed redevelopment areas and redevelopment plans and to make recommendations thereon to the City; and

WHEREAS, pursuant to Ordinance No. 7178 passed on February 1, 2000, the City (i) approved the Northgate Village Tax Increment Financing Plan which is on file with the City Clerk (the “**Original Plan**”), to finance certain costs associated with the redevelopment of property in North Kansas City, Missouri (the “**Redevelopment Projects**”), and (ii) designated the Northgate Village Redevelopment Area as a redevelopment area (the “**Redevelopment Area**”), all in accordance with the TIF Act; and

WHEREAS, pursuant to Ordinance No. 8640 passed on August 21, 2012, the City (i) approved and adopted the First Amendment to the Original Plan, which is on file with the City Clerk (the “**First Amendment**”; the Original Plan as amended thereby, the “**TIF Plan**”), which First Amendment (i) updated estimates and calculations based on changes in sales tax and mill levy rates that occurred since the Original Plan was approved, (ii) reflected updates to certain assumptions relating to the increases in real property value and taxable sales to be achieved under the Amended Plan, and (iii) revised estimated Redevelopment Project costs paid from tax increment financing; and

WHEREAS, staff and consultants of the City prepared the Second Amendment to the TIF Plan (the “**Second Amendment**”), which plan (i) updated estimates and calculations based on changes in sales tax and mill levy rates that occurred since the Original Plan was approved, (ii) reflected updates to certain assumptions relating to the increases in real property value; and (iii) updates the Architectural Design and Review Guidelines for the Redevelopment Area; and

WHEREAS, on December 11, 2019, after all proper notice was given, the TIF Commission held a public hearing in conformance with the TIF Act and received comments from all interested persons and taxing districts relative to the Second Amendment; and

WHEREAS, on December 11, 2019, the TIF Commission voted to recommend that the City Council adopt an ordinance in the form required by the Act approving the Second Amendment; and

WHEREAS, the City Council has received the recommendations of the TIF Commission regarding the Second Amendment and finds that it is necessary and desirable and in the best interest of the City to approve the Second Amendment in order to encourage and facilitate the redevelopment of the Redevelopment Area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby makes the following findings:

A. The Second Amendment accords with, and assists in achieving, the goals and methods set forth in the TIF Plan. Adopting the Second Amendment would not contradict the findings and adopted actions set forth in Ordinances No. 7178 and 8640.

B. The Second Amendment conforms to the comprehensive plan for the development of the City as a whole.

C. Adopting the Second Amendment would not contradict the provisions of the TIF Act.

SECTION 2. The Second Amendment, as reviewed and recommended by the TIF Commission on December 11, 2019, including amendments thereto, if any, is hereby adopted and approved. A copy of the TIF Plan is on file with the City Clerk. A copy of the Second Amendment to the Northgate Village Tax Increment Financing Plan is attached hereto and incorporated herein by reference.

SECTION 3. The City shall, and the mayor, city clerk, city officials and employees of the City are hereby authorized and directed to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

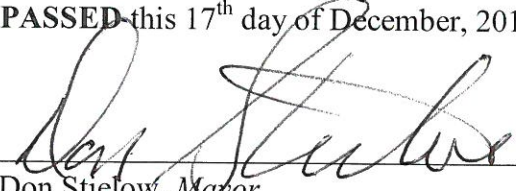
SECTION 4. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and

subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

SECTION 5. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

SECTION 6. This Ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor.

PASSED this 17th day of December, 2019.



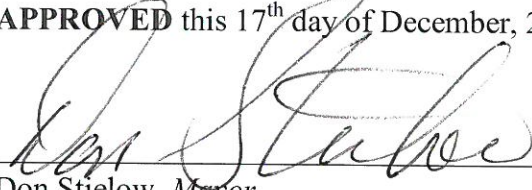
Don Stielow, Mayor

ATTEST:




Crystal Doss, City Clerk

APPROVED this 17th day of December, 2019.

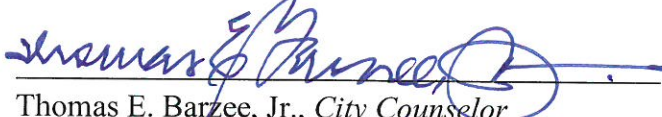


Don Stielow, Mayor

APPROVED AS TO FORM:



Anthony W. Bologna, City Attorney



Thomas E. Barzee, Jr., City Counselor

I. INTRODUCTION

The City of North Kansas City, Missouri adopted the Northgate Village Tax Increment Redevelopment Plan (the “Original TIF Plan”) by Ordinance No. 7178, adopted on February 1, 2000 as amended by the First Amendment to the Northgate Village Tax Increment Redevelopment Plan (the “First Amendment”) adopted by Ordinance No. 8640, adopted August 21, 2012. The Original TIF Plan makes certain findings and provides for the redevelopment of the Redevelopment Area (the “Redevelopment Area”), as described therein, and includes certain estimates and calculations based on sales tax and mill levy rates. The First Amendment provided updated estimates that had since changed since the approval of the Original TIF Plan. This Second Amendment to the Northgate Village Tax Increment Redevelopment Plan (this “Second Amendment”) (1) amends and updates Exhibit 7 to the Plan (the Cost Benefit Analysis) and (2) amends and replaces Exhibit 9 to the Plan relative to the Architectural Design Review Guidelines for the Redevelopment Area.

II. AMENDMENTS

- A. Generally. This Second Amendment is intended to supplement the Original TIF Plan and First Amendment. To the extent that this Second Amendment differs from or is inconsistent with the Original TIF Plan and/or First Amendment, this Second Amendment shall control. In all other respects, however, the First Amendment shall remain in effect. All capitalized words or terms used in this Second Amendment that are not defined herein shall have the meaning ascribed to them in the First Amendment.
- B. Exhibits.
1. Exhibit 7 of the Plan, as amended by the First Amendment, is hereby amended and substituted in its entirety with Exhibit A attached hereto.
 2. Exhibit 9 of the Original Plan is hereby amended and substituted in its entirety with Exhibit B attached hereto.

EXHIBIT A

(Updated Cost Benefit Analysis)

Northgate Village Tax Increment Financing Plan

Second Amendment

North Kansas City, Missouri

TIF Plan Exhibit 7

Cost Benefit Analysis

Amended October 2019

I. Introduction

The purpose of this analysis is to illustrate the current financial position of the Northgate Village Tax Increment Financing Plan related to the estimated tax increment financing (TIF) revenue projections and the cost benefit to the taxing districts in relation to real property taxes (excluding the Inventory Replacement Tax) and retail sales taxes (EATs).

The Northgate Village Tax Increment Financing Plan dated November 15, 1999 was adopted by the City Council in December 1999 (the "TIF Plan"). The TIF Plan contained 15 project areas. All 15 project areas have been activated throughout the 10-year statutory activation period of the TIF Plan as required by RSMo §99.810. The project areas were activated as follows:

<u>Project Number</u>	<u>Description</u>	<u>Effective Date</u>	<u>Ordinance Date</u>
Project 1	Former Ruby Tuesday & Seniors Phase 1	November 23, 2004	7180
Project 2	Mixed Residential	December 14, 2004	7181
Project 3	Mixed Residential	December 13, 2005	7182
Project 4	City View Phase 1	December 13, 2005	7183
Project 5	Mixed Residential	December 19, 2006	7184
Project 6	Patio Homes & Single Family	December 11, 2007	7185
Project 7	Seniors Phase 2	December 11, 2007	7186
Project 8	Patio Homes & Single Family	December 23, 2008	7187
Project 9	Patio Homes	December 8, 2009	7188
Project 10	Town Homes & Single Family	December 8, 2009	7189
Project 11	Town Homes & Single Family	December 8, 2009	7190
Project 12	Seniors Phase 2 & City Owned	December 8, 2009	7191
Project 13	City Owned (ex. Russell Stover)	December 8, 2009	7192
Project 14	City View Phase 1	December 8, 2009	7193
Project 15	City Owned ("Super Block")	December 8, 2009	7194

The attached Estimated TIF Revenue spreadsheet project TIF revenues over the life of the TIF Plan from the first year of collection of TIF revenue from the first activated Project Area in 2004 to the final year of collection in 2032. Since each Project Area collects TIF Revenue for a period of 23 years and the last Project Areas were activated in year ten of the TIF Plan, the Estimated TIF Revenue spreadsheet projects TIF revenue from the first year of collection of revenue which was Year 6 of the TIF Plan through Year 33.

The attached Cost Benefit Analysis projects the real property taxes (excluding the Inventory Replacement Taxes) and sales taxes which are projected to be received by the other Taxing Districts over the 33 years of the TIF Plan. With respect to the sales taxes (also referred to as Economic Activity Taxes or "EATs"), the only EATs were from the former Ruby Tuesday Restaurant which closed early in 2019. No future projection of EATs is provided because there is no expectation of future retail sales within the TIF Plan area.

In addition, the analysis projects what those same taxes would have been if the project had not been constructed. The property tax levy rates change on an annual basis. The actual rates are shown in the attached schedules. For years 2019 and after the following assumption was used: \$100 of assessed valuation to \$8.3626. The following projections are prepared as follows:

1. Actual receipts of property and sales taxes from 2004 through 2018.
2. Property taxes calculated at the rate of \$8.3617 from 2019 and beyond:

	LEVY RATE
CITY	\$1.1785
COUNTY	\$0.1653
DDRB	\$0.1180
MENTAL HEALTH	\$0.0984
SENIOR CITIZENS	\$0.0491
HEALTH BOARD	\$0.0984
KCJC	\$0.2305
SCHOOL DISTRICT	\$6.4235
STATE (Not in TIF)	\$0.0300
TOTAL LEVY RATE	\$8.3917
TOTAL TIF CAPTURED LEVY RATE	\$8.3617

3. The attached spreadsheets use a biennial growth rate real property value of 2%.

II. Estimated TIF Revenue Projections

The revenue projections include the following:

- Assumptions upon which the revenue projections are based (Page 2)
- TIF increments from current development (Pages 3-5)
- TIF increments from anticipated future development (Page 6)

III. Cost Benefit Analysis

The assumptions used in the Cost Benefit Analysis (Pages 7-8) use actual historical information and future assumptions. The spreadsheet information spans years 2005 (the first year TIF increments paid to the City) through 2032 (the last year TIF increments can be collected by the City). For property tax payments, the last annual payment will be taxes due on December 31, 2031 (which would be remitted to the City in the first quarter of 2032).

