

NINTH AMENDMENT TO THE ELEVENTH STREET CORRIDOR

TAX INCREMENT FINANCING PLAN

KANSAS CITY, MISSOURI


TIF Commission Approval:

2/9/05 2-7-05
Date Resolution No.

City Council Approval:

3/24/05 050325
Date Ordinance No.

Attached herewith is a true and correct copy of the Eleventh Street Corridor TIF Plan that was approved by the Tax Increment Financing Commission of Kansas City, Missouri, by Resolution No. 2-7-05, at a public hearing that was duly noticed and held on 2/9/05.


Chairman

ADDENDUM

- TAB 1 Exhibit 1, Legal Description - Revised**
- TAB 2 Exhibit 1 – A, Map - Revised**
- TAB 3 Exhibit 4, Estimated Redevelopment Project Costs - Revised**

NINTH AMENDMENT
TO THE
ELEVENTH STREETCORRIDOR
TAX INCREMENT FINANCING PLAN

I. Introduction

This Ninth Amendment to the Eleventh Street Corridor Tax Increment Financing Plan (the “Ninth Amendment”) is intended to amend the Eleventh Street Corridor Tax Increment Financing Plan as approved by Ordinance No. 921355 (referred to herein as the “Plan”) and subsequently amended by Ordinance No. 940721,95478, 960295, 981334, 991051, 031223 and 041258. The Ninth Amendment is designed to expand the existing Eleventh Street Corridor Tax Increment Financing Plan to include the area generally bounded by 11th Street on the north, 13th Street on the south, Central Avenue on the west and Wyandotte Street on the east; an area generally bound by 14th Street on the south, 13th Street on the north, Washington Street on the west and Broadway on the east; to include the area generally bounded by Hereford Drive on the south, Summit Street on the west, Jefferson Street on the east and 10th Street on the north; to include the area generally bounded by 9th Street on the north, Pennsylvania Street on the east, 10th Street on the south, and Jefferson Street on the west; to include the area generally bounded by Broadway on the west, May Street and Central Street on the east, 9th Street on the north and 10th Street on the south; to include all streetscapes within and adjacent to either side of the boundaries that are essential to the preparation of the 11th Street Corridor TIF Plan; to include building facades and parking facilities within the boundaries, and to allow \$50,000 from the 11th Street Corridor Neighborhood Cooperative Improvement Fund to be allocated, annually, for holiday lighting in the plan area. The inclusion of these areas will make properties and streetscapes located within and adjacent to these areas and properties within these areas eligible for assistance through the Neighborhood Improvement Fund. To the extent the Plan varies with the Ninth Amendment, said Plan shall be amended and superseded thereby. Except for those specific amendments set forth herein, the Plan remains unchanged and shall remain in full force and effect.

II. Plan Text Amendments

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

Amendment No. 1 Exhibit No. 1 of the Plan, entitled “Legal Description of the Redevelopment Area,” shall be amended by the addition of Exhibit No. 1 – “Legal Descriptions of Additional Properties.”

Amendment No. 2 Exhibit No. 1-A of the Plan, entitled “Map,” shall be deleted and a new, revised map attached hereto as Exhibit No. 1 – A shall be inserted in its stead.

Amendment No. 3 Exhibit No. 4 of the Plan, entitled “Estimated Redevelopment Project Costs,” shall be deleted and a new, revised Exhibit No. 4, entitled “Estimated Redevelopment Project Costs – Revised” shall be inserted in its stead.

Amendment No. 4 Subsection 1.A. of the Plan, “Summary,” shall be revised to state the following:

The Eleventh Street Corridor Tax Increment Financing Plan (the “Plan”) calls for the rehabilitation of the Centennial Building and the attached parking garage; development of the Cathedral Square Project including two office buildings and an underground parking garage; upgrade of utilities and provision of additional parking; completion of streetscape improvements and historic preservation with the area, including 1021, 1029, and 1032 Pennsylvania Avenue, 1021, 1025 and 1033 Jefferson and renovation of existing structures for additional office space; rehabilitation and renovation of the Thayer Place; rehabilitation and renovation of the Poindexter Building; rehabilitation and renovation of the 700 Central Building and development of additional office, commercial and residential space; together with all necessary utilities, **including holiday lighting on and adjacent to Barney Allis Plaza, public improvements and appurtenances throughout the Redevelopment Plan Area.**

TAB 1

11th Street Corridor TIF – 9th Amendment
Exhibit 1
Legal Description – Revised

9th Amendment Expansion Area No. 1

Beginning at the point of intersection of the westerly right-of-way line of Central Street and the northerly right-of-way line of Twelfth Street, thence easterly along the northerly right-of-way line of Twelfth Street to its point of intersection with the easterly right-of-way line of Wyandotte Street, thence southerly along the easterly right-of-way line of Wyandotte Street to its point of intersection with the southerly right-of-way line of Thirteenth Street, thence westerly along the southerly right-of-way line of Thirteenth Street to its point of intersection with the westerly right-of-way line of Central Street, thence northerly along the westerly right-of-way line of Central Street to the Point of Beginning, all now included in and a part of Kansas City, Jackson County, Missouri.

