

**13<sup>TH</sup> AMENDMENT TO THE  
11<sup>TH</sup> STREET CORRIDOR  
TAX INCREMENT FINANCING PLAN**

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**KANSAS CITY, MISSOURI**

**TIF COMMISSION APPROVAL:**

*N/A*

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<b>DATE</b>	<b>RESOLUTION No.</b>
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**CITY COUNCIL APPROVAL:**

**10/11/18**                      **180748**

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<b>DATE</b>	<b>ORDINANCE No.</b>
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**THIRTEENTH AMENDMENT  
TO THE  
11<sup>th</sup> STREET CORRIDOR  
TAX INCREMENT FINANCING PLAN**

**I. Introduction**

The Thirteenth Amendment to the 11th Street Corridor Tax Increment Financing Plan (the “Thirteenth Amendment”) shall modify the 11th Street Corridor Tax Increment Financing Plan, as approved by the City Council of the City of Kansas City, Missouri (the “City”) by Ordinance No. 921355 on December 10, 1992, and subsequently amended by Ordinance No. 940721, Ordinance No. 951478, Ordinance No. 960295, Ordinance No. 981334, Ordinance No. 991015, Ordinance No. 031223, Ordinance No. 041258, Committee Substitute for Ordinance No. 050325, Ordinance No. 120025, Ordinance No. 140285, and Ordinance No. 150328 (collectively, the “Plan”). The Plan provides a mechanism to conserve and revitalize a historic section of the central business district. The Plan identifies the rehabilitation of historic buildings such as the Poindexter, Centennial, Thayer Place, Hereford Building, Cancer Society Building, Deramus Building, the Fashionbilt Building, the Blossom House and the Lyric Theater. The Plan addresses construction of parking garages and the construction of office, commercial, and residential space. The Plan also provides that approximately 30% of the incremental economic activity taxes will be available for neighborhood grants to undertake façade, parking and streetscape improvements. The Thirteenth Amendment provides for modifications to the Plan, including without limitation (1) modifications to the description of the improvements within Redevelopment Project Area C, as described by the Plan (the “Redevelopment Project”), (2) modifications to the development schedule of the improvements contemplated by the Redevelopment Project, (3) modifications to the Budget of Redevelopment Project Costs related to the Redevelopment Project, and (4) such other modifications necessary to address changes to the Redevelopment Project. To the extent the Plan varies with the Thirteenth Amendment, the Plan shall be amended and superseded by the Thirteenth Amendment.

**II. Specific Amendments**

In accordance with the Thirteenth Amendment, the Plan shall be amended as follows:

**Amendment No. 1:** The first paragraph of Subsection 1.C of the Plan, entitled “Redevelopment Projects” shall be amended by the addition of the following:

“Redevelopment Projects B (Blossom House), a portion of C (10<sup>th</sup> & Wyandotte Garage), D (11th & Broadway, E (Centennial, Hereford, and Deramus Building Blocks), F (Thayer Place and parking for Quality Hill and Thayer Place), G1, G2 and G3 (Fashionbuilt and Tower II), H1 and H2 (Parking), I (State Street), L (Beeline and Jefferson Parking), M (Poindexter), U and V (9<sup>th</sup> Street Parking garage), X (Central Building), Y (Cathedral

Square), the Hereford Expansion Project, the Historic Neighborhood Project and the Crossroads Academy Expansion Project have been implemented. Implementation of the Lyric Theater renovation portion of Project C is anticipated to commence in Winter 2018, and includes the conversion of the Lyric Theater into a YMCA, along with the acquisition of parking as well as planning, design, and construction of all necessary private and public improvements, fixtures and appurtenances.

**Amendment No. 2:** Exhibit 4 of the Plan, “Estimated Redevelopment Project Costs,” shall be deleted and replaced with Exhibit 4, attached hereto.

**Amendment No. 3:** Exhibit 9 to the Plan, entitled “Development Schedule,” shall be supplemented with the addendum attached hereto as Exhibit 9B.