There are two scenarios presented:

1. Project with TIF – Showing the taxes diverted from the various taxing jurisdictions to the TIF payments.
2. No Project – In this scenario we assume only the base payments with no development on the site. No growth is assumed in this scenario.

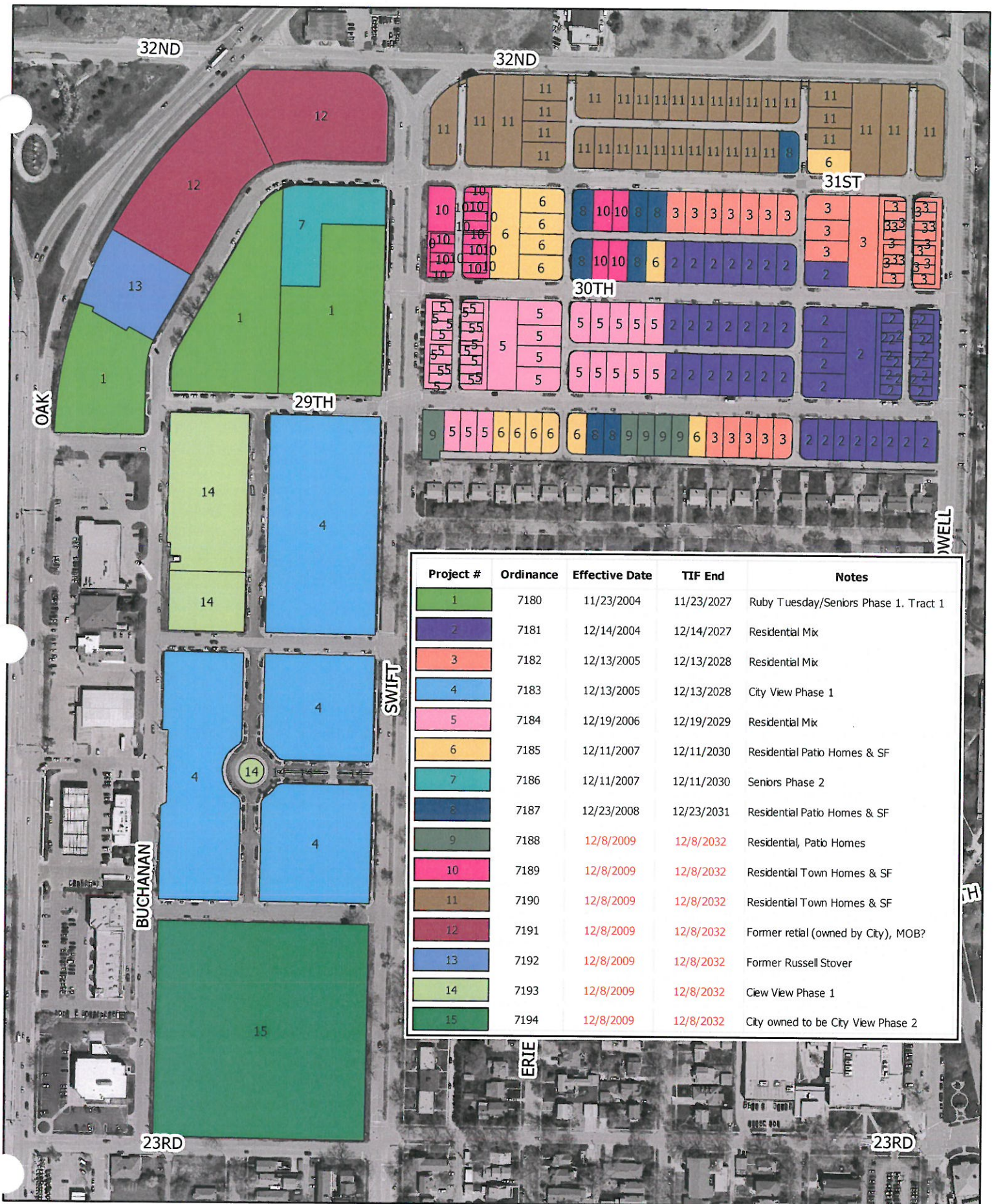
IV. Completion

After year 2032 all the TIF Project Areas will end and in 2033, the entire projected assessed valuation of the real property of the TIF Plan will be subject to 100% distribution of real estate and sales tax to the various taxing districts.

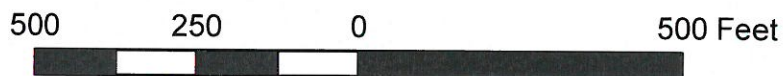
- The assessed valuation at that time is projected to be approximately \$15,927,000 for the current development within the TIF Plan area. Future projected development is expected to produce additional assessed valuation of \$11,737,000.
- This is in contrast to the "NO PROJECT" scenario which shows a projection of \$1,892,000 in assessed value within the TIF Plan area.

V. Project Map and Site Plan

The following page shows the boundary and project areas of the TIF Plan.



Project #	Ordinance	Effective Date	TIF End	Notes
1	7180	11/23/2004	11/23/2027	Ruby Tuesday/Seniors Phase 1. Tract 1
2	7181	12/14/2004	12/14/2027	Residential Mix
3	7182	12/13/2005	12/13/2028	Residential Mix
4	7183	12/13/2005	12/13/2028	City View Phase 1
5	7184	12/19/2006	12/19/2029	Residential Mix
6	7185	12/11/2007	12/11/2030	Residential Patio Homes & SF
7	7186	12/11/2007	12/11/2030	Seniors Phase 2
8	7187	12/23/2008	12/23/2031	Residential Patio Homes & SF
9	7188	12/8/2009	12/8/2032	Residential, Patio Homes
10	7189	12/8/2009	12/8/2032	Residential Town Homes & SF
11	7190	12/8/2009	12/8/2032	Residential Town Homes & SF
12	7191	12/8/2009	12/8/2032	Former retail (owned by City), MOB?
13	7192	12/8/2009	12/8/2032	Former Russell Stover
14	7193	12/8/2009	12/8/2032	Clew View Phase 1
15	7194	12/8/2009	12/8/2032	City owned to be City View Phase 2



<u>Page</u>	
2	Base & PILOT Assumptions
3-5	Current Development With TIF
6	Future Development With TIF
7	TIF PILOT Projections
8	NO TIF Tax Projections
9	TIF EATs Projections

**Northgate Village Tax Increment Financing Redevelopment Plan
October 2019 Amendment**

Base & PILOT Assumptions

ASSUMPTIONS	
BIENNIAL GROWTH RATE REAL PROPERTY VALUE	2.00%
ANNUAL GROWTH RATE REAL PROPERTY VALUE	0.00%
ANNUAL GROWTH RATE FOR SALES TAXES	N/A
COMMERCIAL ASSESSMENT RATE	32%
RESIDENTIAL ASSESSMENT RATE	19%
NPV DISCOUNT RATE / INTEREST RATE	6.00%

Notes:

WITH TIF
NO TIF

AV = Assessed Value
FMV = Fair Market Value
IEAV = Initial Equalized Assessed Value
EAV = Equalized Assessed Value

EXISTING PROJECTS - October 2019	TIF Base (IEAV)	2019 EAV	TIF ACTIVATION DATE	FIRST TIF PAYMENT DATE	TIF END DATE	LAST TIF PAYMENT DATE	Proj. #
Project 1 - Former Ruby Tuesday	\$157,320	\$1,364,750	11/23/2004	1Q-2005	11/23/2027	1Q-2027	1
Project 1 - Seniors Phase 1	\$166,910	\$1,875,940	12/14/2004	1Q-2005	12/14/2027	1Q-2027	2
Project 2 - Mixed Residential	\$26,810	\$1,125,050	12/13/2005	1Q-2006	12/13/2028	1Q-2028	3
Project 3 - Mixed Residential	\$736,800	\$3,388,680	12/13/2005	1Q-2006	12/13/2028	1Q-2028	4
Project 4 - City View Phase 1	\$187,820	\$1,234,010	12/19/2006	1Q-2007	12/19/2029	1Q-2029	5
Project 5 - Mixed Residential	\$38,770	\$489,440	12/11/2007	1Q-2008	12/11/2030	1Q-2030	6
Project 6 - Patio Homes & Single Family	\$104,900	\$627,360	12/11/2007	1Q-2008	12/11/2030	1Q-2030	7
Project 7 - Seniors Phase 2	\$107,420	\$295,290	12/23/2008	1Q-2009	12/23/2031	1Q-2031	8
Project 8 - Patio Homes & Single Family	\$43,910	\$188,340	12/8/2009	1Q-2010	12/8/2032	1Q-2032	9
Project 9 - Patio Homes	\$27,610	\$357,840	12/8/2009	1Q-2010	12/8/2032	1Q-2032	10
Project 10 - Town Homes & Single Family	\$210,840	\$1,421,230	12/8/2009	1Q-2010	12/8/2032	1Q-2032	11
Project 11 - Town Homes & Single Family	\$0	\$640,110	12/8/2009	1Q-2010	12/8/2032	1Q-2032	12
Project 12 - City Owned	\$0	\$0	12/8/2009	1Q-2010	12/8/2032	1Q-2032	13
Project 13 - City Owned (ex. Russell Stover)	\$83,100	\$83,100	12/8/2009	1Q-2010	12/8/2032	1Q-2032	13
Project 14 - City View Phase 1	\$400	\$857,850	12/8/2009	1Q-2010	12/8/2032	1Q-2032	13
Project 15 - City Owned (Super Block)	\$0	\$0	12/8/2009	1Q-2010	12/8/2032	1Q-2032	15
TOTAL	\$1,892,610	\$13,948,990					

