

**SIXTEENTH AMENDMENT TO THE
SHOAL CREEK PARKWAY
TAX INCREMENT FINANCING PLAN**

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

DATE: _____ **RESOLUTION No.** _____

CITY COUNCIL APPROVAL:

DATE: _____ **ORDINANCE No.** _____

**Sixteenth Amendment
to the Shoal Creek
Tax Increment Financing Plan**

The Sixteenth Amendment (hereinafter the “Sixteenth Amendment”) to the Shoal Creek Parkway Tax Increment Financing Plan (the “Plan”) is intended to amend the Plan, as approved by the City Council of Kansas City, Missouri by Ordinance No. 941443, and as subsequently amended by the First Amendment to the Plan, as approved by Ordinance No. 971310, the Second Amendment to the Plan, as approved by Ordinance No. 021283, as amended and approved by Ordinance No. 030545, the Third Amendment to the Plan, as approved by Ordinance No. 040457, the Fourth Amendment to the Plan, as approved by Ordinance No. 041218, the Fifth Amendment to the Plan, as approved by Ordinance No. 060903, the Sixth Amendment to the Plan, as approved by Ordinance No. 061320, the Seventh Amendment to the Plan, as approved by Ordinance No. 080419, the Eighth Amendment to the Plan, as approved by Ordinance No. 081118, the Ninth Amendment to the Plan, as approved by Ordinance No. 090262, the Tenth Amendment to the Plan, as approved by Ordinance No. 110073, the Eleventh Amendment to the Plan, as approved by Ordinance No. 130532, the Twelfth Amendment to the Plan, as approved by Ordinance No. 160592, the Thirteenth Amendment to the Plan, as approved by Committee Substitute for Ordinance No. 170327, the Fourteenth Amendment to the Plan, as approved by Ordinance No. 180583, and the Fifteenth Amendment to the Plan, as approved by Ordinance No. 190216 (collectively, the Shoal Creek Parkway Tax Increment Financing Plan, as amended, shall hereinafter be referred to as the “Plan”).

The Sixteenth Amendment provides for (a) modifications to the description of the public improvements contemplated by the Plan, (b) modifications to the Budget of Redevelopment Project Costs, and (c) modifications to the Sources of Funds. The Sixteenth Amendment does not alter or modify the intent of the Plan, except for those changes specifically mentioned herein.

Amendment No: 1: Delete Section I.D., entitled “Redevelopment Plan Objectives”, and insert the following in lieu thereof:

“D. Redevelopment Plan Objectives. The general objectives of the Redevelopment Plan are:

1. To eliminate conditions which cause the Redevelopment Area to be designated as an Economic Development Area and to encourage the provision of basic infrastructure.
2. To preserve and enhance the tax base of the City and the other Taxing Districts by developing the Redevelopment Area to its highest and best use, encouraging private investment in the surrounding area, increasing employment opportunities and to discourage residents, commerce, industry and manufacturing from moving to another state.
3. To increase employment and housing opportunities in the City.
4. To stimulate development which would not occur without Tax Increment Financing assistance.

5. To promote the design and construction of public infrastructure that is essential to the preparation of the Redevelopment, as more specifically set forth on Exhibit 3, attached hereto.

