Twelfth Amendment to the Southtown Corridor/31st &	Baltimo	re TIF Plan											
Exhibit 4													
	12th	Amendment	1	12th Amendment									
		Budget		Reimbursable									
ommission Expenses ①													
Legal	\$	50,000		50,000									
Agenda	\$	2,000		2,000									
Staff Time	\$	40,000		40,000									
Miscellaneous	\$	4,000		4,000									
Final Development Approval Fees	\$	62,880		62,880									
Plan & Project Administration & Developer/	\$	9,616,693	\$	9,616,693									
Consultant/ TIF Expense	\$	-	\$	-									
tal Commission Expenses and Fees	\$	9,775,573	\$	9,775,573									
oject A-Research Office Facility													
Demolition and General Site Preparation	\$	200,000		200,000									
Incidental Costs	\$	752,675		752,675									
Infrastructure/Site Improvements	\$	1,134,266		1,134,266									
Redevelopment Project Costs	\$	7,561,305		551,000									
Retaining Wall Repair and Upgrade	\$	263,636	\$	263,636									
Signage and Southtown Area Markers/Monuments	\$	100,000		100,000									
tal Project A-Research Office Facility	\$	10,011,882	\$	3,001,577									
oject B - Data Processing Center													
Site Acquisition	\$	472,000	\$	-									
Site Preparation	\$	60,000	\$	-									
Redevelopment Project	\$	2,618,000		-			1						
Site Utilities & Infrastructure	\$	180,000		-			1				$\square$		
Incidental Costs	\$	670,000		-			1		$\uparrow \uparrow$				
tal Project B-Data Processing Facility	\$	4,000,000		-									
oject C - Landscaped Greenbelt													
Acquisition	\$	100,000		100,000									
Relocation	\$	20,000	\$	20,000									

										1	1										
	1.24	h Amondmont	4	2th Amendment																	
	120	h Amendment	1	Reimbursable																	
		Budget	<b>•</b>				_	_		+	-			_		_		_		+	++
Demolition	\$	36,200		36,200			_			_								_		$\rightarrow$	+ +
Incidental Costs	\$	53,169		53,169			_													$\rightarrow$	+ +
Infrastructure/Site Improvements	\$	100,000		100,000			_														++
Redevelopment Project Costs	\$	153,846		153,846																	+
Signage and Southtown Area markers/monuments	\$	250,000		250,000																	$\square$
Curb and Sidewalk repairs	\$	39,695		39,695																$\perp$	$\perp$
Landscaping	\$	156,667		156,667																	$\perp$
Walking Jogging Trail	\$	100,000		100,000																	
tal Project C - Landscaped Greenbelt	\$	1,009,577	\$	1,009,577																	
oject D -Baptist Hospital Campus																					
Demolition and General Site Preparation		2,510,454		1,470,454																	
Incidental Costs		3,158,429	\$	1,097,824																	
Infrastructure/Site Improvements		3,006,440	\$	2,656,840																	
Redevelopment Project Costs		8,752,835	\$	1,223,000																	
Facility Rehab		20,020,943	\$	3,285,676																	
otal Project D - Office On Baptist Hospital Campus	\$	37,449,101	\$	9,733,794																	
oject E - Mixed Use																					
Acquisition	\$	278,866	\$	278,866																	
Relocation	\$	38,600	\$	38,600																	
Demolition & General Site Preparation	\$	157,673		157,673																-	
Incidental Costs	\$	471,331		471,331																-	
Infrastructure/Site Improvements	\$	1,303,467		54,600																	
tal Project E - Residential Related Uses	\$	2,249,937		1,001,070																-	
		, -,		,,																-	
oject F - Landscaped Greenbelt							1			+				+				1			
Acquisition	\$	269,237	\$	269,237			$\uparrow$			$\uparrow$										+	++
Relocation	\$	-	\$	-			+			+				+				1	$  \uparrow  $	-	+
Demolition & General Site Preparation	\$	66,800		66,800			+			+						+				-	
Incidental Costs	\$	150,699		150.699		$\vdash$	+							-				1		+	
Infrastructure/Site Improvements	\$	100,000		100,000			+			+								+		+	++
Redevelopment Project Costs	\$	150,000		150,000						+	-							1		+	++
tal Project F - Landscaped Greenbelt	\$	736,736		736,736	-	$\vdash$	+	-		+	-	-		+		+	$\neg$	+			++
	Ψ	100,100	Ψ	100,100		$\vdash$	+		+	+	+			+				+	$\vdash$	+	++
					1						1	1			1						