PROJECTED NEW CONSTRUCTION	Dates	TIF ACTIVATION DATE	FIRST TIF PAYMENT DATE	TIF END DATE	LAST TIF PAYMENT DATE
Project 11 - Row Homes	2021 thru 2023	12/8/2009	1Q-2021	12/8/2032	1Q-2032
Project 12 - Office	2022	12/8/2009	1Q-2022	12/8/2032	1Q-2032
Project 13 - Office	2022	12/8/2009	1Q-2022	12/8/2032	1Q-2032
Project 14 - City View Addition - Block 2B	2023	12/8/2009	1Q-2023	12/8/2032	1Q-2032
Project 15 - City Owned (Super Block)	2023	12/8/2009	1Q-2023	12/8/2032	1Q-2032

REAL PROPERTY LEVY RATES - 2018

CITY	LEVY	PILOT %
CITY	\$1.1785	14%
COUNTY	\$0.1653	2%
DDRB	\$0.1180	1%
MENTAL HEALTH	\$0.0984	1%
SENIOR CITIZENS	\$0.0491	1%
HEALTH BOARD	\$0.0984	1%
KCJC	\$0.2305	3%
SCHOOL DISTRICT	\$6.4235	77%
STATE (Not in TIF)	\$0.0300	
TOTAL LEVY RATE	\$8.3917	
TOTAL TIF CAPTURED LEVY RATE	\$8.3617	

Developmental Disabilities Resource Board

Metropolitan Jr. College

NOTES:
"COUNTY" = sum of "General", "Road & Bridge", "Debt Service" and "Parks"

**Northgate Village Tax Increment Financing Redevelopment Plan
October 2019 Amendment**

Current Development - WITH TIF

Notes:
AV = Assessed Value
FMV = Fair Market Value
IEAV = Initial Equalized Assessed Value
EAV = Equalized Assessed Value

Sales Tax:
3.250%

PILOT CALCULATIONS

2.000%
1.125%
0.125%

City
County
Zoo

Former Ruby Tuesday / Seniors Ph. 1
PROJECT # 1

	TIF 2019	PILOT 2020	PILOT 2021	PILOT 2022	PILOT 2023	PILOT 2024	PILOT 2025	PILOT 2026	PILOT 2027
TIF Sales Taxes	\$2,438	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EAV:	\$1,364,750	\$1,392,045	\$1,419,886	\$1,448,284	\$1,477,249	\$1,448,284	\$1,448,284	\$1,477,249	\$1,477,249
IEAV:	\$157,320	\$157,320	\$157,320	\$157,320	\$157,320	\$157,320	\$157,320	\$157,320	\$157,320
TIF PILOTs:	\$100,962	\$103,244	\$103,244	\$105,572	\$105,572	\$107,947	\$107,947	\$110,369	\$110,369
Total TIF Increment:	\$103,999	\$103,244	\$103,244	\$105,572	\$105,572	\$107,947	\$107,947	\$110,369	\$110,369
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617
Growth Rate:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Est. 2019 Sales:	\$150,000								
Est. 2019 Sales Tax:	\$4,875								
Sales Tax Increment:	\$2,438								

TIF Activation
11/23/2004
TIF End
11/23/2027

Mixed Residential
PROJECT # 2

	PILOT 2019	PILOT 2020	PILOT 2021	PILOT 2022	PILOT 2023	PILOT 2024	PILOT 2025	PILOT 2026	PILOT 2027
EAV:	\$1,875,940	\$1,913,459	\$1,913,459	\$1,951,728	\$1,951,728	\$1,990,763	\$1,990,763	\$2,030,578	\$2,030,578
IEAV:	\$166,910	\$166,910	\$166,910	\$166,910	\$166,910	\$166,910	\$166,910	\$166,910	\$166,910
TIF PILOTs:	\$142,904	\$146,041	\$146,041	\$149,241	\$149,241	\$152,505	\$152,505	\$155,834	\$155,834
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617
Growth Rate:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

TIF Activation
12/14/2004
TIF End
12/14/2027

Town Homes & Single Family
PROJECT # 3

	PILOT 2019	PILOT 2020	PILOT 2021	PILOT 2022	PILOT 2023	PILOT 2024	PILOT 2025	PILOT 2026	PILOT 2027	PILOT 2028
EAV:	\$1,125,050	\$1,147,551	\$1,147,551	\$1,170,502	\$1,170,502	\$1,193,912	\$1,193,912	\$1,217,790	\$1,217,790	\$1,242,146
IEAV:	\$26,810	\$26,810	\$26,810	\$26,810	\$26,810	\$26,810	\$26,810	\$26,810	\$26,810	\$26,810
TIF PILOTs:	\$91,832	\$93,713	\$93,713	\$95,632	\$95,632	\$97,590	\$97,590	\$99,586	\$99,586	\$101,623
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617
Growth Rate:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

TIF Activation
12/13/2005
TIF End
12/13/2028

City View Phase 1
PROJECT # 4

	PILOT 2019	PILOT 2020	PILOT 2021	PILOT 2022	PILOT 2023	PILOT 2024	PILOT 2025	PILOT 2026	PILOT 2027	PILOT 2028
EAV:	\$3,388,680	\$3,456,454	\$3,456,454	\$3,525,583	\$3,525,583	\$3,596,094	\$3,596,094	\$3,668,016	\$3,668,016	\$3,741,377
IEAV:	\$736,800	\$736,800	\$736,800	\$736,800	\$736,800	\$736,800	\$736,800	\$736,800	\$736,800	\$736,800
TIF PILOTs:	\$221,742	\$227,409	\$227,409	\$233,190	\$233,190	\$239,086	\$239,086	\$245,100	\$245,100	\$251,234
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617
Growth Rate:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

TIF Activation
12/13/2005
TIF End
12/13/2028

**Northgate Village Tax Increment Financing Redevelopment Plan
October 2019 Amendment**

Current Development - WITH TIF

Mixed Residential	PROJECT #
ASSUMPTION: No new development	5

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	PILOT
EAV:	\$1,234,010	\$1,258,690	\$1,283,370	\$1,308,050	\$1,332,730	\$1,357,410	\$1,382,090	\$1,406,770	\$1,431,450	\$1,456,130	\$1,480,810	PILOT
IEAV:	\$187,820	\$187,820	\$187,820	\$187,820	\$187,820	\$187,820	\$187,820	\$187,820	\$187,820	\$187,820	\$187,820	PILOT
TIF PILOTs:	\$98,543	\$98,543	\$98,543	\$98,543	\$98,543	\$98,543	\$98,543	\$98,543	\$98,543	\$98,543	\$98,543	PILOT
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	2.00%
Growth Rate:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

Patio Homes & Single Family	PROJECT #
ASSUMPTION: No new development	6

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	PILOT
EAV:	\$689,440	\$699,229	\$709,018	\$718,807	\$728,596	\$738,385	\$748,174	\$757,963	\$767,752	\$777,541	\$787,330	PILOT
IEAV:	\$38,770	\$38,770	\$38,770	\$38,770	\$38,770	\$38,770	\$38,770	\$38,770	\$38,770	\$38,770	\$38,770	PILOT
TIF PILOTs:	\$37,664	\$38,502	\$39,340	\$40,178	\$41,016	\$41,854	\$42,692	\$43,530	\$44,368	\$45,206	\$46,044	PILOT
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	2.00%
Growth Rate:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

Seniors Phase 2	PROJECT #
ASSUMPTION: No new development	7

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	PILOT
EAV:	\$227,360	\$239,907	\$252,454	\$265,001	\$277,548	\$290,095	\$302,642	\$315,189	\$327,736	\$340,283	\$352,830	PILOT
IEAV:	\$104,900	\$104,900	\$104,900	\$104,900	\$104,900	\$104,900	\$104,900	\$104,900	\$104,900	\$104,900	\$104,900	PILOT
TIF PILOTs:	\$43,687	\$44,736	\$45,785	\$46,834	\$47,883	\$48,932	\$49,981	\$51,030	\$52,079	\$53,128	\$54,177	PILOT
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	2.00%
Growth Rate:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

Patio Homes & Single Family	PROJECT #
ASSUMPTION: No new development	8

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	PILOT
EAV:	\$295,280	\$301,196	\$307,112	\$313,028	\$318,944	\$324,860	\$330,776	\$336,692	\$342,608	\$348,524	\$354,440	PILOT
IEAV:	\$107,420	\$107,420	\$107,420	\$107,420	\$107,420	\$107,420	\$107,420	\$107,420	\$107,420	\$107,420	\$107,420	PILOT
TIF PILOTs:	\$15,709	\$16,203	\$16,707	\$17,220	\$17,744	\$18,268	\$18,801	\$19,335	\$19,868	\$20,402	\$20,936	PILOT
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	2.00%
Growth Rate:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

Patio Homes	PROJECT #
ASSUMPTION: No new development	9

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	PILOT
EAV:	\$189,340	\$192,107	\$194,874	\$197,641	\$200,408	\$203,175	\$205,942	\$208,709	\$211,476	\$214,243	\$217,010	PILOT
IEAV:	\$43,910	\$43,910	\$43,910	\$43,910	\$43,910	\$43,910	\$43,910	\$43,910	\$43,910	\$43,910	\$43,910	PILOT
TIF PILOTs:	\$12,077	\$12,392	\$12,713	\$13,034	\$13,355	\$13,676	\$14,001	\$14,322	\$14,643	\$14,964	\$15,285	PILOT
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	2.00%
Growth Rate:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

Town Homes & Single Family	PROJECT #
ASSUMPTION: No new development	10

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	PILOT
EAV:	\$357,840	\$364,997	\$372,154	\$379,311	\$386,468	\$393,625	\$400,782	\$407,939	\$415,096	\$422,253	\$429,410	PILOT
IEAV:	\$27,610	\$27,610	\$27,610	\$27,610	\$27,610	\$27,610	\$27,610	\$27,610	\$27,610	\$27,610	\$27,610	PILOT
TIF PILOTs:	\$28,211	\$28,822	\$29,433	\$30,044	\$30,655	\$31,266	\$31,877	\$32,488	\$33,099	\$33,710	\$34,321	PILOT
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	2.00%
Growth Rate:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