6. To provide for the design and/or construction of the following:

| Map Reference | Road Improvement Description |
|----------------------|--|
| A1 | Shoal Creek Parkway: Hodge Park south to Interstate 435 |
| A2 | Shoal Creek Parkway: Hodge Park north to NE 96th Street |
| A3 | Shoal Creek Parkway: NE 96th Street west to Interstate 435 |
| A4 | Shoal Creek Parkway: Interstate 435 to Brighton |
| A5 | Searcy Creek Parkway: I-435 W to Pleasant Valley |
| A6 | Shoal Creek Parkway: NE 108th Street to Staley Road Design of Searcy Creek and Shoal Creek Parkways Shoal Creek Parkway Study: 100th to Brighton Water Line |
| B | NE 72nd Street: Gladstone city limits to N Brighton |
| C1-C4 | Maple Woods Parkway: Indiana to Interstate 435 |
| D1 | NE 76th: 650 linear feet west of N Flintlock to Interstate 435 |
| D2 | Soccer Drive: Interstate 435 to Brighton |
| D3 | Soccer Drive: N Brighton to Spruce Avenue |
| D4 | NE 76th box culvert |
| E | NE 96th Street between Shoal Creek Parkway and N Flintlock Road |
| F1 | N Flintlock: NE 96th Street to Missouri Route 152 |
| F2 | N Flintlock: Missouri Route 152 to NE 76th Street |
| F3 | N Flintlock: 76th Street to the "Flintlock Flyover" |
| F4 | N Flintlock: Traffic Signalization at NE 90 th Street, which may include a crosswalk in lieu of or in addition to the traffic signal |
| G1 | N Brighton: Missouri Route 152 to NE 80th Street |
| G2 | N Brighton: 1941 linear feet south of NE 79th Street to N Pleasant Valley |
| G3 | N Brighton: NE 80th Street to 2700 linear feet south of NE 76th Street |
| G4 | N. Brighton Water Line |
| G5 | SKW Design & Construction Services |
| G6 | NE 58 th Street to Pleasant Valley Road |
| H1 | N Eastern Avenue: Intersection at Highway 291 |
| H2 | N Eastern: South of Kellybrook Elementary School approximately 2,000 linear feet |
| H3 | N Eastern Avenue: 96th Street to 106th Street |
| H4 | N Eastern: 108th to Highway 291 |
| I1 | NE 108th: Smalley to Interstate 435 |
| I2 | NE 108th: Interstate 435 to Staley Road |

| | |
|----|--|
| J | Interstate 35/Highway 291 Intersection |
| K1 | NE 104th: Highway 291 to A Highway |
| K2 | NE 104 th Street: ½ mile east of Highway 291 to Liberty/Kansas City city limits |
| K3 | NE 104 th Street: Liberty/Kansas City city limits to A Highway (KCMO share) |
| K4 | NE 104 th Street: Signal at Highway 291 |
| | Shoal Creek Parkway Study: 100th to Brighton Water Line |
| L | Highway 152: Interstate 35 Interchange |
| L1 | Highway 152: Shoal Creek Parkway to Interstate 35 |
| L2 | Highway 152: Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and Interstate 35 |
| M1 | Pleasant Valley Road: Intersection with Brighton |
| M2 | Pleasant Valley Road: Brighton to Searcy Creek |
| N | Hodge Park Improvements |
| O | Infrastructure improvements related to the construction of a fire station within the Redevelopment Area |
| P | Trail segment along Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road |
| Q | N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue |
| R | Public Detentions |
| S | Public Utilities – Storm Water Sewer, Sanitary Sewers and a Water Main along MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue, and Dry Utilities |
| T | Woodneath Library Improvements – Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency |

Specific objectives of the Plan are set forth on Exhibit 3, attached hereto.”

Amendment No. 2: Delete the first paragraph of Section II.A., entitled, Estimated Redevelopment Project Costs, and insert the following in lieu thereof:

A. Estimated Redevelopment Project Costs. Estimated Redevelopment Project Costs for the Plan are projected to be approximately \$284,049,688 over the life of the Plan. The Plan proposes that approximately \$194,326,804 in Redevelopment Project Costs are eligible for reimbursement from the Special Allocation Fund. The reimbursable Redevelopment Project Costs include those set forth in Exhibit 4.

Amendment No. 3: Delete Exhibit 2, entitled “Site Plan”, and insert the revised Exhibit 2, attached hereto, in lieu thereof.

Amendment No. 4: Delete Exhibit 3, entitled “Specific Objectives of Redevelopment Plan”, and insert the following in lieu thereof.

