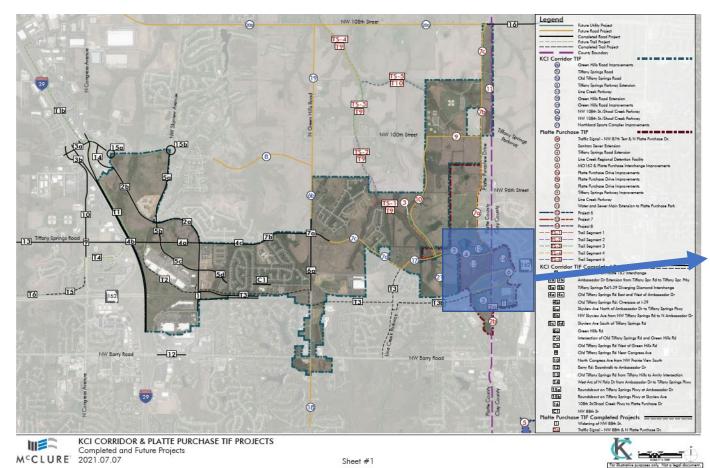
### Platte Purchase TIF

6<sup>th</sup> Amendment to the Platte Purchase TIF Plan
Neighborhood Planning and Development Committee
October 6, 2021

#### Overview

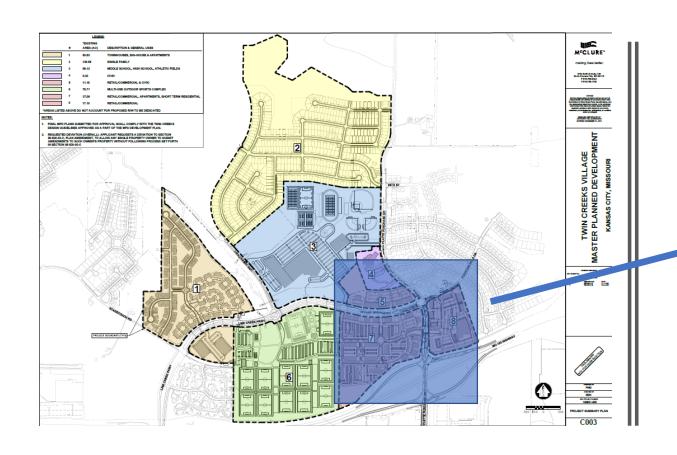
- The Twin Creeks Village West and Twin Creeks Village East CIDs were created in 2020; the boundaries of the CIDs are within the boundary of the Platte Purchase TIF, except the west part of the West CID is within the KCI Corridor TIF Plan.
- The CIDs formed in July, 2020 believed they would have access to the full 1% sales tax to finance certain public infrastructure costs.
- Under RSMo. 67.1305, 50% of the new CID sales taxes will be captured as an economic activity tax and deposited in the Platte Purchase TIF's SAF account.
- This 6<sup>th</sup> Amendment, if approved, will create a new TIF project budget to finance a portion of the public infrastructure improvements with revenue collected by the Platte Purchase TIF from the CIDs.
- Advisory Committee recommended request on July 21, 2021.
- TIF Commission recommended approval of the 6<sup>th</sup> Amendment on September 14, 2021