**Northgate Village Tax Increment Financing Redevelopment Plan
October 2019 Amendment**

Current Development - WITH TIF

	PROJECT # 11													
	PILOT 2019	PILOT 2020	PILOT 2021	PILOT 2022	PILOT 2023	PILOT 2024	PILOT 2025	PILOT 2026	PILOT 2027	PILOT 2028	PILOT 2029	PILOT 2030	PILOT 2031	PILOT 2032
Town Homes & Single Family	ASSUMPTION: No new development													
EAV:	\$1,421,230	\$1,449,655	\$1,478,648	\$1,478,648	\$1,478,648	\$1,508,221	\$1,508,221	\$1,538,385	\$1,568,953	\$1,599,153	\$1,600,536	\$1,600,536	\$1,632,547	\$1,632,547
IEAV:	\$210,840	\$210,840	\$210,840	\$210,840	\$210,840	\$210,840	\$210,840	\$210,840	\$210,840	\$210,840	\$210,840	\$210,840	\$210,840	\$210,840
TIF PILOTs:	\$101,209	\$103,586	\$106,010	\$106,010	\$106,010	\$108,483	\$108,483	\$111,005	\$113,578	\$113,578	\$116,202	\$116,202	\$118,879	\$118,879
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617
Growth Rate:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Seniors Phase 2	ASSUMPTION: No new development													
EAV:	\$640,110	\$652,912	\$652,912	\$652,912	\$655,970	\$679,290	\$679,290	\$682,876	\$682,876	\$706,733	\$706,733	\$720,868	\$720,868	\$735,285
IEAV:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF PILOTs:	\$53,524	\$54,586	\$55,686	\$55,686	\$56,800	\$58,000	\$58,000	\$57,836	\$57,836	\$59,095	\$59,095	\$60,277	\$60,277	\$61,482
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617
Growth Rate:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
City Owned (ex. Russell Stover)	ASSUMPTION: No new development													
EAV:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IEAV:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF PILOTs:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617
Growth Rate:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
City View Phase 1	ASSUMPTION: No new development													
EAV:	\$857,850	\$875,007	\$875,007	\$882,507	\$882,507	\$910,357	\$910,357	\$928,564	\$928,564	\$947,136	\$947,136	\$966,078	\$966,078	\$985,400
IEAV:	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400
TIF PILOTs:	\$71,897	\$73,132	\$73,132	\$74,595	\$74,595	\$76,088	\$76,088	\$77,610	\$77,610	\$79,163	\$79,163	\$80,747	\$80,747	\$82,363
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617
Growth Rate:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
City Owned (Super Block)	ASSUMPTION: No new development													
EAV:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IEAV:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TIF PILOTs:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617
Growth Rate:	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
ALL PROJECTS	TOTAL 2019	TOTAL 2020	TOTAL 2021	TOTAL 2022	TOTAL 2023	TOTAL 2024	TOTAL 2025	TOTAL 2026	TOTAL 2027	TOTAL 2028	TOTAL 2029	TOTAL 2030	TOTAL 2031	TOTAL 2032
TIF PILOTs:	\$1,008,118	\$1,031,307	\$1,031,307	\$1,054,959	\$1,054,959	\$1,079,084	\$1,079,084	\$1,103,692	\$1,103,692	\$1,128,623	\$1,128,623	\$1,153,654	\$1,153,654	\$1,178,704
Tax Levy for TIF:	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617	\$8,3617

**Northgate Village Tax Increment Financing Redevelopment Plan
October 2019 Amendment**

TIF PILOT Projections

REAL PROPERTY TAX REVENUE - TIF DIVERSION

CALENDAR YEAR	INITIAL EQUALIZED ASSESSED VALUE	EQUALIZED ASSESSED VALUE	CITY Levy	CITY Tax (\$)	COUNTY Levy	COUNTY Tax (\$)	SCHOOL Levy	SCHOOL Tax (\$)	HEALTH BOARD Levy	HEALTH BOARD Tax (\$)	MENTAL HEALTH Levy	MENTAL HEALTH Tax (\$)	DDRB Levy	DDRB Tax (\$)	METRO JR. COLLEGE Levy	METRO JR. COLLEGE Tax (\$)	SENIOR CITIZENS Levy	SENIOR CITIZENS Tax (\$)	TOTAL ANNUAL LEVY RATE	TOTAL REAL ESTATE TAXES COLLECTED
2005	\$324,230	\$1,590,120	\$ 0.84	13,346	\$ -	\$ -	\$ 5.05	80,298	\$ 0.10	1,582	\$ 0.10	1,554	\$ 0.12	1,899	\$ 0.22	3,551	\$ 0.05	795	\$ 6.48	\$ 103,024
2006	\$1,087,840	\$1,590,120	\$ 0.84	13,346	\$ -	\$ 5.62	89,362	\$ 0.10	1,582	\$ 0.10	1,554	\$ 0.12	1,899	\$ 0.22	3,551	\$ 0.05	795	\$ 7.05	\$ 112,088	
2007	\$1,275,660	\$6,179,610	\$ 0.84	51,865	\$ 0.24	14,831	\$ 5.89	363,967	\$ 0.10	6,149	\$ 0.10	5,951	\$ 0.12	7,360	\$ 0.21	13,175	\$ 0.05	3,084	\$ 7.55	\$ 466,381
2008	\$1,419,330	\$7,199,120	\$ 0.88	63,309	\$ 0.24	17,278	\$ 5.89	424,014	\$ 0.10	7,170	\$ 0.10	6,933	\$ 0.12	8,574	\$ 0.21	15,428	\$ 0.05	3,592	\$ 7.59	\$ 546,298
2009	\$1,526,750	\$8,983,480	\$ 0.91	82,091	\$ 0.24	21,560	\$ 5.89	529,109	\$ 0.10	8,651	\$ 0.10	8,443	\$ 0.12	10,937	\$ 0.23	20,357	\$ 0.05	4,483	\$ 7.63	\$ 685,601
2010	\$1,892,610	\$9,183,070	\$ 0.94	85,862	\$ 0.24	22,039	\$ 5.89	540,864	\$ 0.10	9,183	\$ 0.10	8,843	\$ 0.12	10,937	\$ 0.23	21,387	\$ 0.05	4,592	\$ 7.66	\$ 703,699
2011	\$1,892,610	\$9,708,060	\$ 0.97	94,149	\$ 0.21	20,387	\$ 5.89	571,785	\$ 0.10	9,708	\$ 0.10	9,349	\$ 0.12	11,562	\$ 0.23	22,668	\$ 0.05	4,844	\$ 7.67	\$ 744,453
2012	\$1,892,610	\$9,694,120	\$ 1.08	104,852	\$ 0.21	20,358	\$ 5.89	570,964	\$ 0.10	9,694	\$ 0.10	9,335	\$ 0.12	11,546	\$ 0.23	22,771	\$ 0.05	4,837	\$ 7.78	\$ 754,358
2013	\$1,892,610	\$9,694,120	\$ 1.17	113,024	\$ 0.20	19,388	\$ 5.89	570,964	\$ 0.10	9,694	\$ 0.10	9,335	\$ 0.12	11,546	\$ 0.23	22,771	\$ 0.05	4,837	\$ 7.78	\$ 754,358
2014	\$1,892,610	\$9,175,060	\$ 1.17	106,972	\$ 0.18	16,515	\$ 6.52	597,911	\$ 0.10	9,175	\$ 0.10	9,469	\$ 0.12	11,546	\$ 0.24	22,965	\$ 0.05	4,837	\$ 7.96	\$ 761,754
2015	\$1,892,610	\$11,267,800	\$ 1.17	131,371	\$ 0.16	18,468	\$ 6.43	724,891	\$ 0.10	11,099	\$ 0.10	10,918	\$ 0.12	10,661	\$ 0.24	21,782	\$ 0.05	4,578	\$ 8.47	\$ 777,063
2016	\$1,892,610	\$11,307,299	\$ 1.18	132,940	\$ 0.16	17,707	\$ 6.43	726,878	\$ 0.10	11,138	\$ 0.10	11,138	\$ 0.12	12,890	\$ 0.23	26,400	\$ 0.05	5,532	\$ 8.36	\$ 941,571
2017	\$1,892,610	\$11,942,990	\$ 1.18	140,414	\$ 0.17	19,742	\$ 6.43	767,695	\$ 0.10	11,752	\$ 0.10	11,752	\$ 0.12	14,105	\$ 0.23	27,433	\$ 0.05	5,852	\$ 8.36	\$ 998,744
2018	\$1,892,610	\$13,768,950	\$ 1.18	162,267	\$ 0.17	22,760	\$ 6.42	884,449	\$ 0.10	13,549	\$ 0.10	13,549	\$ 0.12	16,247	\$ 0.23	31,627	\$ 0.05	6,761	\$ 8.36	\$ 1,151,208
2019	\$1,892,610	\$13,867,909	\$ 1.18	163,433	\$ 0.17	22,924	\$ 6.42	890,805	\$ 0.10	13,646	\$ 0.10	13,646	\$ 0.12	16,364	\$ 0.23	31,855	\$ 0.05	6,809	\$ 8.36	\$ 1,159,482
2020	\$1,892,610	\$14,145,228	\$ 1.18	166,702	\$ 0.17	23,382	\$ 6.42	908,619	\$ 0.10	13,919	\$ 0.10	13,919	\$ 0.12	16,691	\$ 0.23	32,492	\$ 0.05	6,945	\$ 8.36	\$ 1,182,668
2021	\$1,892,610	\$14,732,329	\$ 1.18	173,620	\$ 0.17	24,353	\$ 6.42	946,331	\$ 0.10	14,497	\$ 0.10	14,497	\$ 0.12	17,384	\$ 0.23	33,840	\$ 0.05	7,234	\$ 8.36	\$ 1,231,755
2022	\$1,892,610	\$18,831,649	\$ 1.18	211,931	\$ 0.17	31,129	\$ 6.42	1,209,651	\$ 0.10	18,530	\$ 0.10	18,530	\$ 0.12	22,221	\$ 0.23	43,256	\$ 0.05	9,246	\$ 8.36	\$ 1,574,495
2023	\$1,892,610	\$25,207,428	\$ 1.18	297,070	\$ 0.17	41,668	\$ 6.42	1,619,199	\$ 0.10	24,804	\$ 0.10	24,804	\$ 0.12	29,745	\$ 0.23	57,901	\$ 0.05	12,377	\$ 8.36	\$ 2,107,568
2024	\$1,892,610	\$25,559,950	\$ 1.18	301,224	\$ 0.17	42,251	\$ 6.42	1,641,843	\$ 0.10	25,151	\$ 0.10	25,151	\$ 0.12	30,161	\$ 0.23	58,711	\$ 0.05	12,550	\$ 8.36	\$ 2,137,042
2025	\$1,892,610	\$25,559,951	\$ 1.18	301,224	\$ 0.17	42,251	\$ 6.42	1,641,843	\$ 0.10	25,151	\$ 0.10	25,151	\$ 0.12	30,161	\$ 0.23	58,711	\$ 0.05	12,550	\$ 8.36	\$ 2,137,042
2026	\$1,892,610	\$26,071,111	\$ 1.18	307,248	\$ 0.17	43,096	\$ 6.42	1,674,678	\$ 0.10	25,654	\$ 0.10	25,654	\$ 0.12	30,764	\$ 0.23	59,885	\$ 0.05	12,801	\$ 8.36	\$ 2,179,779
2027	\$1,892,610	\$26,071,112	\$ 1.18	307,248	\$ 0.17	43,096	\$ 6.42	1,674,678	\$ 0.10	25,654	\$ 0.10	25,654	\$ 0.12	30,764	\$ 0.23	59,885	\$ 0.05	12,801	\$ 8.36	\$ 2,179,780
2028	\$1,568,380	\$23,014,511	\$ 1.18	271,226	\$ 0.17	38,043	\$ 6.42	1,478,337	\$ 0.10	22,646	\$ 0.10	22,646	\$ 0.12	27,157	\$ 0.23	52,864	\$ 0.05	11,300	\$ 8.36	\$ 1,924,220
2029	\$904,770	\$18,030,989	\$ 1.18	212,495	\$ 0.17	29,805	\$ 6.42	1,458,221	\$ 0.10	17,742	\$ 0.10	17,742	\$ 0.12	21,277	\$ 0.23	41,417	\$ 0.05	8,853	\$ 8.36	\$ 1,507,553
2030	\$616,950	\$17,001,874	\$ 1.18	200,367	\$ 0.17	28,104	\$ 6.42	1,092,115	\$ 0.10	16,730	\$ 0.10	16,730	\$ 0.12	20,062	\$ 0.23	39,053	\$ 0.05	8,348	\$ 8.36	\$ 1,421,510
2031	\$472,280	\$15,744,176	\$ 1.18	185,545	\$ 0.17	26,025	\$ 6.42	1,011,327	\$ 0.10	15,492	\$ 0.10	15,492	\$ 0.12	18,578	\$ 0.23	36,164	\$ 0.05	7,730	\$ 8.36	\$ 1,316,355
2032	\$365,860	\$15,719,825	\$ 1.18	185,258	\$ 0.17	25,985	\$ 6.42	1,009,763	\$ 0.10	15,468	\$ 0.10	15,468	\$ 0.12	18,549	\$ 0.23	36,108	\$ 0.05	7,718	\$ 8.36	\$ 1,314,319
TOTALS			CITY	\$ 4,590,399	COUNTY	\$ 693,143	SCHOOL	\$ 25,400,563	HEALTH BOARD	\$ 395,211	MENTAL HEALTH	\$ 393,415	DDRB	\$ 473,169	METRO JR. COLLEGE	\$ 921,688	SENIOR CITIZENS	\$ 197,389	TOTAL ALL	\$ 33,064,977
				\$ 1,725,658		\$ 276,999	\$ 9,698,062	\$ 152,931	\$ 151,677	\$ 183,003			\$ 183,003		\$ 356,769			\$ 76,458		\$ 12,620,558