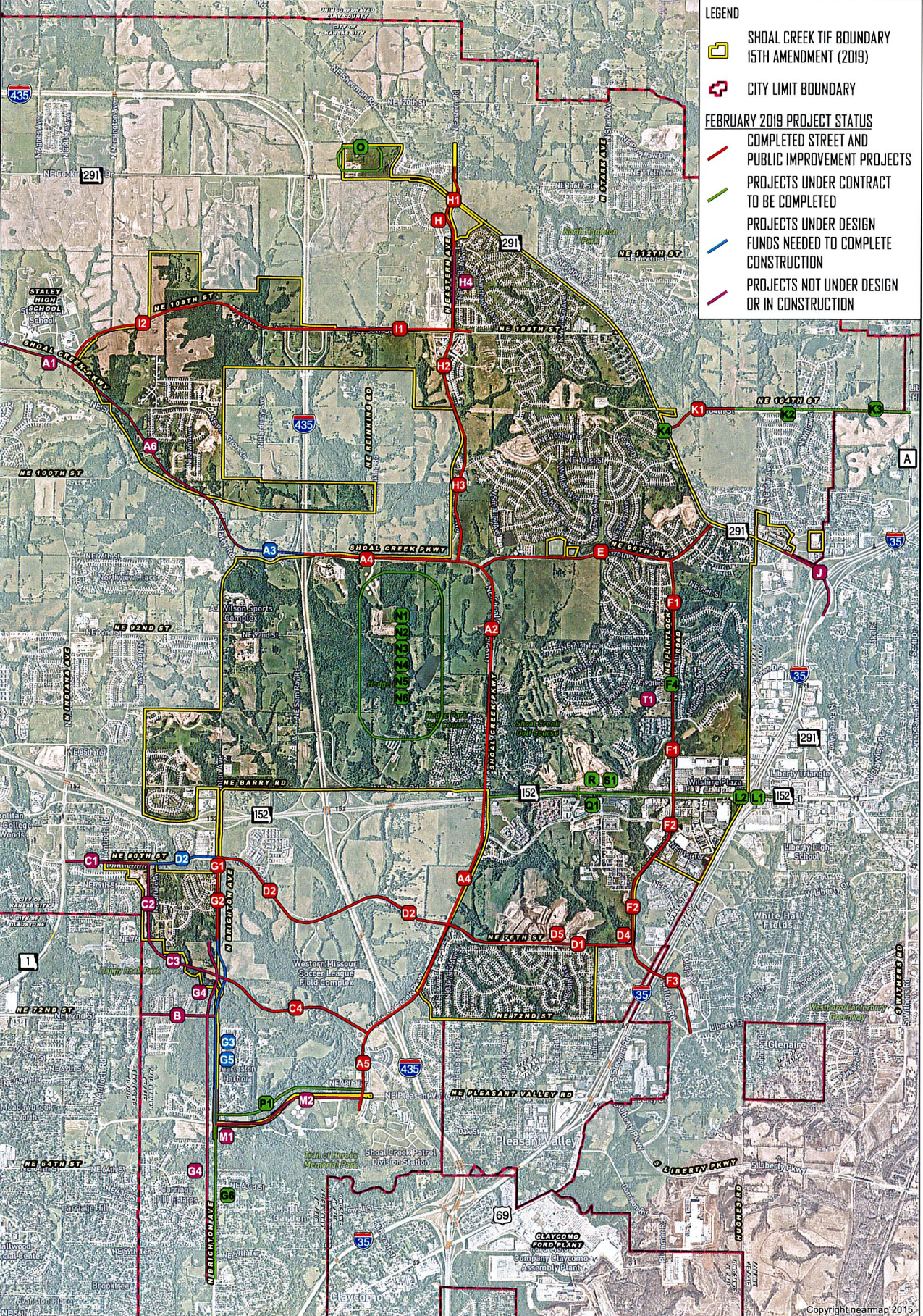
Amendment No. 5: Delete Exhibit 4, entitled “Estimated Redevelopment Project Costs”, and insert the revised Exhibit 4, attached hereto, in lieu thereof.







Amendment No. 6: Delete Exhibit 5, entitled “Sources of Funds for All Estimated Redevelopment Project Costs”, and insert the revised Exhibit 5, attached hereto, in lieu thereof.

