

DRAFT

TWENTIETH AMENDMENT
TO THE
KCI CORRIDOR
TAX INCREMENT FINANCING PLAN

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

DATE: **RESOLUTION No.**

CITY COUNCIL APPROVAL:

DATE: **ORDINANCE No.**

TWENTIETH AMENDMENT TO THE KCI CORRIDOR TAX INCREMENT FINANCING PLAN

I. Introduction

The Twentieth Amendment to the KCI Corridor Tax Increment Financing Plan (the “Twentieth Amendment”) shall amend the KCI Corridor Redevelopment Plan as approved by Ordinance No. 990256 (referred to herein as the “Plan”) and subsequently amended by Ordinance No. 040618 (referred to herein as the “First Amendment”), Ordinance No. 040619 (referred to herein as the “Second Amendment”), Ordinance No. 040620 (referred to herein as the “Third Amendment”), Ordinance No. 040621 (referred to herein as the “Fourth Amendment”), Ordinance No. 050107 (referred to herein as the “Fifth Amendment”), Ordinance No. 060326 (referred to herein as the “Sixth Amendment”), Ordinance No. 080211 (referred to herein as the “Seventh Amendment”), Ordinance Nos. 090260 and 100497 (referred to herein as the “Eighth Amendment”), Ordinance No. 101007 (referred to herein as the “Ninth Amendment”), Ordinance No. 110603 (referred to herein as the “Tenth Amendment”), Ordinance No. 120485 (referred to herein as the “Eleventh Amendment”), Ordinance No. 120618 (referred to herein as the “Twelfth Amendment”), Ordinance No. 130108 (referred to herein as the “Thirteenth Amendment”), Ordinance No. 140092 (referred to herein as the “Fourteenth Amendment”), Committee Substitute for Ordinance No. 140907 (referred to herein as the “Fifteenth Amendment”), Ordinance No. 160416 (referred to herein as the “Sixteenth Amendment”), Ordinance No. 170970 (referred to herein as the “Seventeenth Amendment”), Ordinance No. 190827 (referred to herein as the “Eighteenth Amendment”), and Ordinance No. 200204 (referred to herein as the “Nineteenth Amendment”).

The Twentieth Amendment provides for (a) the addition of certain public infrastructure improvements, (b) certain modifications to the Budget Redevelopment Project Costs identified by the Plan, (c) certain modifications to the Sources of Funds for all estimated Redevelopment Project Costs identified by the Plan, and (d) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.

II. Specific Amendments

The KCI Corridor TIF Plan shall be amended as follows:

Amendment No. 1: Section III.C. of the Plan, entitled “Project Improvements,” shall be deleted in its entirety and replaced with the following in lieu thereof:

“C. Project Improvements. A Site Plan generally depicting the location of and describing the project improvements within and adjacent to the Redevelopment Area is attached as Exhibit 2A. The Project Improvements to be financed under this Plan will consist of the following project improvements:

1. Project 1 - Ambassador Drive/Route 152 Interchange
2. Project 2A - Ambassador Drive - Extend north from Old Tiffany Springs Road to Skyview Avenue

3. Project 2B - Ambassador Drive - Extend north from Skyview Avenue to Tiffany Springs Parkway
4. Projects 3A and 3B – I-29 / Tiffany Springs Parkway Interchange and Congress / Prairie View Intersection
5. Project 4A - Old Tiffany Springs Road - Skyview Avenue East to Ambassador Drive
6. Project 4B - Old Tiffany Springs Road Overpass - 500 feet east of Congress to Skyview
7. Project 4C - Old Tiffany Springs Road - Ambassador Drive East to Hull Road, including the bridge
8. Project 5A – Skyview Avenue – North of Ambassador Drive Extension to Tiffany Springs Parkway
9. Project 5B - Skyview Avenue - Ambassador Drive south to Old Tiffany Springs Road
10. Project 5C Skyview Avenue - South of Old Tiffany Springs Road to Ambassador Drive
11. Project 5D Skyview Avenue – East of Ambassador Drive
12. Project 6A - Green Hills Road – MO-152 north to 500 feet south of Old Tiffany Springs Road intersection
13. Project 6B - Green Hills Road – Old Tiffany Springs Rd to Tiffany Springs Pkwy
14. Project 7A - Intersection of Green Hills Road at Old Tiffany Springs Road (generally 500 feet in each direction)
15. Project 7B - Old Tiffany Springs Road from Hull Avenue to 500 feet west of intersection of Green Hills Road
16. Project 7C – Old Tiffany Springs Road: Line Creek Parkway to 500 feet east of North Green Hills Road intersection
17. Project 7D – Old Tiffany Springs Road from Line Creek Parkway west to Genesis Trails subdivision
18. Project 8 – Tiffany Springs Parkway from Skyview Avenue east to Green Hills Road
19. Project 9 – Old Tiffany Springs Road 500 feet east and west of Congress
20. Project 10 - North Congress – North of Platte County Road Project
21. Project 11A – Congress south of Old Tiffany Springs Road to Route 152
22. Project 11B – Congress north of Old Tiffany Springs Road
23. Project 12 – Barry Road – Boardwalk to Ambassador Drive
24. Project 13 – Old Tiffany Springs Road – Western entrance of Tiffany Hills Park west to intersection of Amity
25. Project 14 – North Polo Drive – West arc of North Polo Drive: N Ambassador Avenue to Tiffany Springs Parkway
26. Projects 15A and 15B - Roundabouts on Tiffany Springs Parkway at Skyview and Ambassador
27. Project C1 – NW 88th Street from N Chatham Avenue to southerly extension of N Beaman Court