**Northgate Village Tax Increment Financing Redevelopment Plan
October 2019 Amendment**

NO TIF Tax Projections

REAL PROPERTY TAX REVENUE - ASSUMING NO TIF

CALENDAR YEAR	INITIAL EQUALIZED ASSESSED VALUE	EQUALIZED ASSESSED VALUE	CITY Levy	CITY Tax (\$)	COUNTY Levy	COUNTY Tax (\$)	SCHOOL Levy	SCHOOL Tax (\$)	HEALTH BOARD Levy	HEALTH BOARD Tax (\$)	MENTAL HEALTH Levy	MENTAL HEALTH Tax (\$)	DDRBB Levy	DDRBB Tax (\$)	METRO JR. COLLEGE Levy	METRO JR. COLLEGE Tax (\$)	SENIOR CITIZENS Levy	SENIOR CITIZENS Tax (\$)	TOTAL ANNUAL LEVY RATE	TOTAL REAL ESTATE TAXES COLLECTED
2005	\$324,230	\$324,230	\$ 0.84	2,721	-	-	\$ 5.05	16,373	\$ 0.10	323	\$ 0.10	1,063	\$ 0.12	387	\$ 0.22	724	\$ 0.05	162	\$ 6.48	\$ 21,007
2006	\$1,087,840	\$1,087,840	\$ 0.84	9,130	-	-	\$ 5.62	61,134	\$ 0.10	1,082	\$ 0.10	1,063	\$ 0.12	1,299	\$ 0.22	2,429	\$ 0.05	544	\$ 7.05	\$ 76,882
2007	\$1,275,660	\$1,275,660	\$ 0.84	10,707	\$ 0.24	3,062	\$ 5.89	75,134	\$ 0.10	1,269	\$ 0.10	1,228	\$ 0.12	1,519	\$ 0.21	2,720	\$ 0.05	637	\$ 7.55	\$ 96,275
2008	\$1,419,330	\$1,419,330	\$ 0.88	12,482	\$ 0.24	3,406	\$ 5.89	83,596	\$ 0.10	1,414	\$ 0.10	1,367	\$ 0.12	1,690	\$ 0.21	3,042	\$ 0.05	708	\$ 7.59	\$ 107,704
2009	\$1,526,750	\$1,526,750	\$ 0.91	13,951	\$ 0.24	3,664	\$ 5.89	89,923	\$ 0.10	1,470	\$ 0.10	1,470	\$ 0.12	1,818	\$ 0.23	3,480	\$ 0.05	762	\$ 7.63	\$ 116,519
2010	\$1,892,610	\$1,892,610	\$ 0.94	17,696	\$ 0.24	4,542	\$ 5.89	111,471	\$ 0.10	1,893	\$ 0.10	1,823	\$ 0.12	2,254	\$ 0.23	4,408	\$ 0.05	944	\$ 7.66	\$ 145,031
2011	\$1,892,610	\$1,892,610	\$ 0.97	18,355	\$ 0.21	3,974	\$ 5.89	111,471	\$ 0.10	1,893	\$ 0.10	1,823	\$ 0.12	2,254	\$ 0.23	4,446	\$ 0.05	944	\$ 7.67	\$ 145,133
2012	\$1,892,610	\$1,892,610	\$ 1.08	20,470	\$ 0.21	3,974	\$ 5.89	111,471	\$ 0.10	1,893	\$ 0.10	1,823	\$ 0.12	2,254	\$ 0.24	4,464	\$ 0.05	944	\$ 7.78	\$ 147,275
2013	\$1,892,610	\$1,892,610	\$ 1.17	22,066	\$ 0.20	3,785	\$ 5.89	123,336	\$ 0.10	1,893	\$ 0.10	1,953	\$ 0.12	2,199	\$ 0.24	4,493	\$ 0.05	944	\$ 7.86	\$ 148,719
2014	\$1,892,610	\$1,892,610	\$ 1.17	22,066	\$ 0.16	3,407	\$ 5.89	123,336	\$ 0.10	1,893	\$ 0.10	1,953	\$ 0.12	2,199	\$ 0.24	4,493	\$ 0.05	944	\$ 8.47	\$ 160,291
2015	\$1,892,610	\$1,892,610	\$ 1.17	22,066	\$ 0.16	3,407	\$ 5.89	123,336	\$ 0.10	1,893	\$ 0.10	1,953	\$ 0.12	2,199	\$ 0.24	4,493	\$ 0.05	944	\$ 8.47	\$ 160,291
2016	\$1,892,610	\$1,892,610	\$ 1.18	22,251	\$ 0.16	2,964	\$ 6.43	121,657	\$ 0.10	1,864	\$ 0.10	1,864	\$ 0.12	2,237	\$ 0.23	4,427	\$ 0.05	929	\$ 8.36	\$ 158,152
2017	\$1,892,610	\$1,892,610	\$ 1.18	22,251	\$ 0.17	3,128	\$ 6.43	121,657	\$ 0.10	1,862	\$ 0.10	1,862	\$ 0.12	2,235	\$ 0.23	4,347	\$ 0.05	929	\$ 8.36	\$ 158,271
2018	\$1,892,610	\$1,892,610	\$ 1.18	22,304	\$ 0.17	3,128	\$ 6.42	121,572	\$ 0.10	1,862	\$ 0.10	1,862	\$ 0.12	2,233	\$ 0.23	4,347	\$ 0.05	929	\$ 8.36	\$ 158,239
2019	\$1,892,610	\$1,892,610	\$ 1.18	22,304	\$ 0.17	3,128	\$ 6.42	121,572	\$ 0.10	1,862	\$ 0.10	1,862	\$ 0.12	2,233	\$ 0.23	4,347	\$ 0.05	929	\$ 8.36	\$ 158,239
2020	\$1,892,610	\$1,892,610	\$ 1.18	22,304	\$ 0.17	3,128	\$ 6.42	121,572	\$ 0.10	1,862	\$ 0.10	1,862	\$ 0.12	2,233	\$ 0.23	4,347	\$ 0.05	929	\$ 8.36	\$ 158,239
2021	\$1,892,610	\$1,892,610	\$ 1.18	22,304	\$ 0.17	3,128	\$ 6.42	121,572	\$ 0.10	1,862	\$ 0.10	1,862	\$ 0.12	2,233	\$ 0.23	4,347	\$ 0.05	929	\$ 8.36	\$ 158,239
2022	\$1,892,610	\$1,892,610	\$ 1.18	22,304	\$ 0.17	3,128	\$ 6.42	121,572	\$ 0.10	1,862	\$ 0.10	1,862	\$ 0.12	2,233	\$ 0.23	4,347	\$ 0.05	929	\$ 8.36	\$ 158,239
2023	\$1,892,610	\$1,892,610	\$ 1.18	22,304	\$ 0.17	3,128	\$ 6.42	121,572	\$ 0.10	1,862	\$ 0.10	1,862	\$ 0.12	2,233	\$ 0.23	4,347	\$ 0.05	929	\$ 8.36	\$ 158,239
2024	\$1,892,610	\$1,892,610	\$ 1.18	22,304	\$ 0.17	3,128	\$ 6.42	121,572	\$ 0.10	1,862	\$ 0.10	1,862	\$ 0.12	2,233	\$ 0.23	4,347	\$ 0.05	929	\$ 8.36	\$ 158,239
2025	\$1,892,610	\$1,892,610	\$ 1.18	22,304	\$ 0.17	3,128	\$ 6.42	121,572	\$ 0.10	1,862	\$ 0.10	1,862	\$ 0.12	2,233	\$ 0.23	4,347	\$ 0.05	929	\$ 8.36	\$ 158,239
2026	\$1,892,610	\$1,892,610	\$ 1.18	22,304	\$ 0.17	3,128	\$ 6.42	121,572	\$ 0.10	1,862	\$ 0.10	1,862	\$ 0.12	2,233	\$ 0.23	4,347	\$ 0.05	929	\$ 8.36	\$ 158,239
2027	\$1,892,610	\$1,892,610	\$ 1.18	22,304	\$ 0.17	3,128	\$ 6.42	121,572	\$ 0.10	1,862	\$ 0.10	1,862	\$ 0.12	2,233	\$ 0.23	4,347	\$ 0.05	929	\$ 8.36	\$ 158,239
2028	\$1,568,380	\$1,568,380	\$ 1.18	16,483	\$ 0.17	2,593	\$ 6.42	100,745	\$ 0.10	1,543	\$ 0.10	1,543	\$ 0.12	1,851	\$ 0.23	3,603	\$ 0.05	770	\$ 8.36	\$ 131,131
2029	\$804,770	\$804,770	\$ 1.18	9,484	\$ 0.17	1,330	\$ 6.42	51,694	\$ 0.10	792	\$ 0.10	792	\$ 0.12	950	\$ 0.23	1,849	\$ 0.05	395	\$ 8.36	\$ 67,286
2030	\$616,950	\$616,950	\$ 1.18	7,271	\$ 0.17	1,020	\$ 6.42	39,630	\$ 0.10	607	\$ 0.10	607	\$ 0.12	728	\$ 0.23	1,417	\$ 0.05	303	\$ 8.36	\$ 51,583
2031	\$473,280	\$473,280	\$ 1.18	5,578	\$ 0.17	782	\$ 6.42	30,401	\$ 0.10	466	\$ 0.10	466	\$ 0.12	558	\$ 0.23	1,087	\$ 0.05	232	\$ 8.36	\$ 39,570
2032	\$365,860	\$365,860	\$ 1.18	4,312	\$ 0.17	605	\$ 6.42	23,501	\$ 0.10	360	\$ 0.10	360	\$ 0.12	432	\$ 0.23	840	\$ 0.05	180	\$ 8.36	\$ 30,588
TOTALS			CITY	\$ 484,384	COUNTY	\$ 76,624	SCHOOL	\$ 2,722,147	HEALTH BOARD	\$ 43,003	MENTAL HEALTH	\$ 42,640	DDRBB	\$ 51,418	METRO JR. COLLEGE	\$ 100,101	SENIOR CITIZENS	\$ 21,484	TOTAL ALL	\$ 3,541,812
TOTAL NPV (@ 6.0%)			\$ 223,355	\$ 37,313		\$ 1,281,543		\$ 20,583		\$ 20,326		\$ 24,605		\$ 47,719		\$ 10,299		\$ 1,665,743		