**Amendment No. 4:** Addendum to the Plan, entitled “Exhibit - Project C – Addendum, CONSTRUCTION TOTALS BY PROJECT AREA\* – PROJECT AREA C” is hereby deleted and replaced with the addendum attached hereto as Exhibit – Project C – Addendum, CONSTRUCTION TOTALS BY PROJECT AREA\* – PROJECT AREA C.

**Amendment No. 2**

**Exhibit 4 – Estimated Redevelopment Project Costs**

A	B	C	D	E	F
1	<b>EXHIBIT 4</b>				
2	<b>ELEVENTH STREET CORRIDOR TIF PLAN</b>				
3	<b>ESTIMATED REDEVELOPMENT PROJECT COSTS</b>				
4					
5					
6					
7					
8					
9	<b>TIF COMMISSION EXPENSES (1)</b>				
10	Estimated Reimbursable Costs for Plan Implementation	\$ 1,530,000	\$	1,530,000	
11	Final Development Plan Approval Fees				
12	(\$0.05 per square foot @ \$347,700)	17,385		17,385	
13	<b>TOTAL TIF COMMISSION EXPENSES</b>	<b>\$ 1,547,385</b>	<b>\$</b>	<b>1,547,385</b>	
14					
15	<b>PROJECT AREA A - HEREFORD BLOCK PARKING AREA</b>				
16	Estimated redevelopment project costs will be submitted at time a				
17	developers proposal is submitted for the project.				
18					
19	<b>PROJECT AREA B - PENNSYLVANIA &amp; 11TH STREET</b>				
20	<b>ASSIGNED AND ASSUMED BY WALNUT CREEK RANCH, LLC</b>				
21	<b>FROM ELEVENTH STREET CORRIDOR DEVELOPMENT CORP.</b>				
22	Acquisition	\$ 750,000	\$	-	
23	Blossom House Renovation				
24	General Contracting	481,763			
25	Site Work	115,325			
26	Concrete	212,550			
27	Masonry	536,898			
28	Metal	39,301			
29	Wood and Plastic	238,528			
30	Roofing	250,500			
31	Doors and Windows	358,884			
32	Finishes	224,677			
33	Hydraulic Elevator	90,350		90,350	
34	Mechanical and Fire Sprinkler	848,369		848,369	
35	Electrical	593,789			
36	Contingency	395,740			
37	Carriage House Rehab	625,000		625,000	
38	Blossom House New Construction (3,800 sq. ft. addition)	2,928,436			
39	Brockett & Griffen Rehab				
40	General Construction	18,013			
41	Concrete	16,967			
42	Masonry	72,450			
43	Metals	25,000			
44	Wood and Plastic	53,379			
45	Roofing & Gutters	27,579			
46	Doors & Windows	148,897		143,897	
47	Painting	34,711			
48	Pest Control	852			
49	Mechanical & Electrical	22,500			
50	Contingency	54,652			
51	Streetscaping	284,890		284,890	
52	Surface Parking	150,000			
53	Architect & Engineering	945,000			
54	Developer Fee	1,469,250			
55	<b>TOTAL PROJECT AREA B</b>	<b>\$ 12,014,250</b>	<b>\$</b>	<b>1,992,506</b>	
56					
57	<b>PROJECT AREA C - 10TH &amp; WYANDOTTE (3) (5)</b>				
58					
59					
60					
61	TIF Commission expenses	187,655			
62					
63	Conversion of Lyric Theater into a YMCA facility, with necessary parking and public improvements including construction, acquisition, planning, design and fixtures.	34,477,711		16,951,533	
64					
65					
66	Garage at 10th & Wyandotte	10,000,000		5,000,000	
67					
68	<b>TOTAL PROJECT AREA C</b>	<b>\$ 44,665,366</b>	<b>\$</b>	<b>21,951,533</b>	
69					
70	<b>PROJECT AREA D - 11TH &amp; BROADWAY (2)</b>				
71	Construction (97,000 s.f.)	\$ 9,000,000	\$	-	
72	Tenant Improvements	4,000,000		-	
73	Utility Relocation	200,000		200,000	
74	Streetscape @ \$200/s.f.			-	
75	Parking Garage (450 cars)	4,500,000		4,500,000	
76	Architect & Engineering	1,370,000		470,000	
77	<b>TOTAL PROJECT AREA D (4)</b>	<b>\$ 19,070,000</b>	<b>\$</b>	<b>5,170,000</b>	
78					