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	12th	Amendment	1	2th Amendment													
	1201	Budget		Reimbursable													
		Budget										+ +					_
oject H - Mixed Use									_								
Acquisition	\$	1,250,000	\$									+ +					
Demolition & General Site Preparation	\$	-	\$			-						+					
Incidental Costs	\$		\$			-											
Infrastructure/Site Improvements	\$	- 1,055,000		1.030.000		-	+		+		-	+			-+	+	-
Redevelopment Project	\$	2,490,000		1,235,000					+		-	+				+	+
Relocation	\$	2,430,000	\$	- 1,233,000			+		+	+	-	+			+	+	+
Professional Fess and TIFC Fees	\$	704,000		454,000								+ +		+ +	-		-
Financing Fees	\$	203,000		203,000					-			+ +					
Contigency	\$	445,200		146,200													
otal Project H - Mixed Use	\$	6,147,200		3,068,200								+ +		+ +	-		-
	Ψ	0,147,200	Ψ	3,000,200								+ +		+ +	-		-
oject I - Trinity Lutheran Campus																	
Acquisition																	
Demolition & General Site Preparation								_				+ +			-		
Incidental Costs																	
Infrastructure/Site Improvements																	
Redevelopment Project Costs																	
tal Project I - Trinity Lutheran Campus	\$	-	\$														
	Ψ		Ψ														
oject I - Benefit Area									+			+	+		+		+
Maincor																	
Intersection crosswalk completion									+	+							
Timed crosswalk indicators									+	+						+	
Upgraded streetlights									+								+
Streetscape Planning & Design									+							+	
Aesthetic nodal development									+								
Streetscape/Public Improvments Planning, Design,	\$	2,450,250	\$	2,450,250						+							
& Construction	\$	-	\$	_,,					+								
Façade improvement program	\$	50,000		50,000													
Project Management	\$	245,025		245,025					1								
Penn Valley Park	\$	-	\$	-													
Broken sewer repair	\$	-	\$	-													

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	121	n Amendment	1	2th Amendment																
		Budget		Reimbursable																
Limestone steps repair	\$	-	\$	-																+
Limestone wall repair	\$	-	\$	-			-													
Sediment removal	\$		\$																	_
Public Improvments & Sediment Removal	\$	1,379,763		1,379,763			_										_			
Signage	\$	234,375		234,375																_
Softball field improvements	\$	234,375	φ \$	- 234,375			-										_			+
Skate park completion	\$	306,375		306,375			_										_			
Wyandotte improvements & parking	\$	300,375	φ \$	300,375			_									_	_			
Curbs/Catch Basins/Street Lights	\$	600,000		600,000																
Just Off Broadway	\$	000,000	φ \$	000,000			_										_			
JOB site, finish work and system upgrades	\$	926,650	Ŧ	926,650																
Liberty Memorial	\$	920,030	φ \$	920,030			_										_			+
Security lighting	\$	-	φ \$	-																
Security bollards	\$	-	φ \$				_										_			
Security cameras	\$	-	φ \$				_										_			
Security perimeter fence & gates	\$		φ \$				_					-					_			
Security	\$	1,442,465		1,442,465			_										_			
Irrigation system	\$	155,875		155,875													-			
Repair stone walkways	\$	337,500		337,500			_										_			
Energy system upgrades	\$	250,000	φ ¢	250,000													-			
Professional Fees (Legal, accounting, etc.)	\$	250,000		250,000			_										_			
Blue Hills/Ivanhoe Housing	\$	500,000		500,000													-			
Trinity Hospital Demolition & Remediation @	\$	500,000	φ \$	500,000			_										_			
Contingency, MainCor Improvements	\$	476,546		476,546																
	φ	470,540	φ	470,540			-										-			+
tal Project I - Main Street Improvement Area @	\$	9,604,824	¢	9,604,824																
	φ	9,004,024	φ	9,004,024																
oject J - Commercial	+					$\left  \right $	+			-+	_	+	$\vdash$		+		+	$\vdash$	+	+
Acquisition	\$	780,193	¢	430,729	-						_	+	$\vdash$		+		+			+
Demolition & General Site Preparation	\$ \$	115,393		430,729		$\left  \right $	+			-+	_	+	$\vdash$		+		+	$\vdash$		+
Drainage, utilities	э \$	115,393		108,757	-	$\left  \right $	+			+	_	+	$\vdash$	_	+		+	$\vdash$	+	+
Environmental	\$ \$	51,500		108,757	-	$\left  \cdot \right $	+	$\vdash$	-+	_	+	+	$\vdash$		+		+		 +	+
	э \$	51,500	Դ \$				_	$\left  \right $	-+	_	_	+	$\vdash$		+				 $\left  \right $	+
Redevelopment Project Relocation	\$ \$	-	\$ \$		-	$\left  \right $	+	$\left  \right $		-+		+	$\vdash$	_	+	-+	+	$\vdash$	+	+
	Ŧ	-	Ŧ	-		$\left  \cdot \right $	_					+			+		_		+	+
Incidental Costs	\$	-	\$	-	1			1												