**Northgate Village Tax Increment Financing Redevelopment Plan
October 2019 Amendment**

TIF EATs Projections

TIF Plan Year	ANNUAL TOTAL RETAIL SALES	CITY SALES TAX RATE	CITY SALES TAX	COUNTY SALES TAX RATE	COUNTY SALES TAX	ZOOLOGICAL SALES TAX RATE	ZOOLOGICAL SALES TAX	TOTAL SALES TAX	TOTAL EATS
2005	\$1,615,882	1.500%	\$24,238	0.750%	\$12,119		\$0	\$36,357	\$18,179
2006	\$1,537,989	1.500%	\$23,070	0.750%	\$11,535		\$0	\$34,605	\$17,302
2007	\$1,549,097	1.500%	\$23,236	0.750%	\$11,618		\$0	\$34,855	\$17,427
2008	\$1,464,316	1.500%	\$21,965	0.750%	\$10,982		\$0	\$32,947	\$16,474
2009	\$1,403,855	1.500%	\$21,058	0.750%	\$10,529		\$0	\$31,587	\$15,793
2010	\$1,421,866	1.500%	\$21,328	0.750%	\$10,664		\$0	\$31,992	\$15,996
2011	\$1,354,213	1.500%	\$20,313	0.750%	\$10,157		\$0	\$30,470	\$15,235
2012	\$1,227,819	1.500%	\$18,417	0.750%	\$9,209	0.125%	\$1,535	\$29,161	\$14,580
2013	\$1,056,265	1.500%	\$15,844	0.750%	\$7,922	0.125%	\$1,320	\$25,086	\$12,543
2014	\$1,152,228	1.500%	\$17,283	0.750%	\$8,642	0.125%	\$1,440	\$27,365	\$13,683
2015	\$1,044,724	1.500%	\$15,671	0.750%	\$7,835	0.125%	\$1,306	\$24,812	\$12,406
2016	\$1,066,667	1.500%	\$16,000	0.750%	\$8,000	0.125%	\$1,333	\$25,333	\$12,667
2017	\$1,066,667	1.500%	\$16,000	0.750%	\$8,000	0.125%	\$1,333	\$25,333	\$12,667
2018	\$1,066,667	2.000%	\$21,333	1.125%	\$12,000	0.125%	\$1,333	\$34,667	\$17,333
2019	\$150,000	2.000%	\$3,000	1.125%	\$1,688	0.125%	\$188	\$4,875	\$2,438
2020									
2021									
2022									
2023									
2024									
2025									
2026									
2027									
2028									
2029									
2030									
2031									
2032									
PRESENT VALUE NPV (@ 6.0%)			\$278,757		\$140,899		\$9,788	\$429,445	\$214,723
			\$189,567		\$95,451		\$5,192		

EXHIBIT B

(Updated Architectural Design Review Guidelines)

Exhibit 9 to Northgate Village Tax Increment Financing Plan

Architectural Design Review Guidelines

1. GENERAL PROCEDURES

- A. Design review shall be required prior to issuance of a building permit by the Community Development Department.
- B. When a building is being constructed according to plans previously reviewed and approved by the TIF Commission, additional design review shall not be required.
- C. The following types of plans shall require design review and approval by the TIF Commission:
 - 1. Construction of new buildings or structures, whether principal or accessory, within the area covered by the adopted TIF Plan, when appropriate plans have not previously been permitted by the Community Development Department.
 - 2. Building renovations or additions resulting in exterior changes to an existing building.
- D. City staff shall accept applications and schedule applicable meetings according to Section 17.08.010 of the North Kansas City Zoning Ordinance establishing common procedures.
- E. Design review shall be conducted in accordance with the procedures and review criteria of the North Kansas City Zoning Ordinance Section 17.08.020.D, Review Criteria for Site Plans, and the design guidelines adopted as part of the applicable TIF Plan.F. A design review decision may be appealed to the City Council, which shall evaluate the application according to the same standards and criteria set forth in the applicable TIF Plan.
- F. The TIF Commission will enforce these Guidelines through the City's inspection process or other appropriate means.

2. RESERVED

3. RESIDENTIAL DESIGN

- A. **Materials/Building.** The exterior finish of all residential structures shall consist of one or more of the following: brick, stone, wood (clapboard, shingle, drop siding, primed board, board and batten), and stucco/ plaster. Faux versions of these materials, including high quality vinyl siding, may be acceptable pending design review.
 - 1. Dryvit and/ or EFIS for single family residences are discouraged and shall be used only pursuant to design review.
 - 2. Brick that is artificially colored or distressed is subject to City review.
 - 3. Old (previously used) or frosted brick is not acceptable except as a paving material pending design review.

4. Sheet metal or ornamental metal panels are prohibited.
 5. Two wall materials may be combined horizontally on one façade. The heavier material must be below.
 6. Exterior chimneys shall be finished in brick, stone or stucco.
 7. Gutters and downspouts shall be made of copper, galvanized metal, or prefinished aluminum.
- B. **Materials/Roof.** Composite shingles, slate, and clay tile are permissible.
1. Roof materials should not have a reflective finish and should incorporate a color that compliments the overall character of the building.
 2. Roof pitches should reflect the character of the surrounding neighborhoods.
- C. **Color.** Application of color should reflect the existing and desired context of the neighborhood and surrounding areas (such as the single family homes on Fayette and Erie between E26th and E23rd), providing a complementary diversity.
1. Accent color may be provided through appropriate paint, accent features, lighting, and materials that serve to complement the architectural elements and lines within the neighborhood.
 2. Monochromatic color schemes are acceptable.
 3. Brick and glazing shall not be painted.
 4. Stains and paints used for exterior walls shall conform to the existing appearance and character of the surrounding residential neighborhoods.
- D. **Windows.** Colored or mirrored glazing is not acceptable. Insulated glazing and double paned insulated glazing are acceptable. Simulated true divided light is acceptable. Exterior snap-in grills are not acceptable.
- E. **Entries.** Main building entries should face a public street or public open space such as a courtyard or greenspace. Secondary and upper floor entries from the interior of a block are acceptable. The front door to single- family homes and townhouses must be visible from the street.
- F. **Facade.**
1. Multifamily buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections, recesses, and changes in floor level shall be used to relieve the visual effect of a single, long wall. Similarly, roof-line offsets shall be provided in order to enhance architectural interest, to add variety to the massing of a building, and to relieve the effect of a single, long roof. The exterior of a townhouse may be designed to appear as a single building, such as a large, single-family detached dwelling.