	A	B	C	D	E	F
79		<b>PROJECT AREA E</b>				
80		CENTENNIAL BUILDING BLOCK				
81		Asbestos Abatement	\$ 1,500,000	\$	-	
82		Interior Rehabilitation	1,700,000		-	
83		Future Interior Rehabilitation	640,000		-	
84		Parking Garage Improvements	735,000		735,000	
85		Exterior Improvements	750,000		750,000	
86		Future Rehabilitation	560,000		560,000	
87		Parking Upgrade (East Half Block 73)	350,000		350,000	
88		<b>TOTAL CENTENNIAL BUILDING BLOCK</b>	<b>\$ 6,235,000</b>	<b>\$</b>	<b>2,395,000</b>	
89						
90		HEREFORD BUILDING BLOCK				
91		Hereford Building Rehabilitation	\$ 3,350,000	\$	-	
92		Construction and Repair of Parking	350,000		350,000	
93		Electrical Service Upgrade	65,000		65,000	
94		<b>TOTAL HEREFORD BUILDING BLOCK</b>	<b>\$ 3,765,000</b>	<b>\$</b>	<b>415,000</b>	
95						
96		DERAMUS BUILDING BLOCK (BLOCK 89)				
97		Parking Improvements	\$ 105,000	\$	105,000	
98		<b>TOTAL DERAMUS BUILDING BLOCK (BLOCK 89)</b>	<b>\$ 105,000</b>	<b>\$</b>	<b>105,000</b>	
99						
100		RELATED COSTS				
101		Legal, Engineering, Architectural, Financing Expenses	\$ 100,000	\$	100,000	
102		<b>TOTAL RELATED COSTS</b>	<b>\$ 100,000</b>	<b>\$</b>	<b>100,000</b>	
103						
104		<b>PROJECT AREA F - THAYER PLACE RENOVATION</b>				
105		RENOVATION OF THAYER PLACE				
106		Acquisition Costs	\$ 350,000	\$	-	
107		Exterior Rehabilitation	290,000		290,000	
108		Streetscapes	80,000		80,000	
109		ADA & Building Code Compliance	115,000		115,000	
110		Upgrade Mechanical & Electrical Systems	205,000		-	
111		Public Area Finishes	200,000		-	
112		Tenant Area Finishes	700,000		-	
113		Architect & Engineering	97,000		24,250	
114		<b>TOTAL RENOVATION OF THAYER PLACE</b>	<b>\$ 2,037,000</b>	<b>\$</b>	<b>609,250</b>	
115						
116		THAYER PLACE PARKING				
117						
118		Acquisition Costs	\$ 1,172,000	\$	1,172,000	
119		Asbestos Abatement	100,000		100,000	
120		Demolition Costs	290,000		290,000	
121		Fashionbilt Modifications & Improvements	435,000		435,000	
122		Additional Parking Facilities	2,000,000		2,000,000	
123		Architect & Engineering	199,850		199,850	
124		<b>TOTAL THAYER PLACE PARKING</b>	<b>\$ 4,196,850</b>	<b>\$</b>	<b>4,196,850</b>	
125						
126						
127		QUALITY HILL PARKING				
128						
129		Acquisition Costs	\$ 925,000	\$	925,000	
130		Asbestos Removal	53,000		53,000	
131		Demolition	95,000		95,000	
132		Parking, Lighting and Streetscapes	135,000		135,000	
133		Architect & Engineering	60,400		60,400	
134		<b>TOTAL QUALITY HILL PARKING</b>	<b>\$ 1,268,400</b>	<b>\$</b>	<b>1,268,400</b>	
135						
136		<b>PROJECT AREA G1, G2 &amp; G3 - FASHIONBILT REDEVELOPMENT</b>				
137						
138		<b>PROJECT AREA G1 - FASHIONBILT REDEVELOPMENT</b>				
139		Acquisition Costs	\$ 353,571	\$	353,571	
140		Asbestos, Lead Paint Abatement	127,000		127,000	
141		Exterior Modifications & Improvements	435,000		435,000	
142		Streetscape @ \$200/s.f.				
143		ADA & Building Code Compliance	100,000		100,000	
144		Interior Renovation & New Service Core	4,400,000		-	
145		Architect & Engineering	541,557		101,557	
146		<b>TOTAL PROJECT AREA G1 (4)</b>	<b>\$ 5,957,128</b>	<b>\$</b>	<b>1,117,128</b>	
147						
148		<b>PROJECT AREA G2, H1 &amp; H2 PARKING</b>				
149		Acquisition Costs	\$ -	\$	-	
150		Parking Garage (400 Cars)	-		-	
151		Demolition	-		-	
152		Asbestos Abatement	-		-	
153		Streetscape @ \$200/s.f.	-		-	
154		Architect & Engineering	-		-	
155		<b>TOTAL PROJECT AREA G2, H1 &amp; H2</b>	<b>\$ -</b>	<b>\$</b>	<b>-</b>	
156						