28. Project C2 – N Amity from 152 to Old Tiffany Springs Road
29. Projects T1, T1B, T2, T3, T3B, T4, T6, T7 - Trails located along 152 & I-29 between N Platte Purchase Drive and N Childress Avenue
30. First Creek Collector – West Branch
31. Second Creek Collector – Platte Purchase Park Branch
32. Second Creek Collector – Southeast Branch
33. Second Creek Collector – Genesis Branch
34. Second Creek Collector – Quail Run Branch
35. Project 16 - 108th Street/Shoal Creek Parkway from Platte Purchase Drive west to Platte County line
36. Project 17 - Line Creek Parkway: From the current terminus of Line Creek Parkway at Old Tiffany Springs Road to the proposed entrance of the Platte County R-III School District complex
37. Project 18 - Green Hills Road: NW Barry Road to NW 78th St
38. Project 19 - Green Hills Road: Shoal Creek Parkway to Old Tiffany Springs Road
39. Project 20A - Shoal Creek Parkway: N Platte Purchase Drive to N Green Hills Road
40. Project 20B – Shoal Creek Parkway: N Green Hills Road to N Congress Avenue
41. Traffic Signal at NW Skyview Avenue at N Ambassador Drive
42. Traffic Signal at NW Skyview Avenue at Old Tiffany Springs Road
43. Traffic Signal at Old Tiffany Springs Road at N Ambassador Drive
44. Project 21 – Youth Sports Complex Infrastructure Improvements
 - a. Storm Water Retention
 - b. Sidewalk Improvements
 - c. Site Work and Utilities
 - d. Site Features
 - e. Road Improvements
 - f. Land Acquisition for Public Improvements

These specified public improvements, also described on Exhibit 6, are essential to the preparation of the Redevelopment Area for use in accordance with the Plan. It is anticipated that the incremental economic activity taxes will result from the construction of retail and office commercial development within the Redevelopment Area.”

Amendment No. 2: The first paragraph of Section IV.A. of the Plan, entitled “Estimated Redevelopment Project Costs,” shall be deleted in its entirety and replaced with the following paragraph:

“A. Estimated Redevelopment Project Costs. Redevelopment Project Costs are estimated to be approximately [\$278,441,355] of which an estimated [\$114,278,601] will qualify as Reimbursable Project Costs. The remaining Redevelopment Project Costs will be financed through other sources that

could include State of Missouri, Platte County, Developer contributions, Impact Fees and PIAC.”

Amendment No. 3: Delete Exhibit 2A of the Plan entitled “Site Plan of Public Improvements” in its entirety and replace with it with Exhibit 2A, entitled “Site Plan of Public Improvements,” attached hereto.

Amendment No. 4: Delete Exhibit 6 of the Plan entitled “Estimated Redevelopment Project Costs” in its entirety and replace it with Exhibit 6 “Estimated Redevelopment Project Costs,” attached hereto.

Amendment No. 5: Delete Exhibit 7 of the Plan entitled “Sources of Funds for All Estimated Redevelopment Project Costs” in its entirety and replace it with Exhibit 7 “Sources of Funds for All Estimated Redevelopment Project Costs,” attached hereto.

