

**NINTH AMENDMENT  
TO THE  
WINCHESTER CENTER  
TAX INCREMENT FINANCING PLAN  
  
KANSAS CITY, MISSOURI**

**TIF COMMISSION APPROVAL:**

**N/A**  
\_\_\_\_\_  
**DATE:**                      **RESOLUTION NO.**

**CITY COUNCIL APPROVAL:**

\_\_\_\_\_  
**Date:**                                      **Ordinance No.**

**Ninth Amendment to the  
Winchester Center  
Tax Increment Financing Plan**

The Winchester Center Tax Increment Financing Plan shall be amended as follows:

- A. Delete Section I, INTENT AND NATURE OF THE AMENDMENT, in its entirety and in lieu thereof insert the following:

**I. INTENT AND NATURE OF THE AMENDMENT**

The Winchester Center Tax Increment Financing Plan (the “Plan”) has been amended eight (8) times since its initial approval by Ordinance No. 911435. The First Amendment to the Plan, as approved by Ordinance No. 931165 (the “First Amendment”) provides for the expansion of the Redevelopment Area, as originally described by the Plan, to include property located on the southwest corner of 63<sup>rd</sup> Street Trafficway and Manchester Avenue. The Redevelopment Area, as expanded by the First Amendment, is generally bound by 63<sup>rd</sup> Street Trafficway on the north, Interstate 435 and Manchester Avenue on the east, 64<sup>th</sup> and 67<sup>th</sup> Streets on the south, and the Kansas City Southern Railroad tracks on the west. The expanded area included Redevelopment Project Area 13. The First Amendment provides for the construction of approximately 33,600 square feet of office commercial space together with all necessary appurtenances, utilities and street improvements within Redevelopment Project Area 13.

The Second Amendment to the Plan, as approved by Ordinance No. 941181 (the “Second Amendment”) provides for additional property to be included within the Redevelopment Area. The addition of the property creates Redevelopment Project Area 14. Redevelopment Project Area 14 will consist of the construction of approximately 80,000 square feet of office space at an estimated cost of \$20,000,000.

The Second Amendment further provides for the subdivision of Redevelopment Project Area 5 into three sub-projects to allow greater development flexibility. The Second Amendment additionally permits the use of tax abatement as provided for under the Enterprise Zone designation. The categories of eligible reimbursable project costs are proposed to be expanded to include reimbursement for rock excavation, deck parking and other excessive building costs directly related to site issues, and underground utility work.

Each of the Third Amendment to the Plan, as approved by Ordinance No. 031366 (the “Third Amendment”), the Fourth Amendment to the Plan, as approved by Ordinance No. 050617 (the “Fourth Amendment”) and the Fifth Amendment to the Plan, as approved by Ordinance No. 051235 (the “Fifth Amendment”),

provide for modifications and updates to the Budget of Redevelopment Project Costs.

The Sixth Amendment (the “Sixth Amendment”) to the Plan provided, inter alia, additional funding for (i) a neighborhood improvement program and (ii) Bennington Road between Beacon and 67<sup>th</sup> Street.

The Seventh Amendment (the “Seventh Amendment”) provided for modifications to the neighborhood improvement program and modifications to the Development Schedule.

The Eighth Amendment (the “Eighth Amendment”) provides for modifications to the neighborhood improvement program.

The Ninth Amendment (the “Ninth Amendment”) provides for modifications to the Development Schedule.

- B.** Delete the First Supplement to Exhibit 6 of the Amended Development Schedule for Improvements Contemplated by the Seventh Amendment” and insert the revised First Supplement to Exhibit 6, as attached hereto.

**FIRST SUPPLEMENT TO EXHIBIT 6**

**DEVELOPMENT SCHEDULE FOR IMPROVEMENTS CONTEMPLATED  
BY THE SEVENTH AMENDMENT**

**Neighborhood Infrastructure Improvements**

**Commencement**

**Completion**

Bennington Road Improvements

Spring 2018

Winter 2019

**Neighborhood Program**

**Commencement**

**Completion**

April 2013

April 2024,  
with an option by the  
Commission to extend  
completion for up to 1  
additional year