A	B	C	D	E	F
157	<b>PROJECT AREA G3 IFTC - TOWER II BLOCK 36 (2)</b>				
158	Land Value	\$ 1,461,845	\$	-	
159	Tower II (207,777 square foot Office building)				
160	Construction Cost @ 77.24 per s.f.	16,047,828		-	
161	Architectural Fees @ 3.48 per s.f.	722,152		-	
162	Special Inspection Fees	150,000		-	
163	Construction Management Fee	100,000		-	
164	Miscellaneous	50,000		-	
165	Contingency	200,000		-	
166	Tenant Finish Office @ \$30 per s.f.	6,233,310		-	
167	Streetscape Improvements				
168	Streetscape Improvements (800 lineal feet @ \$175 per foot)	140,000		140,000	
169	Additional Landscaping	200,000		200,000	
170	Arch/Eng/Consulting Fees @ 5%	7,000		7,000	
171	<b>TOTAL PROJECT AREA G3</b>	<b>\$ 25,312,135</b>	<b>\$</b>	<b>347,000</b>	
172					
173	<b>PROJECT H1 BANK STREET PARKING (2)</b>				
174	Acquisition Costs	\$ 502,428	\$	502,428	
175	Parking Garage (400 cars)	4,000,000		4,000,000	
176	Demolition	135,000		135,000	
177	Asbestos Abatement	9,000		9,000	
178	Streetscape @ \$200/s.f				
179	Architect & Engineering	464,643		464,643	
180	<b>TOTAL PROJECT AREA H1</b>	<b>\$ 5,111,071</b>	<b>\$</b>	<b>5,111,071</b>	
181					
182	<b>PROJECT AREA H3</b>				
183	Estimated redevelopment project costs will be submitted at time a				
184	developer proposal is submitted for the project.				
185	<b>TOTAL PROJECT AREA H3</b>				
186					
187	<b>PROJECT AREA I - EAST SIDE OF PENNSYLVANIA btw 7TH &amp; 9TH/IFTC CENTER</b>				
188	Land	\$ 5,110,000	\$	1,778,000	
189	Office Building				
190	Construction Cost	12,547,219		-	
191	Site Work	1,219,000		286,558	
192	Tunnel Span	135,000		135,000	
193	Storm/San Sewer Relocate	219,000		219,000	
194	Arch/Eng/Consultant	1,627,000		100,000	
195	Tenant Finish	3,750,000		-	
196	Streetscape	221,322		221,322	
197	North Garage (1009 spaces)	10,199,000		8,130,550	
198	South Garage (192 spaces)	2,399,925		1,919,925	
199	Additional Funds Available from Resolution 2-22-03			5,105,444	
200	<b>TOTAL PROJECT AREA I (6)</b>	<b>\$ 37,427,466</b>	<b>\$</b>	<b>17,895,799</b>	
201					
202	<b>PROJECT AREA J - PENNHILL APARTMENTS</b>				
203	Estimated redevelopment project costs will be submitted at time a				
204	developer proposal is submitted for the project.				
205					
206	<b>PROJECT AREA K - RIO VISTA APARTMENTS</b>				
207	Estimated redevelopment project costs will be submitted at time a				
208	developer proposal is submitted for the project.				
209					
210	<b>PROJECT AREA L - BEELINE STREET &amp; JEFFERSON</b>				
211	Acquisition Costs	\$ 675,000	\$	675,000	
212	Demolition Cost	65,000		65,000	
213	Surface Parking Lot (160 cars)	350,000		350,000	
214	Streetscape @ \$200/s.f.				
215	Asbestos Abatement	35,000		35,000	
216	<b>TOTAL PROJECT AREA L (4)</b>	<b>\$ 1,125,000</b>	<b>\$</b>	<b>1,125,000</b>	
217					
218					
219	<b>PROJECT AREA M - POINDEXTER BUILDING Per Second Amendment (2)</b>				
220	Acquisition Costs	\$ 3,160,000	\$	-	
221	Survey	6,283		-	
222	Environmental Remediation	14,655		14,655	
223	Asbestos Abatement (Gatlin)	50,000		50,000	
224	Interior Demolition (Gatlin)	76,600		76,600	
225	Interior Demolition (Poindexter)	103,300		51,650	
226	Lead Pain Abatement (Poindexter)	241,445		120,723	
227	Architect/Consultant Fees	500,000		80,690	
228	Code/ADA Requirements	100,000		100,000	
229	Floor Leveling (incl. Gatlin steel)	821,000		821,000	
230	Topping for Poindexter Wood Floors	377,000		377,000	
231	Elevator (Gatlin/Poindexter transition)	150,000		150,000	
232	Utility System Upgrades	100,000		100,000	
233	Gatlin Façade Rehabilitation	760,000		760,000	
234	Roof Flashing & Repair	229,000		-	
235	Repair Understreet Tunnel	50,000		50,000	
236	Masonry Wall Tuckpoint Rehab	102,000		102,000	
237	Window Rehabilitation	172,000		172,000	
238	General Construction	6,739,000		-	
239	Tenant Finish (250,000 @ \$20/s.f.)	5,000,000		-	
240	<b>TOTAL PROJECT AREA M</b>	<b>\$ 18,762,283</b>	<b>\$</b>	<b>3,026,318</b>	
241					