### Platte Purchase TIF Proposed New Budget Projects 12, 13, & 14 aka MPD Phases 5, 7, & 8



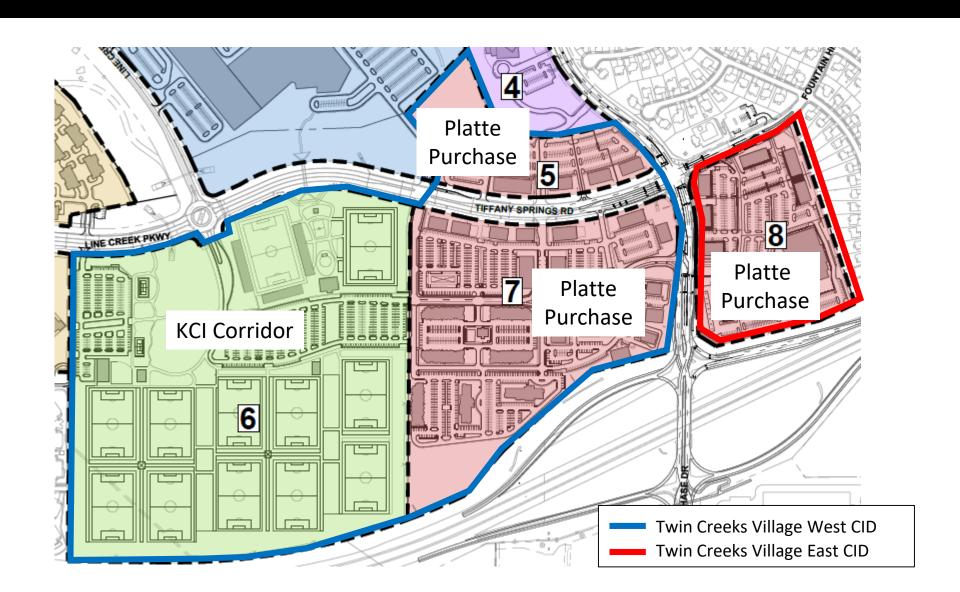


# Platte Purchase TIF MPD Phases 5, 7, & 8 aka Platte Purchase TIF Budget Projects 12, 13, & 14



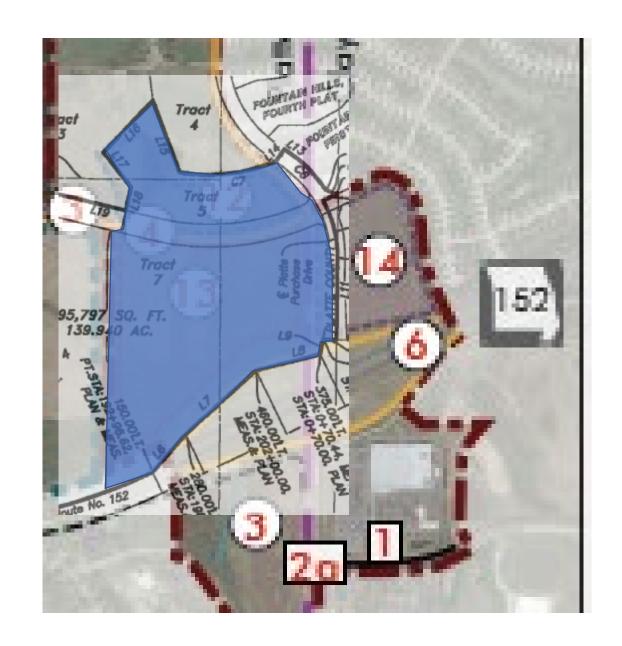


#### TIF & CID BOUNDARIES



## Twin Creeks Village West CID

- The West CID was established by Ord. No. 200462 on June 25, 2020.
- The Sports Complex is in the west portion of the West CID located also in the KCI Corridor TIF Plan.
- The eastern part of the West CID is retail/office located in the Platte Purchase Redevelopment TIF Plan.
- 50% of the West CID's revenues will be captured by the TIF as Economic Activity Taxes.