						1							-				
	4.24	h Amon dimont	40	th Amendment													
	120	h Amendment															
		Budget		Reimbursable							_		_		$\downarrow$		+
otal Project J - Commercial	\$	1,072,086	\$	540,231									_		$\square$		_
	_												_				
oject K - Commercial																	
Acquisition	\$	3,068,684		-													
Site Preparation/Demolition	\$	1,033,276		-													
Redevelopment Project	\$	13,167,000		-													_
Utilities/Infrastructure	\$	592,515		-													
Relocation	\$	168,800		-													
Incidental Costs	\$	4,778,023	\$	-													
tal Project K-Commerical	\$	22,808,298	\$	-													
oject L Mixed Use																	
Acquisition	\$	7,069	\$	7,069													
Relocation	\$	-	\$	-													
Demolition & General Site Preparation	\$	-	\$	-													
Incidental Costs	\$	-	\$	-													
Infrastructure/Site Improvements	\$	-	\$	-													
Redevelopment Project Costs	\$	56,800	\$	56,800													
otal Project L Mixed Use	\$	63,869		63,869													
	·			,													-
oject M - Residential																	-
Acquisition	\$	396,780	\$	396,780											+		-
Relocation	\$	451,440	Ť	451,440													-
Demolition & General Site Preparation	\$	1,429,404		1,429,404											+		-
Incidental Costs	\$	3,572,482		3,572,482		-			+ +				-		++		-
Infrastructure/Site Improvements	\$	919,441		919,441											++		-
Redevelopment Project Costs	\$	8,516,571		3,229,620											+		-
tal Project M - Residential	\$	15,286,118	¢	9,999,167									_		+		
	Ψ	15,200,110	Ψ	3,333,107		-			+			$\vdash$	_	$\vdash$	+		+
oject N - Landscaped Greenbelt					$\left  \right $	-	+		+	+		$\vdash$		$\vdash$	+	$\vdash$	+
Demolition & General Site Preparation	\$	150,000	¢	-	$\vdash$	+	+	+	+	+		$\vdash$	-	++	+		+
Incidental Costs	\$	418,700					+		+			$\vdash$	-	+	+		
Infrastructure/Site Improvements	\$	100,000				-	+		+	+		$\vdash$	_	+	+	$\vdash$	+
	\$	1,330,000			$\left  \right $		 +		+			$\vdash$	+	$\left  \right $	+	$\vdash$	+
Redevelopment Project Costs							+		+				_	$\vdash$	+		+
otal Project N - Landscaped Greenbelt	\$	1,998,700	Þ	-													

	12th	n Amendment Budget	1	12th Amendment Reimbursable															
oject A1 - Mixed Use					-			_			_			+	⊢+−	++	_	+	_
Acquisition														+-	$\vdash$	+			+
Redevelopment Project Costs								_						+-+	r+-	+-+			<u> </u>
Soil & Surface Testing	\$	3,500	\$	_								+ +		+ +		+++	+		
Site Development Costs	\$	250,000		-										+	r — —	+		-	
tal Project A1 - Mixed Use	\$	253,500		-										+	$\square$				
	Ψ	200,000	¥											+	$\square$				
ue Hills/Ivanhoe Housing Program ③	\$	6,500,000	\$	6,500,000										+		+ +			-
ansas City South Core Housing & Façade Program 🖲	\$	2,500,000	\$	2,500,000											i l				
		, ,													1				
tal All Projects		121,691,828		47,759,045											1				
															1				
The Commission has determined that certain planning and s	pecial	services exper	ses	s of the Commission	1, W	hich	are n	ot di	rect	Reim	burs	sable	•						
Project Costs, are nonetheless necessary and reasonable for	r the c	peration of the	Со	mmission and are in	ncid	enta	to th	e Pla	an. T	hese	e inc	ident	tal						
costs will be recovered by the Commission from the Special	Alloca	tion Fund in an	am	nount not to exceed !	5%	of th	e Pay	/mer	nt in	Lieu	of T	axes							
and Economic Activity Taxes paid annually into the Special A	llocat	ion Fund.																	
Funding Source: Project I PILOTs																			
Funding Source: Projects A, A-1, B (but only after the comp																	ds		
for any bonds currently issued, to which Project B funds have			F, .	J and K, in the amou	unt	no m	ore t	nan	<u>\$500</u>	0,000	) per	year	r sta	rting	in 20	J08.			
Additionally, a one time funding of \$500,000 from Project I P															$\square$	$\square$		$\square$	
Funding is subject to future amendment approved by the Co																		$\square$	
Funding Source: Projects A, A-1, B (but only after the comp																	ds	$\downarrow \downarrow$	$\rightarrow$
for any bonds currently issued, to which Project B funds have																			$\rightarrow$
Legal expense in conjunction with Assignment & Assumption	Agre	ement between	TI	F Commission and C	Cita	del P	laza	LLC	app	rove	d by	TIF	Reso	<u>oluti</u>	<u>on N</u>	<u>э. 3-2</u>	<u>20-0</u>	7.	