A	B	C	D	E	F
242	<b>PROJECT AREA N - 8TH &amp; BROADWAY</b>				
243	Estimated redevelopment project costs will be submitted at time a				
244	developer proposal is submitted for the project.				
245					
246	<b>PROJECT AREA O - QUALITY HILLS APARTMENT PARKING LOT</b>				
247	Estimated redevelopment project costs will be submitted at time a				
248	developers proposal is submitted for the project.				
249					
250	<b>PROJECT AREA P - WEST SIDE OF WASHINGTON BETWEEN 7TH &amp; 9TH</b>				
251	Estimated redevelopment project costs will be submitted at time a				
252	developer proposal is submitted for the project.				
253					
254	<b>PROJECT AREA Q - 7TH &amp; WASHINGTON</b>				
255	Estimated redevelopment project costs will be submitted at time a				
256	developer proposal is submitted for the project.				
257					
258	<b>PROJECT AREA R - 9TH &amp; PENNSYLVANIA</b>				
259	Estimated redevelopment project costs will be submitted at time a				
260	developer proposal is submitted for the project.				
261					
262	<b>PROJECT AREA S - 9TH &amp; BROADWAY</b>				
263	Estimated redevelopment project costs will be submitted at time a				
264	developer proposal is submitted for the project.				
265					
266	<b>PROJECT AREA T - 219 W. 9TH</b>				
267	Estimated redevelopment project costs will be submitted at time a				
268	developer proposal is submitted for the project.				
269					
270	<b>PROJECT AREA U - 9TH &amp; MAY STREETS</b>				
271	Construction of 200 space parking garage @ \$8,500/space				
272					
273	<b>PROJECT AREA V - 9TH &amp; CENTRAL</b>				
274	Construction of 328 space parking garage @ \$8,500/space				
275					
276	<b>PROJECTS U &amp; V - 9TH STREET GARAGE (984 space parking garage)</b>				
277	Land				
278	Land Costs	\$	921,474	\$	-
279	Demolition		40,000		40,000
280	Parking Structure				
281	Construction Cost Base (\$2,000 per space)		1,968,000		-
282	Construction Cost Reimbursable (\$9,309 per space)		9,159,888		9,159,888
283	Architectural Fees (@ 5.5%)		612,034		503,794
284	Affirmative Action Consulting Fee		5,000		5,000
285	Engineering and Consulting Fees		111,279		91,599
286	Streetscape Improvements				
287	Streetscape Improvements (560 lineal feet @ \$175 per foot)		98,000		98,000
288	Add'l Landscape Enhancements		193,000		193,000
289	Arch/Eng/Consulting Fees @ 5%		14,550		14,550
290	<b>TOTAL PROJECT AREAS U &amp; V</b>	<b>\$</b>	<b>13,123,225</b>	<b>\$</b>	<b>10,105,831</b>
291					
292					
293	<b>PROJECT AREA W - SOUTHSIDE OF 9TH STREET AT CENTRAL</b>				
294	Construction of 636 space parking garage @ \$8,500/space				
295					
296	<b>PROJECT X - 700 CENTRAL BUILDING</b>				
297	Cost of Land and Building	\$	525,000	\$	-
298	700 Central Building (75,000 square feet)				
299	Construction Cost @ \$38 per s.f.		2,874,000		-
300	Façade Rehabilitation		609,000		609,000
301	Demolition		333,000		333,000
302	Architectural Fees @ 6.5%		248,040		61,230
303	Engineering and Consulting Fees		75,000		18,514
304	Environmental Remediation		10,000		10,000
305	Affirmative Action Consulting Fee		5,000		5,000
306	Tenant Finish Office @ 27.5 per s.f.		2,062,500		-
307	Streetscape Improvements				
308	Streetscape Improvements (280 lineal feet @ \$175 per foot)		544,000		544,000
309	Arch/Eng/Consulting Fees @ 7%		35,360		35,360
310	<b>TOTAL PROJECT X</b>	<b>\$</b>	<b>7,320,900</b>	<b>\$</b>	<b>1,616,104</b>
311					
312	<b>PROJECT Y - CATHEDRAL SQUARE (3)</b>				
313	Land Value	\$	5,805,648	\$	-
314	Building One (Building Area 125,000 s.f.)				
315	Construction Cost @ \$96 per s.f.		12,197,699		100,000
316	Tenant Finish Office @ \$30 per s.f.		3,825,000		
317	Financing Costs		500,000		
318	Streetscape Improvements 402 LF (\$175 per s.f.)		70,277		70,277
319	Arch/Eng/Consulting Fees @ 5%		3,514		3,514
320	Plaza Area - Construction Costs @ \$20 per s.f.		2,550,000		2,550,000
321	Parking Structure - Number of Spaces (1,300)				
322	Construction Cost Base (\$2,000 per space)		2,600,000		
323	Construction Cost Reimbursable (\$11,813 per space)		15,357,420		15,357,420
324	<b>TOTAL PROJECT Y</b>	<b>\$</b>	<b>42,909,558</b>	<b>\$</b>	<b>18,081,211</b>
325					



