

**SECOND AMENDMENT TO THE  
NEW LONGVIEW  
TAX INCREMENT FINANCING PLAN**

**Lee's Summit, Missouri**

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February 27, 2019

Capitalized terms shall have the meaning set forth in Article II of the New Longview Tax Increment Financing Plan (the “**Redevelopment Plan**”).

## **BACKGROUND**

The Redevelopment Plan was adopted by the Lee’s Summit City Council on December 21, 2015, by Ordinance No. 7779. The Redevelopment Area contains approximately 107 acres of land generally located southeast of the intersection of Northwest View High Drive and Southwest 3<sup>rd</sup> Street in northwestern Lee’s Summit. The initial Redevelopment Plan includes fifteen Redevelopment Project Areas and TIF Revenues will be collected in those areas for the purpose of funding the Historic Preservation Improvements until the expiration of each Redevelopment Project Area in accordance with the TIF Act. The Redevelopment Plan was amended by ordinance in January 2019 for the purpose of providing additional funding for the lake rehabilitation and pergola, and combines those two reimbursable items into one collective project so the developer has more flexibility to receive TIF reimbursement for the combined “Lake & Pergola project.”

## **SUMMARY OF THE SECOND AMENDMENT**

This Second Amendment revises the boundaries of Redevelopment Projects C, F, H and J by dividing each of those redevelopment project areas into two new redevelopment project areas. These changes result in no net increase in the total Reimbursable Project Costs to be funded by the Plan, and the maximum amount of Reimbursable Project Costs to be funded by the Plan remains the same as when the Plan was approved by the City Council in 2015.

The adjustment to the Redevelopment Project Areas will allow the City to activate the collection of TIF revenues within each of the new project areas on independent schedules based on when development occurs in each of the new project areas. This Second Amendment does not increase the overall TIF budget and keeps the total reimbursement at \$16,939,463.

This amendment also clarifies the boundaries of Redevelopment Project G. This Redevelopment Project Area is not amended, but is clarified to match the actual platted lot pursuant to the Final Plat of FASCINATION AT NEW LONGVIEW.

### **REVISIONS TO THE PLAN**

No changes to the text of the Redevelopment Plan are required for this Second Amendment.

### **REVISIONS TO THE PLAN EXHIBITS**

Exhibit 2B is amended pursuant to the attached legal descriptions for Redevelopment Projects C1, C2, F1, F2, H1, H2, J1 and J2, and the corrected legal description of Redevelopment Project G, along with the maps depicting approximate areas of the new Redevelopment Projects. The legal descriptions for each of the Redevelopment Projects shall control the areas of the new Redevelopment Projects and the attached maps are designed to illustrate the areas but are not necessarily precise as to the actual boundaries.

## **EXHIBIT 2B**

### **LEGAL DESCRIPTIONS AND MAPS OF REDEVELOPMENT PROJECT AREAS C1, C2, F1, F2, H1, H2, J1 AND J2 AND CORRECTED DESCRIPTION OF REDEVELOPMENT PROJECT AREA G**

*Each of the Redevelopment Projects C, F, H and J are divided into two separate Redevelopment Projects that are labeled C1, C2, F1, F2, H1, H2, J1 and J2, and the legal description for Redevelopment Project G (already activated) is corrected to match the platted lot dimensions.*

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#### **REDEVELOPMENT PROJECT AREA C1**

Lot 44 of the Final Plat of "New Longview Commercial District, Second Plat, Lot 44, Tracts A and B" a plat approved by the City of Lee's Summit and recorded on December 9, 2007, containing 35,890 square feet or 0.824 acres, more or less.

#### **REDEVELOPMENT PROJECT AREA C2**

Lot 43 of the Final Plat of "New Longview Commercial District, Third Plat, Lots 42, 43, 51-54, Tracts C, D and E" a plat approved by the City of Lee's Summit and recorded on February 16, 2010, containing 12,697 square feet or 0.291 acres, more or less.