# Twin Creeks Village West CID

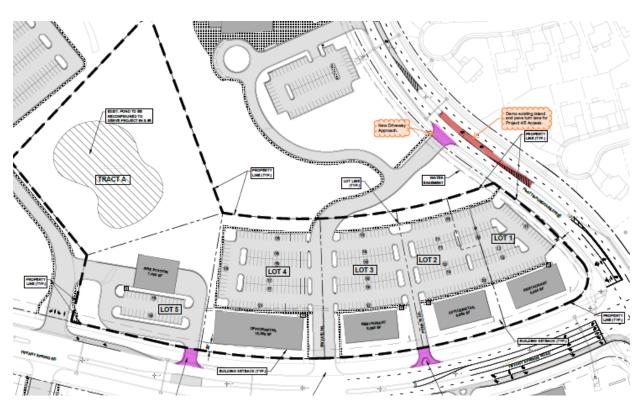
• The CID's purpose is to finance certain public infrastructure improvements through a 1% CID sales tax.

#### **Project Costs**

Street Improvements (includes sidewalk, trail, traffic signal, streetlights, landscape, waterline, sanitary sewer and storm sewer improvements, approaches and modifications to N.W. Fountain Hills Drive and N. Platte Purchase Drive)	\$4,881,776
**Sports Complex Turf Replacement	\$8,014,666
Public Utilities (storm sewer, water)	
Storm Sewer Extension	\$1,017,300
Waterline	\$203,800
Sanitary Sewer Extension	\$593,470
Subtotal	\$1,814,570
Site Improvements	
Mass Grading and Mobilization	\$6,012,334
Onsite Paving, Sidewalk & Curb	\$7,780,583
Landscape, Lights & Irrigation	\$4,696,400
Subtotal	\$18,489,317
Initial Start-Up Costs	\$30,000
Contingency	\$3,320,032.90
Total	\$36,550,361.90

### Platte Purchase TIF Budget Project 12 aka MPD Phase 5

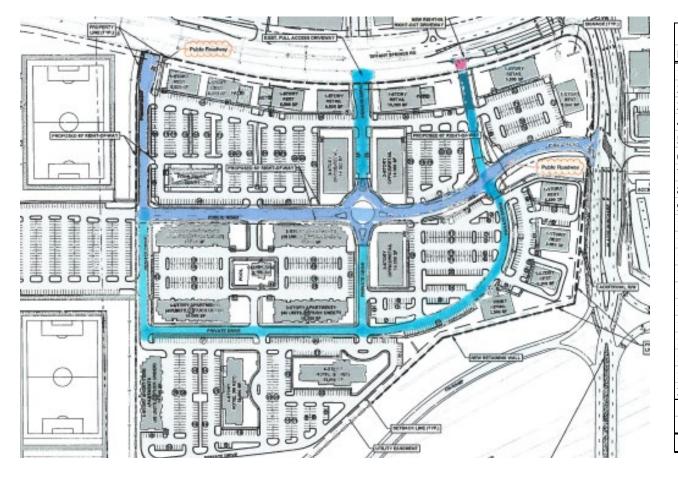
• New drive approaches, modifications to Platte Purchase Drive medians, public water, sewer, and other utilities.



Engin	eers Estimate				
Item	Description	Quantity	Unit	Unit Price	Extension
1	Clearing & Grubbing	11.18	AC	\$8,500.00	\$95,030.00
2	General Demolition (Storm, Lighting, Fence, etc.)	1	LS	\$10,000.00	\$10,000.00
2	Earthwork Import	10,235	CY	\$10.00	\$102,350.00
3	Unclassified Earthwork & Grading (Cut & Fill)	33,326	CY	\$3.00	\$99,978.00
4	Concrete Pavement	403	SY	\$100.00	\$40,300.00
5	Asphalt Pavement	187	SY	\$60.00	\$11,220.00
6	Concrete Medians	19	SY	\$110.00	\$2,090.00
7	Stamped & Colored Concrete Truck Aprons	0	SY	\$120.00	\$0.00
8	Concrete Sidewalk	0	SY	\$60.00	\$0.00
9	Concrete ADA Ramps	6	EA	\$3,500.00	\$21,000.00
10	Curb & Gutter	260	LF	\$25.00	\$6,500.00
11	Curb & Gutter	190	LF	\$25.00	\$4,750.00
12	Pavement Markings	120	LF	\$2.00	\$240.00
13	Temp Erosion Control	1	LS	\$25,000.00	\$25,000.00
14	Waterline	630	LF	\$120.00	\$75,600.00
15	Sanitary Sewer Structures	6	EA	\$7,000.00	\$42,000.00
16	Sanitary Sewer Pipe	1203	LF	\$65.00	\$78,195.00
17	Storm Sewer Structures	19	EA	\$5,500.00	\$104,500.00
18	Storm Sewer Pipe	1741	LF	\$65.00	\$113,165.00
19	Detention Pond	0.91	AC	\$50,000.00	\$45,500.00
				Sub-total =	\$877,418.00
	Design Contingency (10%) =				\$83,192.00
	Estimated Project Construction Cost =				

