Exhibit 4A Platte Purchase Redevelopment District

Estimated Redevelopment Costs

IREET AND PL 1/2A N 1/2A N IREET AND PL 1/4/7a/10/6/TS1 W TSR, M152 &	Public Improvement Name	Public Improv Length (LF)		Estimated b. Imp. Budget	Potential Funding From Other Sources	Reimbursable Project Costs	Public Improvement Description
1/2A N 1/2A N TREET AND PL 4/7a/10/6/TS1 W TSR, M152 &						•	
1/2A N TREET AND PL 4/7a/10/6/TS1 W TSR, M152 &	UBLIC IMPROVEMENT PROJECTS - COMPLETED		¢	110 585 00		ć 110 F05 00	
REET AND PL 4/7a/10/6/TS1 W TSR, M152 &	NW 88th Street and Traffic Signal - Professional Services NW 88th Street and Traffic Signal - Construction	1,500	\$ \$	110,585.00 978,415.00		\$ 110,585.00 \$ 978.415.00	Widening of NW 88th Street and median reconstruction
4/7a/10/6/TS1 N TSR, M152 &	www.oourstreet.and frame.signar-construction	1,500	Ş	978,415.00		\$ 978,415.00	widening of two sour street and median reconstruction
V TSR, M152 &	UBLIC IMPROVEMENT PROJECTS - UNDER CONSTRUCTION AND/OR CURRENT PROJECTS						
	I/11						
	& N Platte Purchase Interchange, N Platte Purchase Dr, Line Creek Pkwy, Sanitary Sewer		\$	14,382,000.00		\$ 14,382,000.00	
	Sanitary Sewer Extension NW Tiffany Springs Road	6,835 3600					
	Roundabout (2 lane)	2 Each					One roundabout at each end of Tiffany Springs Rd
	N Platte Purchase Drive - Phase 1	2000					N Platte Purchase Drive from M152 to Tiffany Springs Parkway
	Line Creek Parkway - Phase 1	1000					
	Water Main Extension M152 & N Platte Purchase Dr Interchange						
	Ramp Improvements		\$	6,330,000.00		\$ 6,330,000.00	
	Signals and Intersection Improvements		\$	2,302,000.00		\$ 2,302,000.00	
TS1 T	Twin Creeks Trail System - Segment 1	6100	\$	1,338,000.00 \$	1,000,000.00 Platte Co/KCMO	\$ 338,000.00	Water and sewer extension along N. Platte Purchase Drive, including
11 V	Water and Sanitary Sewer Main Extension	2700	\$	2,300,000.00 \$	1,166,000.00 Water Dept/Fed	\$ 1,134,000.00	water and sewer main within Platte Purchase Park
	UBLIC IMPROVEMENT PROJECTS - FUTURE PROJECTS						
2B T	Traffic Signal - NW 87th Terr & N Platte Purchase Dr		\$	468,000.00		\$ 468,000.00	Traffic Signal and ADA Intersection upgrades per KCMO req.
							East fork of Line Creek Regional Detention Facility - Phase 1 of Upper
	Line Creek Regional Detention Facility (Phase 1)						Basin
	Basin Embankment and Grading		\$ ¢	1,500,000.00 \$		\$ 700,000.00	
	Basin Outfall Sanitary Sewer Upgrades (per WSD)		\$ \$	770,000.00 \$ 399,000.00	340,000.00 DFA Account	\$ 430,000.00 \$ 399,000.00	
5	Santary Server Opgrades (per WSD)		\$	2,669,000.00 \$	1,140,000.00	\$ 1,529,000.00	
	N Platte Purchase Drive - Phase 2	4200	\$	3,474,000.00		\$ 3,474,000.00	
V	Water Main Extension (Transmission)	3000	\$ \$	1,079,000.00 4,553,000.00		\$ 1,079,000.00 \$ 4,553,000.00	N Platte Purchase Drive from M152 to Tiffany Springs Parkway
			Ş	4,555,000.00		\$ 4,555,000.00	
7b N	N. Platte Purchae Drive, between Platte Purchase Park Entrance and NE. 100th Street	2600	\$	4,758,000.00		\$ 4,758,000.00	
7c N	N. Platte Purchase Drive, between NE 108th Street and Platte Purchase Park	2700	Ş	<mark>3,993,000.00</mark> \$		\$ 1,301,130.00	
				ş			
				Ť	200,000,000		
9 Т	Tiffany Springs Parkway	2600	\$	4,302,000.00		\$ 4.302.000.00	Tiffany Springs Parkway from N Platte Purchase Drive west to Platte Purchase Park entrance
5 1	iniany springs raikway	2000	Ş	4,302,000.00		\$ 4,302,000.00	
10 L	Line Creek Parkway - Phase 2	5500	\$	4,500,000.00		\$ 4,500,000.00	{Garry to provide starting point at cul-de-sac to 100th Street
	Roundabout		\$	2,158,000.00		\$ 2,158,000.00	
v	Water Main Extension		\$	842,000.00 7,500,000.00		\$ 842,000.00 \$ 7,500,000.00	
			Ş	7,500,000.00		\$ 7,500,000.00	
г	Twin Creeks Village West CID Infrastructure -						
	WC of Tiffany Springs RD & Platte Purchase DR						
	Site Work		\$	332,358.00		\$ 332,358.00 \$ 545.060.00	
	Utilities, Roadways and Related Improvements Contingency		\$ \$	545,060.00 83,192.00			
ι	contributery						
ι			\$	960,610.00		\$ 83,192.00 \$ 960,610.00	
L C							
u c T	Twin Creeks Village West CID Infrastructure -						
L C T 13 S	SWC of Tiffany Springs RD & West of Platte Purchase DR		\$	960,610.00		\$ 960,610.00	
ر ۲ 13 S	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work		\$ \$	960,610.00 6,460,523.00		\$ 960,610.00 \$ 6,460,523.00	
և Շ 13 Տ Ն	SWC of Tiffany Springs RD & West of Platte Purchase DR		\$	960,610.00		\$ 960,610.00 \$ 6,460,523.00	
ע כי ד 13 ג ע ג ג ג ג ג ג ג ג ג ג ג ג ג ג ג ג ג ג	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements		\$ \$ \$ \$	960,610.00 6,460,523.00 737,180.00 715,520.00 4,043,965.00		\$ 960,610.00 \$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00	