	A	B	C	D	E	F
326		<b>HISTORIC NEIGHBORHOOD PROJECT</b>				
327		Streetscape Improvements	\$ 2,075,100	\$	2,075,100	
328		1021 Pennsylvania Façade Improvement	35,000		35,000	
329		1029 Pennsylvania Façade Improvement	25,000		25,000	
330						
331		1032 Pennsylvania (Blossom House) Façade Improvement	110,000		110,000	
332		Other Improvements	586,300		586,300	
333		Holiday Lighting	1,260,000		900,000	
334		<b>TOTAL HISTORIC NEIGHBORHOOD PROJECT (2)</b>	<b>\$ 4,091,400</b>	<b>\$</b>	<b>3,731,400</b>	
335						
336		<b>HEREFORD EXPANSION</b>				
337		Existing Building Value	\$ 9,100,000	\$	-	
338		Building Addition - Area of Addition 44,538 s/f				
339		Construction Cost \$102.00 \$/sf	4,542,876		350,000	
340		Area of Existing Building 80,462 s/f				
341		Remodeling of Existing Space	1,319,576			
342		Construction Interest	523,000			
343		Leasing Commission	1,300,000			
344		Argus Relocation Costs	100,000			
345		Parking Structure - Number of Spaces - 228				
346		Cost per Space (Hereford) \$10,000 \$/space	2,280,000		1,824,000	
347		Offsite Parking	625,000			
348		Number of Spaces				
349		Cost per Space (Hope Lodge)	750,000		600,000	
350		Contingency	300,000			
351		<b>TOTAL HEREFORD EXPANSION</b>	<b>\$ 20,840,452</b>	<b>\$</b>	<b>2,774,000</b>	
352						
353		<b>CROSSROADS ACADEMY - EXPANSION (1009 &amp; 1015 CENTRAL) (7)</b>				
354		Acquisition	\$ 2,550,000	\$	2,550,000	
355		Demolition Costs	80,000		80,000	
356		Environmental	10,000		10,000	
357		Interior Rehabilitation	1,740,000		1,740,000	
358		ADA Elevator	150,000		150,000	
359		Exterior Improvements	250,000		250,000	
360		Architectural & Engineering	220,000		220,000	
361		Project Management	70,000		70,000	
362		Miscellaneous Costs	40,000			
363		Contingency	258,500		250,000	
364		Financing Costs	180,000		180,000	
365		Future Building Addition	1,352,925			
366		TIF Fees	10,000			
367		Legal Fees	50,000			
368		<b>TOTAL CROSSROADS ACADEMY EXPANSION</b>	<b>\$ 6,961,425</b>	<b>\$</b>	<b>5,500,000</b>	
369						
370						
371		<b>TOTAL ALL PROJECTS</b>	<b>\$ 283,936,294</b>	<b>\$</b>	<b>110,081,786</b>	