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Amendment No. 3

Exhibit 2A

Site Plan of Redevelopment Project Areas

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Amendment No. 4

Exhibit 6

Estimated Redevelopment Project Costs

EXHIBIT 6: ESTIMATED REDEVELOPMENT PROJECT COSTS					
THE KCI CORRIDOR TIF PLAN					
19TH AMENDMENT					
		I	II	III	COMMENTS
		ESTIMATED TOTAL PROJECT COSTS	REIMBURSABLE FROM TIF REVENUES	FUNDING FROM OTHER SOURCES	
COMMISSION EXPENSES					
A. Legal		\$ 750,000	\$ 750,000	\$ -	
B. Plan Admin, Staff Time, Misc.		500,000	500,000	-	
SUBTOTAL - TIFC Expenses		\$ 1,250,000	\$ 1,250,000	\$ -	
STREET AND PUBLIC IMPROVEMENT PROJECTS - COMPLETED					
1.	Ambassador Drive/Route 152	\$ 5,631,000	\$ 5,631,000	\$ -	
2A.	Ambassador Drive Extension	3,787,164	3,787,164	-	Extend north from Old Tiffany Springs Road to Skyview Avenue
2B.	Ambassador Drive Extension	2,800,489	2,800,489	-	Extend north from Skyview Avenue to Tiffany Springs Parkway
3A/3B	I-29/Tiffany Springs Parkway Interchange and Congress/Prairie View Intersection	12,413,313	4,989,156	7,424,156	Other Funds from MoDOT and Aviation
4A.	Old Tiffany Springs Road	1,992,960	1,992,960	-	Skyview Avenue to Ambassador Drive
4C.	Old Tiffany Springs Road	1,460,669	1,460,669	-	Ambassador Drive to Hull Avenue including the bridge
5A.	Skyview Avenue	2,246,565	2,246,565	-	North of Ambassador Dr. Extension to Tiffany Springs Pkwy
5C.	Skyview Avenue	2,142,761	2,142,761	-	South of Old Tiffany Springs Rd
5D.	Skyview Avenue	1,443,960	1,443,960	-	East of N Ambassador Drive
6A.	Green Hills Road	2,740,500	2,740,500	-	MO-152 north to 500' south of Old Tiffany Springs Rd intersection
7A.	Intersection of Old Tiffany Springs Road & Green Hills Road	2,264,850	2,264,850	-	Intersection; generally 500' in each direction
7B.	Old Tiffany Springs Road	3,220,000	3,220,000	-	Hull Avenue to 500' west of intersection of Green Hills Rd
9.	Old Tiffany Springs Road	1,200,000	-	1,200,000	500' east & west of Congress. Source of funding to be through Platte County
10.	Congress	1,500,000	1,000,000	500,000	North of Platte County Project. Funds provided by City Impact Fees.
11A/11B	Congress	4,100,000	-	4,100,000	Route 152 north to Prairie View Road. Funds provided by KCMO and Platte County.
12	Barry Road	2,700,000	1,000,000	1,700,000	Boardwalk to Ambassador; \$1.6m from Platte County Special Road District; \$1.5m PIAC
13	Old Tiffany Springs Road	2,150,000	1,000,000	1,150,000	Western entrance of Tiffany Hills Park west to the intersection of Amity; PIAC: \$400,000, Impact Fees: \$750,000
14	N Polo Drive	1,000,000	1,000,000	-	West arc of North Polo Drive: N Ambassador Avenue to Tiffany Springs Parkway
C1	NW 88th Street	425,000	-	425,000	City Funds: N Chatham Ave to southerly extension of N Beaman Court
C2	N Amity	700,000	-	700,000	City Funds: 152 to Old Tiffany Springs Road;
15A, 15B	Roundabouts on Tiffany Springs Parkway at Ambassador & Skyview	700,000	700,000	-	
16.	108th Street/ Shoal Creek PKWY	3,700,000	1,000,000	2,700,000	Additional funding provided by City, County, and Developer
Barry Road/Ambassador - Extraordinary Costs resulting from above listed projects		2,173,163	2,173,163	-	Complete – These are expenditures made as part of the Barry North Center LLC Agreement
T2	Trail - T2	431,302	431,302	-	
S1, S2, S3, S4, S5, S6.	1st & 2nd Creek Sewers: Interceptors & Collectors	31,600,000	3,800,000	27,800,000	Estimate to be finalized by Funding Agreement(s) between TIFC & City of Kansas City
SUBTOTAL - Construction Costs - Roads Completed		\$ 94,523,696	\$ 46,824,539	\$ 47,699,156	
STREET AND PUBLIC IMPROVEMENT PROJECTS - UNDER CONSTRUCTION AND FUTURE PROJECTS					
4B.	Old Tiffany Springs Road over I-29	11,200,000	11,200,000	-	500 east of Congress to Skyview w/Overpass
5B.	Skyview Avenue	1,720,590	1,470,590	250,000	Tiffany Springs Rd to Ambassador Dr. \$250,000 Impact fees for signal, subject to approval
6B.	Green Hills Road	4,226,250	4,226,250	-	From Old Tiffany Springs Rd. to Tiffany Springs Pkwy, including intersections
7C.	Old Tiffany Springs Road	4,600,000	4,600,000	-	Line Creek Parkway west to 500 feet east of the intersection of N Green Hills Road
7D.	Old Tiffany Springs Road	992,000	992,000	-	Line Creek Parkway to west to Genesis Trails Subdivision