13 5 13 5 17 T	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements Traffic Signal		\$ \$ \$ \$ \$ \$	960,610.00 6,460,523.00 737,180.00 715,520.00 4,043,965.00 225,000.00		\$ 960,610.00 \$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00	
13 5 13 5 17 T	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements		\$ \$ \$ \$ \$ \$ \$ \$ \$	960,610.00 6,460,523.00 737,180.00 715,520.00 4,043,965.00 225,000.00 298,800.00		\$ 960,610.00 \$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00 \$ 298,800.00	
13 S 17 T 17 T 17 T 17 T	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements Traffic Signal		\$ \$ \$ \$ \$ \$	960,610.00 6,460,523.00 737,180.00 715,520.00 4,043,965.00 225,000.00		\$ 960,610.00 \$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00	
13 S 13 C R T T C	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements Traffic Signal		\$ \$ \$ \$ \$ \$ \$ \$ \$	960,610.00 6,460,523.00 737,180.00 715,520.00 4,043,965.00 225,000.00 298,800.00		\$ 960,610.00 \$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00 \$ 298,800.00	
13 S 13 C 13 T 13 T 13 T	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements Traffic Signal Design		\$ \$ \$ \$ \$ \$ \$ \$ \$	960,610.00 6,460,523.00 737,180.00 715,520.00 4,043,965.00 225,000.00 298,800.00		\$ 960,610.00 \$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00 \$ 298,800.00	
13 S 13 S 10 C 7 7 7 14 S	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements Traffic Signal Design Twin Creeks Village West CID Infrastructure - SEC of Fountain Hills DR & Platte Purchase DR Site Work		\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	960,610.00 6,460,523.00 737,180.00 715,520.00 4,043,965.00 225,000.00 298,800.00 12,480,988.00 715,707.00		 \$ 960,610.00 \$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00 \$ 225,000.00 \$ 298,800.00 \$ 12,480,988.00 \$ 715,707.00 	
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13 S 13 S U C R R T 14 S S U U C C T T T T T T T	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements Traffic Signal Design Twin Creeks Village West CID Infrastructure - SEC of Fountain Hills DR & Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Traffic Signal		\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	960,610.00 6,460,523.00 737,180.00 715,520.00 4,043,965.00 225,000.00 298,800.00 12,480,988.00 715,707.00		\$ 960,610.00 \$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00 \$ 225,000.00 \$ 12,480,988.00 \$ 715,707.00 \$ 870,165.00 \$ 450,000.00	
13 S 13 S U C R R T 14 S S U U C C T T T T T T T	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements Traffic Signal Design Twin Creeks Village West CID Infrastructure - SEC of Fountain Hills DR & Platte Purchase DR Site Work Utilities, Roadways and Related Improvements		\$ \$\$\$\$\$ \$ \$\$\$	960,610.00 6,460,523.00 737,180.00 715,520.00 4,043,965.00 225,000.00 298,800.00 12,480,988.00 715,707.00 870,165.00 450,000.00		\$ 960,610.00 \$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00 \$ 225,000.00 \$ 12,480,988.00 \$ 715,707.00 \$ 870,165.00 \$ 450,000.00	
13 S 13 S U C R T T 14 S S U T T	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements Traffic Signal Design Twin Creeks Village West CID Infrastructure - SEC of Fountain Hills DR & Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Traffic Signal Contingency		\$ \$\$\$\$\$\$ \$ \$\$\$\$	960,610.00 6,460,523.00 737,180.00 715,520.00 4,043,965.00 225,000.00 298,800.00 12,480,988.00 715,707.00 870,165.00 450,000.00 191,087.00		 \$ 960,610.00 \$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00 \$ 225,000.00 \$ 298,800.00 \$ 12,480,988.00 \$ 715,707.00 \$ 870,165.00 \$ 450,000.00 \$ 191,087.00 	
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T3 5 5 13 5 5 14 5 5 14 5 5 5 1 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements Traffic Signal Design Twin Creeks Village West CID Infrastructure - SEC of Fountain Hills DR & Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Traffic Signal Contingency Twin Creeks Trail System Twin Creeks Trail System - Segment 2	3975 2900	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	960,610.00 6,460,523.00 737,180.00 715,520.00 4,043,965.00 225,000.00 298,800.00 12,480,988.00 715,707.00 870,165.00 450,000.00 191,087.00 2,226,959.00 872,000.00 \$		 \$ 960,610.00 \$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00 \$ 298,800.00 \$ 12,480,988.00 \$ 715,707.00 \$ 870,165.00 \$ 450,000.00 \$ 191,087.00 \$ 2,226,959.00 \$ - 	