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#### **REDEVELOPMENT PROJECT AREA F1**

Lot 1D of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 24,473 square feet or 0.56 acres, more or less,

and

Tract A of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 43,231 square feet or 0.99 acres, more or less.

## REDEVELOPMENT PROJECT AREA F2

Lot 1E of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 88,449 square feet or 2.03 acres, more or less.

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## REDEVELOPMENT PROJECT AREA G

Lot 1C of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 69,767 square feet or 1.60 acres, more or less.

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## REDEVELOPMENT PROJECT AREA H1

Lot 1B of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 32,485 square feet or 0.75 acres, more or less.

## REDEVELOPMENT PROJECT AREA H2

Lot 1A of the Final Plat of "FASCINATION AT NEW LONGVIEW (Lots 1A thru 1E Inclusive and Tract A)" a plat approved by the City of Lee's Summit, Missouri and recorded on April 23, 2018, containing 51,713 square feet or 1.19 acres, more or less.

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## REDEVELOPMENT PROJECT AREA J1

Lot 1 of the Final Plat of "KESSLER VIEW, FIRST PLAT, LOT 1" a plat approved by the City of Lee's Summit, Missouri and recorded on January 14, 2019, containing 57,264 square feet or 1.31 acres, more or less.

## REDEVELOPMENT PROJECT AREA J2

A tract of land in the Northwest Quarter of Section 10, Township 47 North, Range 32 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri, being

bounded and described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence North  $87^{\circ}11'22''$  West, 740.90 feet; thence South  $02^{\circ}48'38''$  West, 50.00 feet to a point on the Southerly right-of-way line of SW 3rd Street, as now established; thence South  $03^{\circ}11'08''$  West, 332.00 feet to the Point of Beginning of the tract of land to be herein described; thence South  $03^{\circ}11'08''$  West, 292.71 feet; thence North  $83^{\circ}07'40''$  West, 267.38 feet; thence Westerly, along a curve to the left, having an initial tangent bearing of North  $85^{\circ}34'58''$  West with a radius of 425.00 feet, a central angle of  $36^{\circ}52'50''$  and an arc distance of 273.57 feet; thence Westerly, along a curve to the right, having a common tangent with the last described course with a radius of 15.00 feet, a central angle of  $78^{\circ}58'10''$  and an arc distance of 20.67 feet; thence Northerly, along a curve to the right, having a common tangent with the last described course with a radius of 198.58 feet, a central angle of  $45^{\circ}52'06''$  and an arc distance of 158.97 feet; thence North  $02^{\circ}48'40''$  East, 208.16 feet; thence South  $87^{\circ}11'20''$  East, 606.38 feet to the Point of Beginning,

less and excluding

Lot 1 of the Final Plat of "KESSLER VIEW, FIRST PLAT, LOT 1" a plat approved by the City of Lee's Summit, Missouri and recorded on January 14, 2019,