EXHIBIT 2

Site Plan

Path: \\mapserver\GIS\Projects_B\ShoalCreek\ShoalCreekTIF\Exhibit\ShoalCreekTIF\RoadProjects_2019_09_30.mxd
 ROAD PROJECTS 2019: 10/27/2019 10:21:00 AM Shoal Creek TIF 2019 Road Projects_2019_09_30.mxd



- LEGEND**
-  SHOAL CREEK TIF BOUNDARY 15TH AMENDMENT (2019)
 -  CITY LIMIT BOUNDARY
 - FEBRUARY 2019 PROJECT STATUS**
 -  COMPLETED STREET AND PUBLIC IMPROVEMENT PROJECTS
 -  PROJECTS UNDER CONTRACT TO BE COMPLETED
 -  PROJECTS UNDER DESIGN FUNDS NEEDED TO COMPLETE CONSTRUCTION
 -  PROJECTS NOT UNDER DESIGN OR IN CONSTRUCTION



1" = 3,000'
 * AERIAL PHOTO FLOWN JUNE 2019
 * PAGE SIZE - 11 x 17

**SHOAL CREEK TIF BOUNDARY
 ROAD PROJECT MAP
 SEPTEMBER 2019**



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Shoal Creek TIF Plan Area Improvements

A. Shoal Creek Parkway

1. Hodge Park South to I-435 (includes enhancements and lighting)
2. Hodge Park north to NE 96th Street
3. NE 96th Street West to Interstate 435
4. Shoal Creek Parkway - 435 to Brighton
5. I-435 West to N. Pleasant Valley (Searcy Creek Parkway)
6. NE 108th Street to Staley Road

B. Northeast 72nd Street Between Gladstone CL to N. Brighton

C. Maplewoods Parkway between Indiana to I-435

1. M-1 to N. Spruce (Along NE 80th Street)
2. NE 80th to NE 77th Street (Along N. Spruce)
3. NE 77th to N. Brighton Avenue
4. N. Brighton to Searcy Creek Parkway

D. Northeast 76th Street/Soccer Drive

1. 650 feet west of Flintlock to Shoal Creek Parkway
2. Shoal Creek Parkway to N. Brighton
3. N. Brighton to Maplewoods Parkway
4. Box Culvert near Flintlock
5. Sidewalks: Shoal Creek Parkway to N. Stark

E. Northeast 96th Street between Shoal Creek Pkwy and N. Flintlock Road

F. North Flintlock Road

1. NE 96th Street to MO Route 152
2. MO Route 152 to NE 76th Street
3. Flintlock Flyover
4. Signalization at 90th Street and Flintlock Road

G. N. Brighton Avenue

1. MO Route 152 to NE 80th Street
2. 1,941 linear feet south of NE 79th Street to Pleasant Valley
3. NE 80th Street to a point 2,700 linear feet south of NE 79th Street
4. N. Brighton Waterline
5. SKW Design and Construction Services
6. NE 58th to Pleasant Valley

H. North Eastern Avenue

1. Intersection of 291 & N. Eastern/MO Rout 291, north approx. 2,000 linear feet
2. South of Kellybrook Elementary School approx. 2,000 linear feet
3. Shoal Creek Parkway Roundabout north approx. 5,240 linear feet
4. NE 108th Street to 291

I. Northeast 108th Street

1. North Smalley Street to I-435
2. I-435 west to Shoal Creek Parkway

J. I-35 and MO-291 Intersection

K. NE 104th Street

1. MO-291 to half mile east of MO-291
2. Half mile east of MO-291 to Liberty/KCMO City Limits
3. Liberty/KCMO City Limits to A Highway (KCMO Share)
4. Signal at 291

L. I-35 and MO-152 Interchange

1. I-35 and MO-152 Interchange (KCMO Share)
2. MO-152 Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and I-35 between Shoal Creek Parkway and I-35