**Amendment No. 3  
Exhibit 9B**

**Supplement - Development Schedule – Project Area C (Lyric Theater and Related  
Parking and Public Improvements)**

- |    |                        |             |
|----|------------------------|-------------|
| 1. | Land Acquisition       | Winter 2018 |
| 2. | Construction Begins    | Winter 2018 |
| 3. | Substantial Completion | Spring 2021 |

**Amendment No. 4  
Exhibit - Project C - Addendum**

**CONSTRUCTION TOTALS BY PROJECT AREA\* – PROJECT AREA C**

	<b>New Construction</b>	<b>Existing Structures to REMAIN as is</b>	<b>Existing Structures to be REHABBED</b>	<b>Total</b>	<b>Existing Structures to be DEMOLISHED</b>
<b>Square feet of <u>Office</u> space</b>	0	0	0	0	N/A
<b>Square feet of <u>Retail</u> space</b>	0	0	0	0	N/A
<b>Square feet <u>Institutional</u> space</b>	0	0	160,000	160,000	N/A
<b>Square feet <u>Industrial</u> Space</b>	0	0	0	0	N/A
<b>Total Square Feet</b>	0	0	160,000	160,000	N/A

<b>Number of Dwelling Units</b>	0	0	0	0	N/A
<b>Number of Motel Rooms</b>	0	0	0	0	N/A
<b>Number of Parking Spaces – 10<sup>th</sup> &amp; Wyandotte</b>	300	0	0	300	1
<b>Number of Parking Spaces - Lyric</b>	155	0	0		0