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TS2 T TS3 T TS5 T TS5 T	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements Traffic Signal Design Twin Creeks Village West CID Infrastructure - SEC of Fountain Hills DR & Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Traffic Signal Contingency Twin Creeks Trail System Twin Creeks Trail System - Segment 2 Twin Creeks Trail System - Segment 3 Twin Creeks Trail System - Segment 4 Twin Creeks Trail System - Segment 5	2900 3900	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	960,610.00 6,460,523.00 737,180.00 715,520.00 4,043,965.00 225,000.00 298,800.00 12,480,988.00 715,707.00 870,165.00 450,000.00 191,087.00 2,226,959.00 872,000.00 855,000.00 \$ 855,000.00 \$	128,000.00 Platte Co/KCMO 701,000.00 Platte Co/KCMO 877,000.00 Platte Co/KCMO	\$ 960,610.00 \$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00 \$ 228,800.00 \$ 12,480,988.00 \$ 715,707.00 \$ 870,165.00 \$ 450,000.00 \$ 191,087.00 \$ 2,226,959.00 \$ - \$ 508,000.00 \$ 154,000.00	
TS T TS T TSS T TSS T TSS T TSS T	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements Traffic Signal Design Twin Creeks Village West CID Infrastructure - SEC of Fountain Hills DR & Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Traffic Signal Contingency Twin Creeks Trail System Twin Creeks Trail System - Segment 2 Twin Creeks Trail System - Segment 3 Twin Creeks Trail System - Segment 4 Twin Creeks Trail System - Segment 5 EXPENSES	2900 3900	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	960,610.00 6,460,523.00 737,180.00 715,520.00 4,043,965.00 225,000.00 298,800.00 12,480,988.00 715,707.00 870,165.00 450,000.00 191,087.00 2,226,959.00 872,000.00 \$85,000.00 \$877,000.00 \$877,000.00 \$3,240,000.00 \$	128,000.00 Platte Co/KCMO 701,000.00 Platte Co/KCMO 877,000.00 Platte Co/KCMO	 \$ 960,610.00 \$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00 \$ 298,800.00 \$ 12,480,988.00 \$ 715,707.00 \$ 870,165.00 \$ 450,000.00 \$ 191,087.00 \$ 450,000.00 \$ 191,087.00 \$ 508,000.00 \$ 154,000.00 \$ 508,000.00 \$ 154,000.00 \$ - \$ 662,000.00 	
T 13 5 5 13 5 5 5 7 7 14 5 7 7 14 5 7 7 7 7 7 7 7 7 7 7 7 7 7	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements Traffic Signal Design Twin Creeks Village West CID Infrastructure - SEC of Fountain Hills DR & Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Traffic Signal Contingency Twin Creeks Trail System Twin Creeks Trail System - Segment 2 Twin Creeks Trail System - Segment 3 Twin Creeks Trail System - Segment 4 Twin Creeks Trail System - Segment 5 EXPENSES A. Legal	2900 3900	\$ \$\$\$\$ \$ \$ \$ \$ \$ \$ \$ \$	960,610.00 6,460,523.00 737,180.00 715,520.00 4,043,965.00 225,000.00 298,800.00 12,480,988.00 715,707.00 870,165.00 450,000.00 191,087.00 2,226,959.00 872,000.00 \$3,240,000.00 \$500,000.00	128,000.00 Platte Co/KCMO 701,000.00 Platte Co/KCMO 877,000.00 Platte Co/KCMO	 \$ 960,610.00 \$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00 \$ 298,800.00 \$ 12,480,988.00 \$ \$ 715,707.00 \$ \$ 870,165.00 \$ \$ \$ 870,165.00 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
T 13 5 5 13 5 5 5 7 7 14 5 7 7 14 5 7 7 7 7 7 7 7 7 7 7 7 7 7	SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements Traffic Signal Design Twin Creeks Village West CID Infrastructure - SEC of Fountain Hills DR & Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Traffic Signal Contingency Twin Creeks Trail System Twin Creeks Trail System - Segment 2 Twin Creeks Trail System - Segment 3 Twin Creeks Trail System - Segment 4 Twin Creeks Trail System - Segment 5 EXPENSES	2900 3900	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	960,610.00 6,460,523.00 737,180.00 715,520.00 4,043,965.00 225,000.00 298,800.00 12,480,988.00 715,707.00 870,165.00 450,000.00 191,087.00 2,226,959.00 872,000.00 \$85,000.00 \$877,000.00 \$877,000.00 \$3,240,000.00 \$	128,000.00 Platte Co/KCMO 701,000.00 Platte Co/KCMO 877,000.00 Platte Co/KCMO	 \$ 960,610.00 \$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00 \$ 298,800.00 \$ 12,480,988.00 \$ 715,707.00 \$ 870,165.00 \$ 450,000.00 \$ 191,087.00 \$ 450,000.00 \$ 191,087.00 \$ 508,000.00 \$ 154,000.00 \$ 508,000.00 \$ 154,000.00 \$ - \$ 662,000.00 	
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Project budgets include professional services, hard construction cost, utility relocations, right of way acquisition (if required) and contingency; provided, however, such contingency shall not exceed 5% of the construction, utility and right of way Budgets for Projects 1-11 include developer's project management fees, which shall not exceed 5% of the related construction costs.