M. Pleasant Valley Road

1. Intersection with Brighton
2. Brighton to Searcy Creek Parkway

N. Hodge Park Improvements

1. General Park Improvements
2. Destination playground
3. Multi-purpose playing fields
4. Parking Lot Improvements
5. Completing Hodge-Smithville Trail within park
6. Waterline Extension to north side of Park

O. Fire Station Public Infrastructure

P. Shoal Creek Trail Segment 3

1. Shoal Creek Pkwy, between N. Brighton & Pleasant Valley Rd

Q. MO Highway 152 and Booth

1. N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue to a point 1,960 linear feet east of N. Booth Avenue

R. Public Detentions

S. Public Utilities

1. Storm Sewer, Sanitary Sewer, Water Main and Dry Utility

T. Woodneath Library Improvements

1. Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency

EXHIBIT 3

Specific Objectives of Redevelopment Plan

1. To cure the conditions which cause the Redevelopment Area to qualify as an Economic Area under the Act by constructing street improvements necessary to provide access to Redevelopment Area.
2. To enhance the tax base and economy by inducing development of the Redevelopment Area to its highest and best use, and to encourage private investment in surrounding areas.
3. To promote the health, safety, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.
4. To provide development/business opportunities in the areas selected for redevelopment projects and the surrounding areas.
5. To stimulate construction employment opportunities and increased demand for secondary and support services for the surrounding commercial area.
6. To stimulate residential development and commercial use consistent with that shown in the Shoal Creek Valley Area Plan.
7. To provide for the design and/or construction of the following:

| Map Reference | Road Improvement Description |
|----------------------|--|
| A1 | Shoal Creek Parkway: Hodge Park south to Interstate 435 |
| A2 | Shoal Creek Parkway: Hodge Park north to NE 96th Street |
| A3 | Shoal Creek Parkway: NE 96th Street west to Interstate 435 |
| A4 | Shoal Creek Parkway: Interstate 435 to Brighton |
| A5 | Searcy Creek Parkway: I-435 W to Pleasant Valley |
| A6 | Shoal Creek Parkway: NE 108th Street to Staley Road Design of Searcy Creek and Shoal Creek Parkways Shoal Creek Parkway Study: 100th to Brighton Water Line |
| B | NE 72nd Street: Gladstone city limits to N Brighton |
| C1-C4 | Maple Woods Parkway: Indiana to Interstate 435 |
| D1 | NE 76th: 650 linear feet west of N Flintlock to Interstate 435 |
| D2 | Soccer Drive: Interstate 435 to Brighton |
| D3 | Soccer Drive: N Brighton to Spruce Avenue |
| D4 | NE 76th box culvert |
| E | NE 96th Street between Shoal Creek Parkway and N Flintlock Road |
| F1 | N Flintlock: NE 96th Street to Missouri Route 152 |
| F2 | N Flintlock: Missouri Route 152 to NE 76th Street |

| Map Reference | Road Improvement Description |
|----------------------|--|
| F3 | N Flintlock: 76th Street to the “Flintlock Flyover” |
| F4 | N Flintlock: Traffic Signalization at NE 90 th Street, which may include a crosswalk in lieu of or in addition to the traffic signal |
| G1 | N Brighton: Missouri Route 152 to NE 80th Street |
| G2 | N Brighton: 1941 linear feet south of NE 79th Street to N Pleasant Valley |
| G3 | N Brighton: NE 80th Street to 2700 linear feet south of NE 76th Street |
| G4 | N Brighton Water Line |
| G5 | SKW Design & Construction Services |
| G6 | NE 58 th Street to Pleasant Valley Road |
| H1 | N Eastern Avenue: Intersection at Highway 291 |
| H2 | N Eastern: South of Kellybrook Elementary School approximately 2,000 linear feet |
| H3 | N Eastern Avenue: 96th Street to 106th Street |
| H4 | N Eastern: 108th to Highway 291 |
| I1 | NE 108th: Smalley to Interstate 435 |
| I2 | NE 108th: Interstate 435 to Staley Road |
| J | Interstate 35/Highway 291 Intersection |
| K1 | NE 104th: Highway 291 to A Highway |
| K2 | NE 104 th Street: ½ mile east of Highway 291 to Liberty/Kansas City city limits |
| K3 | NE 104 th Street: Liberty/Kansas City city limits to A Highway (KCMO share) |
| K4 | NE 104 th Street: Signal at Highway 291 |
| | Shoal Creek Parkway Study: 100th to Brighton Water Line |
| L | Highway 152: Interstate 35 Interchange |
| L1 | Highway 152: Shoal Creek Parkway to Interstate 35 |
| L2 | Highway 152: Traffic Control Study and Corridor Improvements between Shoal Creek Parkway and Interstate 35 |
| M1 | Pleasant Valley Road: Intersection with Brighton |
| M2 | Pleasant Valley Road: Brighton to Searcy Creek |
| N | Hodge Park Improvements |
| O | Infrastructure improvements related to the construction of a fire station within the Redevelopment Area |
| P | Trail segment along Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road |
| Q | N Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue |
| R | Public Detentions |
| S | Public Utilities – Storm Water Sewer, Sanitary Sewers and a Water Main along MO Highway 152, beginning at a point 1,400 linear feet west of N. Booth Avenue and continuing to a point 1,960 linear feet east of N. Booth Avenue, and Dry Utilities |