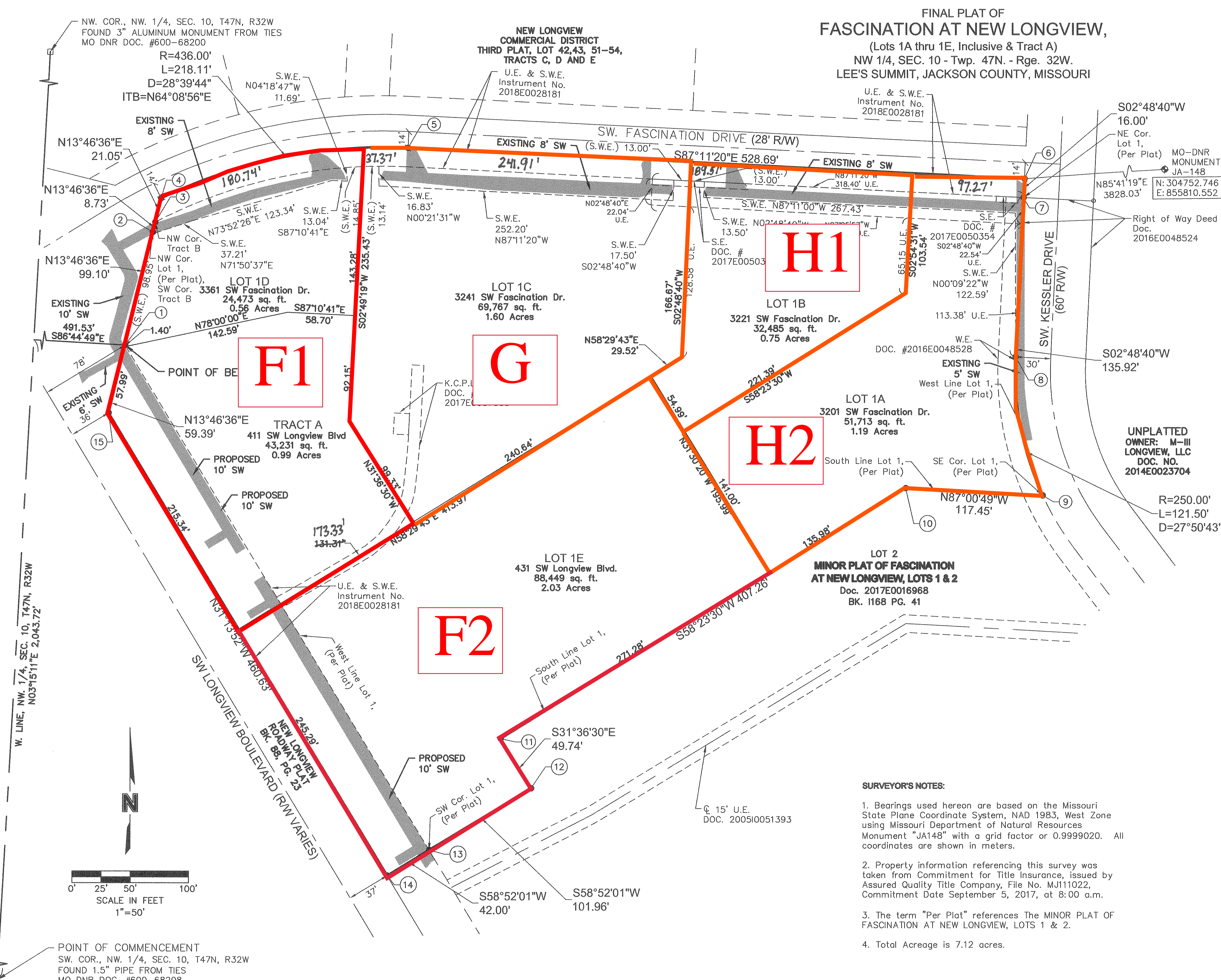
containing 120,589 square feet or 2.77 acres, more or less.





(Lots 1A thru 1E, Inclusive & Tract A)  
NW 1/4, SEC. 10 - Twp. 47N. - Rge. 32W.  
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

(Lots 1A thru 1E, Inclusive & Tract A)  
NW 1/4, SEC. 10 - Twp. 47N. - Rge. 32W.  
EE'S SUMMIT, JACKSON COUNTY, MISSOURI



1. Bearings used hereon are based on the Missouri State Plane Coordinate System, NAD 1983, West Zone using Missouri Department of Natural Resources Monument "JA148" with a grid factor of 0.9999020. All coordinates are shown in meters.

2. Property information referencing this survey was taken from Commitment for Title Insurance, issued by Assured Quality Title Company, File No. MJ11022, Commitment Date September 5, 2017, at 8:00 a.m.

3. The term "Per Plat" references The MINOR PLAT OF FASCINATION AT NEW LONGVIEW, LOTS 1 & 2.

4. Total Acreage is 7.12 acres.





NEW LONGVIEW  
COMMERCIAL DISTRICT  
FOURTH PLAT LOT 1

KESSLER VIEW

J1

J2

KESSLER  
RIDGE AT NEW  
LONGVIEW

SW KESSLER DR

SW CURRY RD

3053

3049

3045

3041

3039

3035

400

404

408

351