* Arterial Street Impact Fees of \$250,000 for Public Infrastucture Improvements essential to the preparation of Redevelopment Project A and located in Arterial Street Impact Fee Benefit District E; and the first \$500,000 of Arterial Street Impact Fees for Public Infrastucture Improvements essential to the preparation of Redevelopment Project B and also located in Arterial Street Impact Fee Benefit District E, and for Public Infrastucture Improvements essential to the preparation of Redevelopment Project A reas C and D each located in Arterial Street Impact Fee Benefit District E, and for Public Infrastucture Improvements essential to the preparation of Redevelopment Project Areas C and D each located in Arterial Street Impact Fee Benefit District Fee Benefit District A. Each Arterial Impact Fee Benefit Area is depicted on the Site Plans attached as Exhibit 2A to the Plan.

Platte Purchase Redevelopment District Redevelopment Schedule

Public		Substantially
Imp. Number	Public Infrasture Improvement Name	<u>Complete**</u>
1	NW 88th Street	2017
2A	Traffic Signal - NW 88th & N Platte Purchase Dr	*
2B	Traffic Signal - NW 87th Terr & N Platte Purchase Dr	*
3A	Sanitary Sewer Extension	*
3B	NW Tiffany Springs Road	*
3C	N Platte Purchase Drive	*
3D	Line Creek Parkway	*
50	Line Creek Farkway	
4	Line Creek Regional Detention Facility (Phase 1)	*
5	M152 & N Platte Purchase Dr Interchange	*
6A	N Platte Purchase Drive	*
6B	N Platte Purchase Drive	*
02		
7	Old Tiffany Springs Road	*
L		
8	Tiffany Springs Parkway	*
TS	Twin Creeks Trail System	
TS1	Twin Creeks Trail System - Segment 1	
TS2	Twin Creeks Trail System - Segment 2	
TS3	Twin Creeks Trail System - Segment 3	*
TS4	Twin Creeks Trail System - Segment 4	
TS5	Twin Creeks Trail System - Segment 5	

* Public Improvements will be completed as revenue is available and development occurs; provided, however, all Public Infrasturture Improvements shall be completed within twenty-tree (23) years of the last approved Redevelopment Project Area by Ordinance.

**Each Public Improvement shall be considered substantially complete when all construction work is accomplished, with the exception of the installation of landscaping, ground cover and signs not related to safety or traffic flow.