2. Window and door openings are to be proportional to the building and wall size and proportion.

G. Porch/Patio.

1. Single Family. A minimum of 75% of dwelling units shall have a front entrance articulated with a covered front entry porch. Wrap-around or side porches may be acceptable where a front porch is impractical. Front porches shall generally be located on the front of the dwelling facing the sidewalk, but may occasionally be located on the side wall of a dwelling. The size of front entry porches shall be a minimum of 5 feet deep from the front wall of the dwelling to the enclosing porch rail, and a minimum of 8 feet long. Front porches may encroach into the front yard set-back.
2. Multi-family. First floor dwellings shall be provided with a terrace, and upper floor units shall be provided with a balcony, both with a minimum of 64 s.f. of usable area. Both terraces and balconies shall be recessed a minimum of 50% inside the exterior building wall of the dwelling. Terraces that are not fully recessed shall be provided with a transparent fence or low landscaping. Alternative outdoor spaces may be provided in-lieu of terraces or balconies pending design review.
3. Balconies, stoops, stairs, chimneys, open porches, bay windows and raised doorways shall be permitted to extend within the minimum front setback to a maximum of 12 feet. Open decks and patios may extend 12 feet into a rear yard setback.

- H. Overhanging eaves may expose rafters. Flush eaves shall be finished by profiled molding or gutters.
- I. Windows shall be set to the inside of the building face wall.
- J. All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.
- K. All construction shall conform in street orientation and massing to adjacent neighborhoods. Multifamily buildings shall have an appropriate mix of 2 and 3 story buildings.
- L. Within the Redevelopment Area, there shall be a generally continuous network of alleyways to the rear of single-family lots that shall connect to public streets within the neighborhood. Alleys in single-family residential neighborhoods shall be 20 to 24 feet wide containing a vehicular pavement width of at least 16 feet.
- M. Single family development shall include a mix of housing styles and designs. There should be no discernable sequence or repetitive pattern to exterior façade design. To encourage a variety of façade types, no single exterior design may be located closer than four contiguous dwelling units to an identical exterior design within a facing block.
- N. Fence style and design shall be generally complementary to the construction materials, with ultimate design approval provided by the Home Owners Association.

- O. A minimum of 8% of residentially designated areas (single and multi-family) shall be maintained as usable, publicly accessible greenspace, either passive or active, not including landscaped buffers or project amenities (such as swimming pools and playing courts).

4. **COMMERCIAL DESIGN**

- A. **General.** Commercial uses in commercial areas can be mixed and integrated provided such commercial uses conform to the "Permitted Uses and Restrictive Covenants" specified in the Development Agreement. Multi-building complexes, including building on adjacent lots in different ownership, shall exhibit a unity of design through the use of similar elements including, but not limited to: heights, roof lines, materials, colors, ornamentation and decoration, window arrangement, sign location on facades, and other themes.
- B. **Materials.** At least 80% of the exterior finish material on all facades that face a street or provide public access shall be constructed of glass, brick, marble, real or cast stone, coarsely textured stucco, concrete, or wood. Dryvit or EFIS shall not be allowed.
 - 1. Concrete may be either precast (excluding T-sections) or cast-in-place, with an exposed aggregate, bush-hammered, or similarly textured finish, including surface (painted) application of a sand or aggregate finish or casting of facing brick into the surface to give the appearance of a masonry wall.
 - 2. Metal is permitted in a decorative or accessory role, using only concealed fasteners.
 - 3. The use of wood may be limited by design review.
 - 4. Two wall materials may be combined horizontally on one facade. The heavier material must be below.
 - 5. Balconies, railings and porch structures shall be metal, wood, cast concrete or stone.
- C. **Colors.** The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, such as buildings at the intersection of Swift and Armour, generally providing a complementary diversity. Trim may be of a contrasting color.
- D. **Façade.** Blank walls shall not face a public street or places of public access.
 - 1. Walls facing a public street shall include windows and architectural features customarily found on the front façade of a building, such as awnings, cornice work, edge detailing, or decorative finish materials.
 - 2. Façade openings, including porches, windows, and colonnades shall be vertical in proportion.
 - 3. All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, and others, where appropriate. Any such element

used shall be architecturally compatible with the style, materials, colors, and details of the building as a whole, as shall the doors.

4. All sides of a building shall include similar details and materials so as to achieve four-sided architecture and restrict the appearance of the back of a building facing surrounding uses.
 5. Retail storefronts are a key design consideration of a building and shall be integrally designed with the upper floors to be compatible with the overall façade character. Ground floor retail, and restaurant uses shall have large pane display windows. Such windows shall be framed by the surrounding wall and shall not exceed 75% of the total ground level façade. Buildings with multiple storefronts shall be unified through the use of architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.
 6. The glazed area of a façade above the first floor shall not exceed 35% of the total area, with each façade being calculated independently.
 7. In commercial buildings, the difference between ground floor commercial uses and entrances for upper level commercial uses shall be reflected by the differences in façade treatment. Storefronts and other ground floor entrances shall be accentuated through cornice lines. Further differentiation can be achieved through distinct but compatible exterior materials, signs, awnings and exterior lighting.
- E. **Orientation.** Primary, ground-floor commercial building entrances may orient to plazas, parks or streets. Where a commercial building orients to an interior block or parking lot, a courtyard or green space shall buffer the entry of the building from the sidewalk and pavement. The orientation shall be complementary to the use and location of surrounding commercial buildings and residences. Secondary entrances from the interior of a block are permitted.
- F. **Glass/Windows.** Glass shall be clear or lightly tinted only. Opaque applications shall not be applied to the glass surface. Windows shall be set to the inside of the building face wall. Sliding doors and sliding windows are permitted in facades facing a public street with justification and pending design review.
- G. **Roofs.** Pitched roofs are preferred in-lieu of flat roofs.
1. Pitch shall be at least 1/4 inch vertical to 12 inches horizontal.
 2. Cantilevered mansard roofs are prohibited.
 3. All rooftop equipment shall be enclosed in building material that matches the structure or is visually compatible with the structure.
 4. Skylights shall be flat.
 5. Parapets may be appropriate pending design review.
- H. **Site Design.**

1. Parking lot pavement shall be shielded from the street by low berming to the maximum extent possible. Loading areas shall be buffered with landscape materials in conjunction with earthen berms. Other appropriate screening options may be permitted pursuant to design review.
2. The site shall provide a pedestrian-oriented environment to the extent possible, including measures for safety and ease of movement between streets and buildings, across parking lots, and between buildings; shelter from inclement weather, and use and enjoyment of outdoor space.
3. The Redeveloper shall submit a conceptual sign package to the City.

5. **COMMUNITY DESIGN**

- A. All building and parking lot design shall comply with applicable ADA accessibility requirements.
- B. A sidewalk network shall be provided on both sides of the street throughout the Redevelopment Area that interconnects all dwellings with other units, non-residential structures and common areas. Sidewalks shall be separate and distinct from motor vehicle circulation to the greatest extent possible, and shall be of a barrier-free design.
- C. Sidewalks shall be a minimum of 4 feet in width, expanding to 5- 6 feet along major pedestrian routes and in commercial areas.
- D. Walkways shall be raised and curbed along commercial buildings and within parking lots, where suitable. Pedestrian street crossings shall be clearly delineated by a change in pavement color and/ or texture. All sidewalks and other pedestrian walkways shall have appropriate lighting, using poles and fixtures consistent with the character of the neighborhood.
- E. Street lights shall be decorative and blend with the character of the community and conform with all applicable North Kansas City standards.
- F. Streets and sites shall be provided with adequate lighting, while minimizing adverse impacts, such as glare and overhead sky glow, on adjacent properties and the public right-of-way.
- G. Along all parking areas, walkways, courtyards, and common/open space areas, 12 foot high decorative lamp posts shall be provided at regular intervals, as determined by design review. In parking lots, post heights may be extended to a maximum of 16 feet.
- H. Gateways and focal points shall be indicated by community markers, public art, or other appropriate features.
- I. The pedestrian streetscape shall be reinforced by shade tree plantings, walls, ornamental trees, hedges, or appropriate fences, such as wrought iron(and not including chain link).
- J. Exterior public and semi-public spaces, such as courtyards and plazas, shall be designed to be functional, to enhance surrounding buildings, and to provide amenities to users, in the form of textured paving, lighting and street trees. Courtyards shall have recognizable edges

defined on at least three sides by buildings, walls, and/ or elements of landscaping in order to create a strong sense of enclosure.

- K. On-street parking is permissible throughout the Redevelopment Area where street width is sufficient and shall be counted toward mandatory parking requirements.

MEMORANDUM



TO: Mayor and City Council

FROM: Eric Berlin, City Administrator

DATE: December 17, 2019

RE: Northgate Village TIF Plan – Proposed Second Amendment

Purpose of This Agenda Item

On Wednesday, December 11, 2019, the TIF Commission held a public hearing on the proposed Northgate Village TIF Plan – Second Amendment. After the conclusion of the public hearing, the TIF Commission passed Resolution 2019-8 recommending approval of the Second Amendment to the Northgate Village TIF Plan to the City Council. The Second Amendment to the Northgate Village TIF Plan is before the City Council for formal adoption.

Historical Review

The original Northgate Village was identified as an area prime for redevelopment during the development of the 1996 Comprehensive Plan. The apartment complex consisted of 666 single-story "garden-style" apartments built between 1947 and 1951 and had served a useful life for most of its 50 plus year existence. Unfortunately, the last years of the complex saw an increasing amount of deterioration which became an increasing problem for the community and surrounding neighborhoods. At the time, these apartments constituted approximately one-quarter of the city's residential population and spanned approximately 56 acres. Because the apartment complex represented a substantial portion of the city's residential community, the City decided to take the significant step of designating the area for redevelopment purposes.

Project Authorization

In 1996, the City authorized the formation of the North Kansas City Tax Increment Financing (TIF) Commission to help finance the Northgate Redevelopment project. In 1999 the City issued a Request for Proposals and selected the development team of

Hunt-Midwest Enterprises and The Rainen Companies. The proposal featured a mixed-use redevelopment that included single-family homes, townhomes, a retail site, senior apartments, and multiple styles of apartment living. Hunt-Midwest was responsible for single-family and commercial development. Rainen was responsible for the apartments and senior living development.