ORDINANCE NO. 180748

Approving the Thirteenth Amendment to the 11th Street Corridor Tax Increment Financing Plan; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act"), the City Council of Kansas City, Missouri (the "Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, as amended, passed on June 18, 2015 (the "Authorizing Ordinances") created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission");and

WHEREAS, on December 10, 1992, the Council passed Ordinance No. 921355, which accepted the recommendations of the Commission as to the approval of the 11th Street Corridor Tax Increment Financing Plan (the "Redevelopment Plan" or "Plan") and the designation of the Redevelopment Area described thereby as a Conservation Area, and authorized the Commission to take all such action as may be needed to effectuate the Redevelopment Plan; and

WHEREAS, the City Council amended the Redevelopment Plan by its passage of the following: Ordinance No. 940721, Ordinance No. 951478, Committee Substitute for Ordinance No. 960295, Ordinance No. 981334, Ordinance No. 991015, Ordinance No. 031223, Ordinance No. 041258, Committee Substitute for Ordinance No. 050325, Ordinance No. 120025, and Ordinance No. 140285 Ordinance No. 150328; and

WHEREAS, the proposed Thirteenth Amendment to the Plan ("Thirteenth Amendment") will modify (A) the Budget of Redevelopment Project Costs, attached to and incorporated within the Plan and such modification will not increase the aggregate amount of reimbursable Redevelopment Project Costs and (B) Development Schedule attached to the Plan; and

WHEREAS, the modifications to the proposed Thirteenth Amendment do not alter the exterior boundaries of the Redevelopment Area or any Redevelopment Project Area described by the Plan, affect the general land uses described by the Plan or change the nature of the any Redevelopment Project described by the Plan; and

WHEREAS, all proper parties have been duly notified of the proposed Thirteenth Amendment in accordance with Section 99.825 and Section 99.830 of the Act; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

ORDINANCE NO. 180748

Section 1. That the Thirteenth Amendment to the 11th Street Corridor Tax Increment Financing Plan is hereby approved.

Section 2. All terms used in this ordinance, not otherwise defined herein, shall have such meanings ascribed to them in the Act and in the Redevelopment Plan.

Section 3. The City Council hereby finds that good cause has been shown that the required statutory findings of the City Council documented in Ordinance Nos. 921355, 940721, 951478, 960295, 981334, 991015, 031223, 041258, 050325, 120025, 140285 and 150328 are not affected by the Thirteenth Amendment and following findings apply equally to the Thirteenth Amendment:

- (a) The Redevelopment Area as a whole is a conservation area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan, as amended by the Thirteenth Amendment, and the utilization of tax increment financing;
- (b) The areas selected as Redevelopment Projects include only those parcels of real property and improvements which will be directly and substantially benefited by the public improvements described by the Redevelopment Plan, as amended by the Thirteenth Amendment;
- (c) The Redevelopment Plan, as amended by the Thirteenth Amendment, and each Redevelopment Project, conform to the comprehensive plan for the development of the City as a whole;
- (d) The estimated dates of completion of the respective Redevelopment Projects and retirement of any obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Thirteenth Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project authorized by the Plan, as amended;
- (e) A plan has been developed for relocation assistance for businesses and residences;
- (f) The Thirteenth Amendment does not alter the cost-benefit analysis previously incorporated within the Redevelopment Plan.
- (g) The Thirteenth Amendment does not include the initial development or redevelopment of any gambling establishment; and
- (h) A study has been completed and the findings of such study satisfy the requirements set out in subdivision (1) of Section 99.810, RSMo.

ORDINANCE NO. 180748

Section 4. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.

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Approved as to form and legality:

  
\_\_\_\_\_  
Brian T. Rabineau  
Assistant City Attorney



Authenticated as Passed

  
\_\_\_\_\_  
Sly James, Mayor

  
\_\_\_\_\_  
Marilyn Sanders, City Clerk

OCT 11 2018

\_\_\_\_\_  
Date Passed