| Map Reference | Road Improvement Description |
|----------------------|---|
| T | Woodneath Library Improvements – Paving, Asphalt Trails, Walkways, Lighting, Bridge, Access Road, Utility Work, Design Work and Contingency |

EXHIBIT 4

Estimated Redevelopment Project Costs

[See Attached]

**Fifteenth Amendment to the Shoal Creek TIF Plan
Exhibit 4
Estimated Redevelopment Project Costs**

| | Project Costs | Reimbursable Costs |
|--|------------------|-----------------------|
| Commission Expenses (Notes) | | |
| Legal | 500,000 | 500,000 |
| Staff Time | 400,000 | 400,000 |
| Plan and Project Administration Expenses (Notes) | 100,000 | 100,000 |
| | 1,000,000 | 1,000,000 |

Street Improvements (Notes)

A. Shoal Creek Parkway Construction

| | | | |
|----|---|-------------------|-------------------|
| 1. | Hodge Park south to Interstate 435 (includes enhancements and lighting) | 7,564,755 | 4,207,000 |
| 2. | Hodge Park north to NE 96th Street | 3,995,000 | 3,995,000 |
| 3. | NE 96th Street west to Interstate 435 | 12,025,000 | 12,025,000 |
| 4. | Interstate 435 west to N. Brighton | 5,221,639 | 5,221,639 |
| 5. | Interstate 435 west to N Pleasant Valley (Searcy Creek Parkway) | 10,000,000 | 4,400,000 |
| 6. | NE 108th Street to Staley Road | 4,877,808 | 4,877,808 |
| | Design of Searcy Creek & Shoal Creek Parkways | 450,000 | 450,000 |
| | Study from 100th to Brighton | 100,000 | 100,000 |
| | Waterline | 650,000 | 0 |
| | Subtotal for Shoal Creek Parkway | 44,884,202 | 35,276,447 |
| | | 3,800,000 | 3,800,000 |

B. Northeast 72nd Street Between Gladstone CL to N. Brighton

C. Maplewoods Parkway between Indiana to Interstate 435

| | | | |
|----|--|-------------------|-------------------|
| 1. | M-1 to N. Spruce (Along NE 80th Street) | 4,550,000 | 4,550,000 |
| 2. | NE 80th to NE 77th Street (Along N. Spruce) | 2,630,000 | 2,630,000 |
| 3. | NE 77th to N. Brighton Ave | 6,620,000 | 6,620,000 |
| 4. | N. Brighton to Searcy Creek Parkway | 26,300,000 | 8,450,000 |
| | Acquisition | 150,000 | 150,000 |
| | Alignment of Maplewoods Parkway | 132,000 | 132,000 |
| | Subtotal for Maplewoods Parkway | 40,382,000 | 22,532,000 |

