

Twenty-Third 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
B. Northeast 72nd Street Between Gladstone CL to N. Brighton		
	3,800,000	3,800,000
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	5,900,000	5,900,000
2. Shoal Creek Parkway to N. Brighton	19,115,262	19,115,262
3. N. Brighton to Maplewoods Parkway	2,300,000	2,300,000
4. Box Culvert near Flintlock	1,855,134	1,055,134
5. Sidewalks: Shoal Creek Parkway to N Stark	400,000	400,000
6. Soccer Drive:Drury Drive to I-435 (Phase 1)	790,000	790,000
7. Soccer Drive:I-435 to Shoal Creek Parkway (Phase 2)	740,000	740,000
Subtotal for NE 76th StreetSoccer Drive	31,100,386	30,300,386
E. Northeast 96th Street between Shoal Creek Pkwy and N. Flintlock Road		
Waterline	5,796,120	5,146,120
	119,417	119,417
Subtotal for NE 96th Street	5,915,537	5,265,537
F. North Flintlock Road		
1. NE 96th Street to Missouri Route 152	6,268,731	4,496,000
2. Missouri Route 152 to NE 76th Street	6,271,475	5,137,200
3. Flintlock Flyover	27,000,000	1,198,000
4. N. Flintlock: Traffic Signalization at NE 90th Street	350,000	350,000
Subtotal for N Flintlock Road	39,890,206	11,181,200
G. North Brighton Avenue		
1. Missouri Route 152 to NE 80th Street	2,164,482	1,804,000
2. 1941 linear feet south of NE 79th Street to N Pleasant Valley	16,000,000	16,000,000
3. N.E. 80th Street to a point 2700 linear feet south of N.E. 79th Street	2,287,028	2,098,624
4. Waterline	122,631	122,631
5. SKW Design & Construction Services	51,142	51,142
6. NE 58 th to Pleasant Valley	8,900,000	8,900,000
7. N. Brighton: Right of Way Acquisition between Pleasant Valley Road and NE 79th Street	1,000,000	1,000,000
Subtotal for N. Brighton Avenue	30,525,283	29,976,397
H. North Eastern Avenue		
1. Intersection of 291 & N Eastern Missouri Route 291, north approx 2,000 linear feet	1,225,433	1,100,433
2. South of Kellybrook Elementary School approx 2,000 linear feet	820,021	820,021
3. Shoal Creek Parkway Roundabout north approx 5,240 linear feet	3,606,763	2,531,763
4. NE 108th St to 291	3,360,000	3,360,000
Subtotal for N. Eastern Avenue	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	6,461,000	4,611,000
Subtotal for N.E. 108th Street	10,617,749	8,767,749
J. 1-35 and MO-291 Intersection		
	16,000,000	3,000,000
K. NE 104th Street from MO-291 to A Highway		
1. MO-291 to half mile east of MO-291	3,300,000	3,300,000
2. 1/2 mile east of MO-291 to Liberty/Kansas City city limits	5,360,000	5,360,000
3. Liberty/KCMO City Limits to A Highway (KCMO Share)	200,000	200,000
4. Signal at MO-291	450,000	450,000
Subtotal for N.E. 104th Street	9,310,000	9,310,000
L1. MO-152: Interstate 35 Interchange (KCMO Share)		
	15,000,000	1,500,000
L2. MO-152 Shoal Creek Parway to Interstate 35		
	450,000	450,000
M. Pleasant Valley Road		
1. Intersection with Brighton	2,000,000	2,000,000
2. Brighton to Searcy Creek Parkway	5,750,000	5,750,000
Subtotal for Pleasant Valley Road	7,750,000	7,750,000
N. Hodge Park Improvements		
1. General Park Improvements & Completing Hodge-Smithville Trail within park	1,420,000	1,420,000
2. Destination Playground	1,348,000	1,348,000
3. Multi-purpose playing fields	622,000	622,000
4. Parking Lot Improvements	250,000	250,000
5. Waterline Extension to north side of park	980,000	980,000
6. Installation of lights for the multi-purpose fields	550,000	550,000
Subtotal for Hodge Park	5,170,000	5,170,000
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	5,913,763	4,506,526
	656,367	656,367
Subtotal for N. Booth Ave & MO Hwy 152	6,570,130	5,162,893
R. Public Detentions		
1. Financing Costs Related to Public Detentions	1,002,847	1,002,847
	143,207	143,207
Subtotal for Public Detentions	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	2,735,257	2,735,257
	393,820	393,820
Subtotal for Public Utilities	3,129,077	3,129,077
T. Woodneath Library Improvements		
1. Paving	98,185	98,185
2. Walkways & Trails	75,325	75,325
3. Exterior Electrical Lighting	69,366	69,366
4.. Site Utility Extensions	23,393	23,393
5. Sitework/Earthwork - Trails	250,890	250,890
6. Sod- Trails	11,479	11,479
7. Permits, Bonds and Insurance	21,146	21,146
9. Fee	11,033	11,033
10. Contingency	23,400	23,400
Subtotal for Woodneath Library Improvements	584,217	584,217
U. Traffic Signal at NE 108th Street and Cookingham Drive		
	260,000	173,000
V. N. Sherman - Street Lights between NE Cookingham Drive and NE 116th Street		
	50,000	50,000
W. Maplewoods Parkway - Shoal Creek Parway to NE 112th Street, including the construction of a water line		
	3,224,000	1,000,000
X. Maplewoods Parkway - beginning at NE 112th Street and extending north to and including the intersection at NE Cookingham Drive		
	7,500,000	7,500,000
TOTAL	298,171,058	206,137,174