In February of 2000, the City adopted the Northgate Village TIF Plan and the Northgate Village Master Development Agreement (MDA). The development agreement between the City, TIF Commission, and the developers tasked the City with financing the public infrastructure improvements and executing any necessary regulatory approvals such as zoning, platting, and design approval. The City assumed the financial responsibility of property acquisition, relocation, and demolition (originally estimated at \$18,906,739). Given that the City took on the responsibility for the pre-development tasks, the parties agreed that the City would be reimbursed from the Tax Increment Financing (TIF). The TIF is primarily property taxes with small amounts of sales taxes from the Ruby Tuesday restaurant (which is now closed). The City has the authority to issue TIF-backed bonds, but to date, all TIF repayments have been on pay-as-you-go basis.

TIF Activation

The TIF statute authorizes the collection of TIF proceeds for up to 23 years. However, TIF financing must be activated within 10 years of authorizing the TIF plan. The TIF plan and development agreement were designed to allow for TIF Project Area activation over multiple years. The TIF Plan divided the site into 15 geographic Project Areas (see attached TIF map). Each Project Area was activated by City ordinance, based on the development schedule for an individual area. The phasing allowed the City to maximize TIF revenue over the ten-year activation period.

Eight project areas were activated prior to 2009, allowing the City to receive full TIF proceeds for their 23 year time frames. With time running out, the City activated the remaining undeveloped seven project areas in December of 2009. The TIF revenues in the final seven project areas end in December 2032. For some of the undeveloped project areas (primarily Project Areas 13 and 15 and part of Project Area 12), the actual collection period for TIF revenues will be far shorter than 23 years.

It should be noted that the activation of TIF has no effect on any taxpayer within the TIF Plan area.

Northgate Village TIF Plan Amendment – First Amendment – 2012

The first amendment to the Northgate Village TIF Plan was approved by the TIF Commission on August 21, 2012, as a result of the approval of the expansion of the Gardens Apartments (Gardens Phase III). The TIF Plan was recalculated to update the

original 1999 estimates of expenditures and TIF proceeds (PILOTs & EATs)¹, and adjust the future projections of the TIF proceeds to reflect the expansion of the Garden Apartments within the development.

Master Development Agreement Termination - 2019

On August 20, 2019, the City Council executed two separate termination agreements – one with Hunt-Midwest Real Estate Development, Inc., and one with Mike Rainen d/b/a CityView Development #3, LLC. The City Council also entered into a development agreement with Rainen for the development of 24 units that were planned and never constructed in CityView, on a parcel located at 27th & Buchanan (Lot 2B).

Northgate Village Current Status

In August, the City issued an RFP for the development of the City-owned residential parcel of land located at 25th Avenue & Swift Street (the “Superblock”). City Staff is currently reviewing the proposals to provide a recommendation to the City Council and TIF Commission at a future date. The City aims to issue an RFP for the development of the City-owned commercial parcels of land located on Burlington in the second quarter of 2020.

Northgate Village TIF Plan – Proposed Second Amendment

During 2020, the City anticipates entering into development agreements for the remaining City-owned parcels of land. With this in mind, the City proposes to amend the Northgate TIF Plan for two principal reasons:

1. Amend Exhibit 7 – Cost-Benefit Analysis to update the values and assumptions to reflect the current project status and TIF proceeds (PILOTs & EATs) and adjust the future projections of the TIF proceeds.
2. Amend Exhibit 9 – Architectural Design Review Guidelines to make them consistent with the North Kansas City Zoning Ordinance and current City building permit process. Projects would still require TIF Commission design review and approval to proceed.

¹ “PILOTs” stands for “Payment in Lieu of Taxes.” TIF districts automatically involve a 100% abatement of property taxes. TIF District agreements often contain a provision that notwithstanding the 100% abatement, the developer will make payments in certain agreed-upon amounts in lieu of the 100% abatement.

“EATs” stands for “Economic Activity Taxes.” TIF districts automatically involve a 50% abatement of sales taxes collected in district. The remaining 50% of sales taxes collected are the EATs.

Exhibit 7 – Cost-Benefit Analysis

The purpose of the Cost-Benefit Analysis is to illustrate the current financial position of the Northgate Village Tax Increment Financing Plan related to the estimated tax increment financing (TIF) revenue projections and the cost-benefit to the taxing districts in relation to real property taxes and retail sales taxes (EATs).

The goal of these proposed amendments is to update the Cost-Benefit Analysis of the TIF Plan in advance of the mandated 5-year public hearing to provide the most accurate projection of TIF increments at this time. The property values and assumptions in the Northgate Village TIF Plan Exhibit 7 have changed substantially since 2012. The 2012 amendment to Exhibit 7 assumed the addition of three new retail businesses within the TIF District and that all construction in Northgate Village would be completed in 2019. As of today, no new retail components have been developed and the only restaurant in the TIF district has closed (and is currently for sale). Residential development has also stalled as CityView Lot 2B and the "superblock" located at 25th Avenue & Swift Street remain vacant.

The assumptions used in the proposed second amendment to Exhibit 7 – Cost-Benefit Analysis use actual historical information and future assumptions that include no sales tax EATs revenue and updated development timelines. The spreadsheet information spans years 2005 (the first year TIF increments paid to the City) through 2032 (the last year TIF increments can be collected by the City). For property tax payments, the last annual payment will be taxes due on December 31, 2031 (which would be remitted to the City in the first quarter of 2032).

There are two scenarios presented:

1. Project with TIF – Showing the planned development occurring and the taxes diverted from the various taxing jurisdictions to the TIF payments.
2. No Project – In this scenario, it is assumed that the project never occurred, with only the base property tax payments and no development on the site. No growth is assumed in this scenario.

After the year 2032, all the TIF collections within the Project Areas will end and in 2033, the entire projected assessed valuation of the real property of the TIF Plan will be subject to 100% distribution of real estate and sales tax to the various taxing districts.

- The assessed valuation at that time is projected to be approximately \$15,927,000 for the current development within the TIF Plan area. Future projected development is expected to produce an additional assessed valuation of \$11,737,000.

- In contrast, the “NO PROJECT” scenario shows a projection of \$1,892,000 in assessed value within the TIF Plan area.

Below is an analysis of the project costs and current and projected TIF Revenue data:

Project Costs vs. TIF Increments Paid to North Kansas City

Northgate Village TIF Plan	1999 Adopted Plan	First Amendment -- June 2012	Actual as of September 30, 2019	Proposed Second Amendment -- October 2019
Project Costs	\$18,906,739 ⁻¹	\$28,240,995 ⁻³	\$29,339,576 ⁻⁷	
Estimated TIF Increment				
PILOTs	\$12,875,789 ⁻²	\$25,011,104 ⁻⁴	\$8,877,920	\$33,064,977 ⁻⁵
EATs	\$2,582,761 ⁻²	\$1,526,152 ⁻⁴	\$231,633	\$231,633 ⁻⁶
Total PILOTs & EATs	\$15,458,550	\$26,537,256	\$9,109,553	\$33,296,610
Total Estimated Net TIF Funds (12/2032)	(\$3,448,189)	(\$1,703,739)	(\$20,230,023)	

NOTES:

- ¹⁻ Exhibit 10 - ESTIMATED REDEVELOPMENT PROJECT COSTS AND REIMBURSABLE PROJECT COSTS
- ²⁻ Exhibit 7 - COST-BENEFIT ANALYSIS, Table 5
- ³⁻ Exhibit 10 - ESTIMATED REDEVELOPMENT PROJECT COSTS, Revised June 2012
- ⁴⁻ Exhibit 7 - AMENDED COST-BENEFIT ANALYSIS, Revised June 2012
- ⁵⁻ Exhibit 7 - Proposed Second Amendment -- October 2019, REAL PROPERTY TAX REVENUE - TIF DIVERSION
- ⁶⁻ Exhibit 7 - Proposed Second Amendment -- October 2019, TOTAL EATs with an update to actual.
- ⁷⁻ Exhibit 10 will need to be updated after the development agreements are executed for the remaining parcels of land. The actual project costs exceed 2012 Estimated Redevelopment Project Costs.

It is important to note that the actual project costs (as of October 2019) exceed the amounts in *Exhibit 10 – Estimated Redevelopment Project Costs* which was amended in 2012. As mentioned before, the City anticipates entering into development agreements for the remaining City-owned parcels of land within the next year. After entering into development agreements, staff anticipates a third amendment to the Northgate TIF Plan to update *Exhibit 6 – Development Schedule* and *Exhibit 10 – Estimated Redevelopment Project Costs*.

Exhibit 9 – Architectural Design Review Guidelines

The current TIF Architectural Design Guidelines were adopted in 1999 and have never been amended. These guidelines were developed before the City had a Community Development Department with full-time professional planning staff. The proposed amendment updates the TIF Design Review Procedures to remove the overly-detailed current guidelines and instead simply makes design review procedures consistent with the North Kansas City Zoning Ordinance and current City building permit process. It is important to note that projects would still require TIF Commission design review and approval to proceed.

Northgate Village TIF Plan Future Action

5-Year TIF Plan Public Hearing

Missouri State Statute RSMo 99.865(3), requires that the governing body conduct a public hearing every five years after the adoption of a TIF plan. The Northgate Village TIF Plan was adopted in January 2000 and the City is required to hold a public hearing in January 2020. The City Council is scheduled to hold the public hearing on Tuesday, January 21, 2020.

Future TIF Plan Amendment

After the development agreements are executed for the remaining City-owned parcels of land, staff anticipates a proposed third amendment to update the Northgate TIF Plan *Exhibit 6 – Development Schedule* and *Exhibit 10 – Project Costs*.

Recommendation

On Wednesday, December 11, 2019, the TIF Commission held a public hearing on the proposed Northgate Village TIF Plan – Second Amendment. After the conclusion of the public hearing, the TIF Commission passed Resolution 2019-8 recommending approval of the Second Amendment to the Northgate Village TIF Plan to the City Council. The Second Amendment to the Northgate Village TIF Plan is before the City Council for formal adoption. Staff recommends approval.

Attachments:

- Proposed Second Amendment to the Northgate Village TIF Plan Packet
- TIF Commission Resolution 2019-8