D. Northeast 76th Street/Soccer Drive

1. 650 feet west of Flintlock to Shoal Creek Parkway
2. Shoal Creek Parkway to N. Brighton
3. N. Brighton to Maplewoods Parkway
4. Box Culvert near Flintlock
5. Sidewalks: Shoal Creek Parkway to N Stark

Subtotal for NE 76th Street

| | |
|-------------------|-------------------|
| 5,900,000 | 5,900,000 |
| 19,115,252 | 19,115,252 |
| 2,300,000 | 2,300,000 |
| 1,855,134 | 1,055,134 |
| 400,000 | 400,000 |
| 29,570,386 | 28,770,386 |

E. Northeast 96th Street between Shoal Creek Pkwy and N. Flintlock Road

Waterline

Subtotal for NE 96th Street

| | |
|------------------|------------------|
| 5,796,120 | 5,146,120 |
| 119,417 | 119,417 |
| 5,915,537 | 5,265,537 |

F. North Flintlock Road

1. NE 96th Street to Missouri Route 152
2. Missouri Route 152 to NE 76th Street
3. Flintlock Flyover
4. **Signalization at 90th Street and Flintlock Road**

Subtotal for N Flintlock Road

| | |
|-------------------|-------------------|
| 6,268,731 | 4,496,000 |
| 6,271,475 | 5,137,200 |
| 27,000,000 | 1,198,000 |
| 350,000 | 350,000 |
| 39,890,206 | 11,181,200 |

G. North Brighton Avenue

1. Missouri Route 152 to NE 80th Street
2. 1941 linear feet south of NE 79th Street to N Pleasant Valley
3. N.E. 80th Street to a point 2700 linear feet south of N.E. 79th Street
4. Waterline
5. SKW Design & Construction Services
6. **NE 58th to Pleasant Valley**

Subtotal for N. Brighton Avenue

| | |
|-------------------|-------------------|
| 2,164,482 | 1,804,000 |
| 16,000,000 | 16,000,000 |
| 2,287,028 | 2,098,624 |
| 122,631 | 122,631 |
| 51,142 | 51,142 |
| 8,900,000 | 8,900,000 |
| 29,525,283 | 28,976,397 |

H. North Eastern Avenue

1. Intersection of 291 & N Eastern Missouri Route 291, north approx 2,000 linear feet
2. South of Kellybrook Elementary School approx 2,000 linear feet
3. Shoal Creek Parkway Roundabout north approx 5,240 linear feet
4. NE 108th St to 291

Subtotal for N. Eastern Avenue

| | |
|------------------|------------------|
| 1,225,433 | 1,100,433 |
| 820,021 | 820,021 |
| 3,606,763 | 2,531,763 |
| 3,360,000 | 3,360,000 |
| 9,012,217 | 7,812,217 |

I. Northeast 108th Street

1. North Smalley Street to I-435

| | |
|-----------|-----------|
| 4,156,749 | 4,156,749 |
|-----------|-----------|

2. Interstate 435 west to Shoal Creek Parkway

Subtotal for N.E. 108th Street

| | |
|-------------------|------------------|
| 6,461,000 | 4,611,000 |
| 10,617,749 | 8,767,749 |
| 16,000,000 | 3,000,000 |

J. I-35 and MO-291 Intersection

K. NE 104th Street from MO-291 to A Highway

1. MO-291 to half mile east of MO-291

2. 1/2 mile east of MO-291 to Liberty/Kansas City city limits

3. Liberty/KCMO City Limits to A Highway (KCMO Share)

4. Signal at MO-291

Subtotal for N.E. 104th Street

| | |
|------------------|------------------|
| 3,300,000 | 3,300,000 |
| 5,360,000 | 5,360,000 |
| 200,000 | 200,000 |
| 450,000 | 450,000 |
| 9,310,000 | 9,310,000 |