8.	Tiffany Springs Parkway	7,100,000	7,100,000	-	From Skyview east to Green Hills Rd
17.	Line Creek Parkway	2,793,129	2,793,129	-	From current terminus of Line Creek Parkway at Old Tiffany Springs Road to the proposed entrance of the Platte County R-III School District complex
18.	N Green Hills Road	11,000,000	-	11,000,000	Barry Road to NW 78th ST
19.	N Green Hills Road	27,500,000	-	27,500,000	Shoal Creek Parkway to Old Tiffany Springs Road
20A.	108th Street/ Shoal Creek PKWY	15,500,000	-	15,500,000	N Platte Purchase Drive to N Green Hills Road
20B.	108th Street/ Shoal Creek PKWY	32,000,000	-	32,000,000	N Green Hills Road to N Congress Avenue
21.	Northland Sports Complex	-	-	-	
	Site, Playing Fields, Fencing & Lighting	10,030,000	-	10,030,000	
	Storm Water Detention	3,245,000	3,245,000	-	
	Sidewalk Improvements	500,000	500,000	-	
	Road Improvements	1,985,000	1,985,000	-	TIF costs including drives, drive curbs, East access road and signage.
	Parking	692,000	-	692,000	
	Seating	700,000	-	700,000	
	Buildings	6,413,000	-	6,413,000	
	Sitework and Utilities	5,911,000	4,292,000	1,619,000	TIF costs including demolition, new electric service, relocate existing overhead power line, sanitary sewer main extension, water main extension, lighting along roads, mass excavation and earthwork, retaining walls, storm sewer, erosion and sediment control and water service.
	Contingency	1,946,000	1,070,000	876,000	
	Miscellaneous Site Features	2,671,000	1,413,000	1,258,000	TIF costs include landscaping, irrigation, sod, pedestrian bridge and entry monuments.
	Soft Costs	5,355,000	3,065,000	2,290,000	TIF costs include allocation for public work including design/reimbursables, mobilization, general conditions, bonds/insurance.
	Land Costs	2,600,000	1,430,000	1,170,000	TIF costs include allocation for public streets, sidewalks, etc.
Total Northland Sports Complex		\$ 42,048,000	\$ 17,000,000	\$ 25,048,000	
Traffic Signal	NW Skyview Ave at N Ambassador Drive	300,000	300,000	-	Traffic signal at NW Skyview Ave at N Ambassador Drive
Traffic Signal	NW Skyview Ave at Old Tiffany Springs Road	300,000	300,000	-	Traffic signal at NW Skyview Ave at Old Tiffany Springs Road
Traffic Signal	Old Tiffany Springs Road at Ambassador Drive	400,000	400,000	-	Traffic signal at Old Tiffany Springs Road at Ambassador Drive
T1, T1B, T3, T3B, T4, T6, T7.	Trails - T1, T1B, T3, T3B, T4, T6, T7	7,591,846	3,353,596	4,238,250	Federal grants for T1, T1B, T3, T3B, T4, T6, T7
SUBTOTAL - Construction Costs - Roads Under Construction and Future		\$ 169,271,815	\$ 53,735,565	\$ 115,536,250	
SUBTOTAL - Construction Costs - All Projects		\$ 265,045,511	\$ 101,810,104	\$ 163,235,406	
Engineering Costs					
	Project 1	\$ 502,000	\$ 502,000	\$ -	
	Project 2A & 2B	675,000	675,000	-	
	Project 3A/3B	1,502,791	1,140,844	361,948	Other sources include Aviation
	Project 4A & 4C	331,851	331,851	-	
	Project 4B	918,447	918,447	-	
	Project 5A	230,000	230,000	-	
	Project 5B	229,410	229,410	-	
	Project 5C & 5D	343,431	343,431	-	
	Project 6A	326,000	326,000	-	
	Project 6B	319,200	319,200	-	
	Project 7A	265,419	265,419	-	
	Project 7B	210,000	210,000	-	
	Project 7C	265,650	265,650	-	
	Project 7D				
	Project 8	852,000	852,000	-	
	Project 16	300,000	-	300,000	Design completed, funded through Impact Fees
	Proejct 17	237,195	237,195	-	
	Trails - T1, T3B, T4	180,000	-	180,000	PIAC funds
	Trails - T2, T3	244,000	158,000	86,000	PIAC funds
Contingency		2,500,000	2,500,000	-	
Right of Way/ Utility Relocation	Project 6A - KCPL ROW/Utility Relocation	578,450	578,450	-	
	Project 7A - KCPL ROW/ Utility Relocation	785,000	785,000	-	
Legal Fees		750,000	750,000	-	
Construction Period Interest		375,000	375,000	-	
SUBTOTAL - Soft & Other Costs		\$ 12,920,844	\$ 11,992,897	\$ 927,948	
KCI CORRIDOR COSTS APPROVED BY TIFC 11/12/05					
Design Work for Ambassador Drive Extension - Phase 1 & 2		\$ 239,799	\$ 239,799	-	
Tiffany Springs Parkway Interchange Design & Traffic Study		44,100	44,100	-	
Waterline Design & Construction		116,864	116,864	-	From just north of 152 to Old Tiffany Springs Road
Ambassador Drive Interchange - Consultant		10,000	10,000	-	TranSystems
TIF Administrative Costs		34,000	34,000	-	
Contingency		30,237	30,237	-	
SUBTOTAL		\$ 475,000	\$ 475,000	\$ -	
TOTAL		\$ 278,441,355	\$ 114,278,001	\$ 164,163,354	