### Platte Purchase TIF Budget Project 13 aka MPD Phase 7

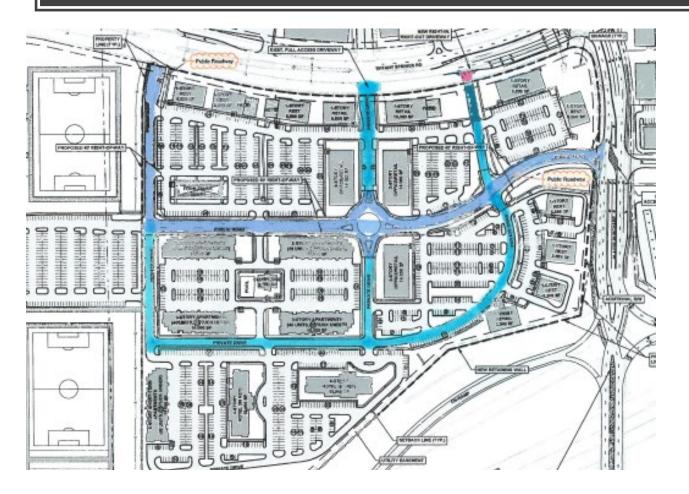
• New drive approaches, earthwork, public water, sewer, and other utilities.



Engine	eers Estimate				
Item	Description	Quantity	Unit	Unit Price	Extension
1	Clearing & Grubbing	35.03	AC	\$8,500.00	\$297,755.00
2	General Demolition (Storm, Lighting, Fence, etc.)	1	LS	\$5,000.00	\$5,000.00
3	Earthwork Import	454,956	CY	\$10.00	\$4,549,560.00
4	Unclassified Earthwork & Grading (Cut & Fill)	522,736	CY	\$3.00	\$1,568,208.00
5	Concrete Pavement	110	SY	\$100.00	\$11,000.00
6	Asphalt Pavement	0	SY	\$60.00	\$0.00
7	Concrete Medians	19	SY	\$110.00	\$2,090.00
8	Stamped & Colored Concrete Truck Aprons	0	SY	\$120.00	\$0.00
9	Concrete Sidewalk	0	SY	\$60.00	\$0.00
10	Concrete ADA Ramps	2	SY	\$3,500.00	\$7,000.00
11	Curb & Gutter	160	LF	\$25.00	\$4,000.00
12	3/4 Access Traffic Signal	0	LS	\$450,000.00	\$0.00
13	Pavement Markings	0	LF	\$2.00	\$0.00
14	Temp Erosion Control	1	LS	\$40,000.00	\$40,000.00
15	Waterline	1190	LF	\$120.00	\$142,800.00
16	Sanitary Sewer Structures	8	EA	\$7,000.00	\$56,000.00
17	Sanitary Sewer Pipe	1901	LF	\$65.00	\$123,565.00
18	Storm Sewer Structures	33	EA	\$5,500.00	\$181,500.00
19	Storm Sewer Pipe	2565	LF	\$65.00	\$166,725.00
20	Detention Pond	0.85	AC	\$50,000.00	\$42,500.00
				Sub-total =	\$7,197,703.00
		Design Contingency (10%) =			\$715,520.30
	Estimated Project Construction Cost =				