L. I-35 and MO-152 Highway

1. I-35 and MO-152 Interchange (KCMO Share)

2. MO-152 Traffic Control Study and Corridor Improvements between Shoal Creek Pky and I-35

M. Pleasant Valley Road

1. Intersection with Brighton

2. Brighton to Searcy Creek Parkway

Subtotal for Pleasant Valley Road

| | |
|-------------------|------------------|
| 15,000,000 | 1,500,000 |
| 450,000 | 450,000 |
| 15,450,000 | 1,950,000 |
| 2,000,000 | 2,000,000 |
| 5,750,000 | 5,750,000 |
| 7,750,000 | 7,750,000 |

N. Hodge Park Improvements

1. General Park Improvements & Completing Hodge-Smithville Trail within park

2. Destination Playground

3. Multi-purpose playing fields

4. Parking Lot Improvements

5. Waterline Extension to north side of park

Subtotal for Hodge Park

| | |
|------------------|------------------|
| 1,420,000 | 1,420,000 |
| 1,350,000 | 1,350,000 |
| 700,000 | 700,000 |
| 250,000 | 250,000 |
| 900,000 | 900,000 |
| 4,620,000 | 4,620,000 |

O. Public Infrastructure related to a Fire Station

| | |
|------------------|------------------|
| 3,500,000 | 2,900,000 |
|------------------|------------------|

P. Trail Segment - Shoal Creek Parkway, between N. Brighton and Pleasant Valley Road

| | |
|------------------|------------------|
| 1,400,000 | 1,400,000 |
|------------------|------------------|

Q. N. Booth Avenue north of MO Highway 152 and MO Highway 152, beginning at a point

1,400 linear feet west of N. Booth Avenue to a point 1,960 linear feet east of N. Booth Avenue

1. Financing Costs Related to N. Booth and MO Highway 152

Subtotal for N. Booth Ave & MO Hwy 152

| | |
|------------------|------------------|
| 5,913,763 | 4,506,526 |
| 656,367 | 656,367 |
| 6,570,130 | 5,162,893 |

R. Public Detentions
 1. Financing Costs Related to Public Detentions

Subtotal for Public Detentions

| | |
|------------------|------------------|
| 1,002,847 | 1,002,847 |
| 143,207 | 143,207 |
| 1,146,054 | 1,146,054 |

S. Public Utilities (Storm Sewer, Sanitary Sewer, Water Main and Dry Utility)
 1. Financing Costs Related to Public Utilities

Subtotal for Public Utilities

| | |
|------------------|------------------|
| 2,735,257 | 2,735,257 |
| 393,820 | 393,820 |
| 3,129,077 | 3,129,077 |

T. Woodneath Library Improvements

1. Paving
2. Asphalt Trails
3. Walkways
4. Lighting
5. Bridge
6. Access Road
7. Utility Work
8. Design Work
9. Contingency

Subtotal for Woodneath Library Improvements

| | | |
|--------------|--------------------|--------------------|
| TOTAL | 284,049,688 | 194,326,804 |
|--------------|--------------------|--------------------|

Up to 5% of the annual EATs deposited in the Special Allocation Fund may be retained by the TIF Commission to cover incidental expenses incurred by the TIF Commission. This amount will be figured and allocated prior to allocation of any other reimbursable costs.

Costs of street improvements include the costs of medians, streetlighting, engineering, sidewalks, curbs and gutters, and enhancements. It is anticipated that right-of-way costs will be minimal.

Combining G.6 (Brighton) and M.1 (PV/Brighton intersection) could cost \$10.5M vs \$11.7M separately

EXHIBIT 5

A. Sources of Funds for All Estimated Redevelopment Project Costs

| | | |
|----|--|----------------------|
| 1. | Estimated Amount of Reimbursable Costs from EATs within Proposed Redevelopment Project Areas | \$194,326,804 |
| 2. | Estimated Private Investment and other Sources within Proposed Redevelopment Project Areas | <u>\$89,722,884</u> |
| | Total | \$284,049,688 |

B. Bonds

The total estimated amount of EATs over the life of the Plan available to reimburse project costs is \$194,326,804. The Commission may dedicate part or all of this amount to help support the issuance of bonds to defray the cost of the projects.