In addition, the Commission has determined that those planning and special service expenses of the Commission which cannot be directly attributable to a particular project are nonetheless reasonable and necessary for the operation of the Commission and are incidental costs to the project. These incidental costs will be recovered by the Commission from the Special Allocation Fund in an amount not to exceed five percent (5%) of the TIF Revenue paid annually into the fund.

Note: Cost figures for road design and construction includes allowance for bike trails, except, the costs to construct trails for Projects 2A,2B,4A,4C,5C, 5D and 7B has been separately identified as the cost to construct Trail T1, T2, T3. Pending action by the City Council, trails may be constructed off-street.

Note: Cost figures for engineering costs for Projects 2A, 2B, 3A, 3B, 4A, 4B, 4C, 5A, 5B, 5C, 5D, 6A, 6B, 7A, 7B, 7C, T2 and Sewers include reimbursable costs for developer's project management fees related to engineering design.

Note: Cost figures for construction costs for Projects 2A, 2B, 4A, 4C, 5A, 5B, 5C, 5D, 6A, 6B, 7A, 7B, 7C, 14, C1, C2, T2 and Sewers include reimbursable costs for developer's project management fees related to construction.

Note: Cost figures for projects 12, 13, 14, 15A, 15B, 16, 17, 18, 19, 20A/B, 21 and Traffic Signals include reimbursable costs for construction, engineering, and developer's project management fees.

Trails: T1 - KCI Corridor Seg 1 (Skyview to Tiffany Springs); T1B - KCI Corridor Seg 2 (Tiffany Springs Parkway to 102nd Street); T2 - Route 152 Seg 5 (Behind Tiffany Sq. Mkt. Center); T3 - Route 152 Seg 6/7 (Along 152 from Ambassador to Line Creek); T3B - Route 152 Seg 8 (Line Creek to Platte Purchase); T4 - Route 152 Seg 4 (North on Congress then East to 29 along NW Donovan Dr.); T6 - Route 152 Seg 3 (Congress west to Amity); T7 - Route 152 Seg 2(Amity west to Childress).

① Completed Projects include actual dollars certified to date where available.

Amendment No. 5

Exhibit 7

Sources of Funds for All Estimated Redevelopment Project Costs

A. Source of Funds for All Estimated Redevelopment Project Costs

Estimated Amount of Reimbursable Costs from Economic Activity Taxes within proposed Redevelopment Project Areas	[\$114,278,601]
Estimated Private Investment and other Public Sources within proposed Redevelopment Project Area	<u>\$164,163,354</u>
TOTAL	[\$278,441,355]

B. Bonds

The total estimated amount of Economic Activity Taxes over twenty-three years available to reimburse project costs is **[\$114,278,601]**. The Commission may dedicate part or the entire amount to help support the issuance of bonds to defray the cost of the projects.