Platte Purchase TIF Budget Project 13 aka MPD Phase 7

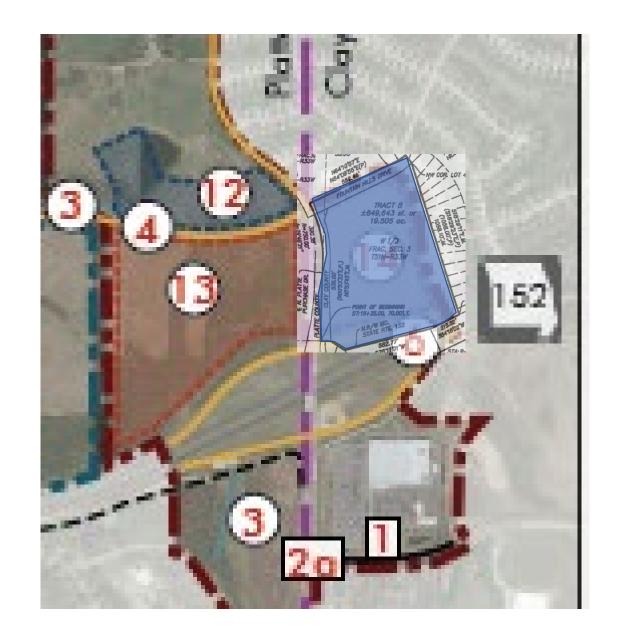
• New public roads connecting to Platte Purchase, Tiffany Springs, and City owned Soccer Complex



Engin	eers Estimate				
Item	Description	Quantity	Unit	Unit Price	Extension
1	Mobilization	2	LS	\$25,000.00	\$50,000.00
2	Clearing & Grubbing	7.2	AC	\$8,500.00	\$61,200.00
3	General Demolition (Storm, Lighting, Fence, etc.)	2	LS	\$10,000.00	\$20,000.00
4	Earthwork Import	39602	CY	\$10.00	\$396,020
5	Unclassified Earthwork & Grading (Cut & Fill)	47666	CY	\$3.00	\$142,998.00
6	Soil Modification of on-site material	0	CY	\$3.00	\$0.00
7	Sub-grade stabilization	28119.667	SY	\$6.00	\$168,718.00
		0			
8	Concrete Pavement	1830	SY	\$70.00	\$128,100.00
9	Asphalt Pavement	18770	SY	\$40.00	\$750,800.00
10	Concrete Medians	140	SY	\$75.00	\$10,500.00
11	Stamped & Colored Concrete Truck Aprons	175	SY	\$85.00	\$14,875.00
12	Concrete Sidewalk	7266	SY	\$45.00	\$326,970.00
13	Concrete Trail	250	SY	\$55.00	\$13,750.00
14	Curb & Gutter	9900	LF	\$20.00	\$198,000.00
15	Traffic Signal	1	LS	\$225,000.00	\$225,000.00
16	Street Lights	72	EA	\$9,000.00	\$648,000.00
17	Street Signage	2.4	LS	\$15,000.00	\$36,000.00
18	Pavement Markings	2.4	LS	\$15,000.00	\$36,000.00
19	Landscape	2.4	LS	\$100,000.00	\$240,000.00
20	Temp Erosion Control	2.4	LS	\$15,000.00	\$36,000.00
21	Waterline	2492	LF	\$75.00	\$186,900.00
22	Sanitary Sewer Structures	9	EA	\$4,500.00	\$40,500.00
23	Sanitary Sewer Pipe	1452	LF	\$50.00	\$72,600.00
24	Storm Sewer Structures	28	EA	\$4,000.00	\$112,000.00
25	Storm Sewer Pipe	3350	LF	\$45.00	\$150,750.00
				Sub-total =	\$4,065,681.00
		Design Contingency (5%) =  Total Design Fee (7%) =			\$203,284.05
					\$298,800.00
		Estimated Project Cost =			\$4,567,765.05

## Twin Creeks Village East CID

- The East CID was established by Ord. No. 200461 on June 25, 2020.
- The East CID's boundary is within the boundary of the Platte Purchase TIF.
- 50% of the East CID's revenues will be captured by the TIF as Economic Activity Taxes.



# Twin Creeks Village East CID

• The CID's purpose is to finance certain public infrastructure improvements through a 1% CID sales tax.

#### **Project Costs**

Street Improvements (Approaches and Modifications to N. Platte Purchase Drive and NW	
Fountain Hills Drive)	\$1,450,000
Public Utilities (storm sewer, water)	
Storm Sewer Extension	\$1,860,700
Waterline	\$181,800
Sanitary Sewer Extension	\$98,535
Subtotal	\$2,141,035
Site Improvements	
Mass Grading, Fill and Mobilization	\$970,381
Onsite Paving, Sidewalk & Curb	\$2,059,251
Landscape, Lights & Irrigation	\$626,500
Subtotal	\$3,656,132
Initial Start-Up Costs	\$30,000
Contingency	\$724,716.70
Total	\$8,001,883.70

### Platte Purchase TIF Budget Project 14 aka MPD Phase 8

• New drive approaches, modify Platte Purchase Drive and Fountain Hills Road for access, signalization access, public water, sewer, and other utilities.



Engin	eers Estimate				
Item	Description	Quantity	Unit	Unit Price	Extension
1	Clearing & Grubbing	17.04	AC	\$8,500.00	\$144,840.00
2	General Demolition (Storm, Lighting, Fence, etc.)	1	LS	\$10,000.00	\$10,000.00
3	Earthwork Import	40,809	CY	\$10.00	\$408,090.00
4	Unclassified Earthwork & Grading (Cut & Fill)	44,259	CY	\$3.00	\$132,777.00
5	Concrete Pavement	320	SY	\$100.00	\$32,000.00
6	Asphalt Pavement	467	SY	\$60.00	\$28,020.00
7	Concrete Medians	0	SY	\$110.00	\$0.00
8	Stamped & Colored Concrete Truck Aprons	0	SY	\$120.00	\$0.00
9	Concrete Sidewalk	0	SY	\$60.00	\$0.00
10	Concrete ADA Ramps	8	SY	\$3,500.00	\$28,000.00
11	Curb & Gutter	500	LF	\$25.00	\$12,500.00
12	3/4 Access Traffic Signal	1	LS	\$450,000.00	\$450,000.00
13	Pavement Markings	1220	LF	\$2.00	\$2,440.00
14	Landscape*	1	LS	\$6,000.00	\$6,000.00
15	Temp Erosion Control	1	LS	\$20,000.00	\$20,000.00
16	Waterline	2020	LF	\$120.00	\$242,400.00
17	Sanitary Sewer Structures	5	EA	\$7,000.00	\$35,000.00
18	Sanitary Sewer Pipe	1337	LF	\$65.00	\$86,905.00
19	Storm Sewer Structures	16	EA	\$5,500.00	\$88,000.00
20	Storm Sewer Pipe	2060	LF	\$65.00	\$133,900.00
21	Stormwater Detention Modifications	1	LS	\$50,000.00	\$50,000.00
22	Pool Driveway and Parking Improvements	1	LS	\$125,000.00	\$125,000.00
				Sub-total =	\$2,035,872.00
	Design Contingency (10%) =				\$191,087.20
	Estimated Project Construction Cost =				

### Request

 Approve Ordinance 210889, accepting the recommendations of the Tax Increment Financing Commission as to the Sixth Amendment to the Platte Purchase Development Plan; approving the Sixth Amendment; and directing the City Clerk to send copies of this ordinance.