9th Amendment Expansion Area No. 2

Beginning at the point of intersection of the westerly right-of-way line of Washington Street and the northerly right-of-way line of Thirteenth Street, thence easterly along the northerly right-of-way line of Thirteenth Street to its point of intersection with the easterly right-of-way line of Broadway, thence southerly along the easterly right-of-way line of Broadway to its point of intersection with the southerly right-of-way line of Fourteenth Street, thence westerly along the southerly right-of-way line of Fourteenth Street to its point of intersection with the westerly right-of-way line of Washington Street, thence northerly along the westerly right-of-way line of Washington to its Point of Beginning, all now included in and a part of Kansas City, Jackson County, Missouri.

9th Amendment Expansion Area No. 3

Beginning at the point of intersection of the westerly right-of-way line of Summit Street and the northerly right-of-way line of Tenth Street, thence easterly along the northerly right-of-way line of Tenth Street to its point of intersection with the easterly right-of-way line of Jefferson Street, thence southerly along the easterly right-of-way line of Jefferson Street to its point of intersection with the southerly right-of-way line of Hereford Drive, thence west-northwesterly along the southerly right-of-way line of Hereford Drive to its point of intersection with the westerly right-of-way line of Summit Street, thence northerly along the westerly right-of-way line of Summit Street to the Point of Beginning, all now included in and a part of Kansas City, Jackson County, Missouri.

9th Amendment Expansion Area No. 4

Beginning at the northeast corner of Block 8 of Gates Addition, thence easterly along the southerly right-of-way line of Ninth Street to the point of intersection of the southerly right-of-way line of Ninth Street and the easterly right-of-way line of Pennsylvania

Avenue, thence southerly approximately 306.40 feet along the easterly right-of-way line of Pennsylvania Avenue to its point of intersection with the centerline of the vacated alley to the west extended, thence westerly along the centerline of the vacated alley extended to its point of intersection with the westerly right-of-way line of Pennsylvania Avenue, thence westerly 127.65 feet to its point of intersection with the centerline of the vacated alley to the west, thence north 152.84 feet, thence west 12 feet, thence north 23.14 feet, thence east 1 foot, thence north 25 feet to the southerly right-of-way line of Ninth Street, thence east along the southerly right-of-way line of Ninth Street to the Point of Beginning, all now included in and a part of Kansas City, Jackson County, Missouri.

9th Amendment Expansion Area No. 5

Beginning at the point of intersection of the westerly right-of-way line of Broadway and the northerly right-of-way line of Ninth Street, thence easterly along the northerly right of way line of Ninth Street to its point of intersection with the easterly right-of-way line of May Street, thence southerly along the easterly right-of-way line of May Street to its point of intersection with the northerly lot line of Lot 10 in Block 4 of Ashburn's Addition, thence easterly along the northerly lot line of said Lot 10 extended to its point of intersection with the easterly right-of-way line of Central Street, thence southerly along the easterly right-of-way line of Central Street to its point of intersection with the southerly right-of-way line of Tenth Street, thence westerly along the southerly right-of-way line of Tenth Street to its point of intersection with the easterly right-of-way line of Broadway, thence southerly along the easterly right-of-way line of Broadway to its point of intersection with the northerly right-of-way line of Eleventh Street, thence westerly along the northerly right-of-way line of Eleventh Street to its point of intersection with the westerly right-of-way line of Broadway, thence northerly along the westerly right-of-way line of Broadway to its Point of Beginning, all now included in and a part of Kansas City, Jackson County, Missouri.

11th Street Corridor TIF- 9th Amend. - Expansion Properties

Area	Address	Legal Description
1	1230 Wyandotte Street	REIDS ADD ALL LOTS 1 THRU 13 BLK "C" OF REIDS ADD REST OF & LOTS 7 THRU 28 BLK 3 OF REIDS ADD
2	415 W 13th Street	BROADWAY ADD LOTS 20-24 BLK 1 (EX PT IN ST) & LOTS 1-11 BLK 2 & LOTS 1-5 BLK 1-5 BLK 1 BALIS PLACE & ALL OF LOTS 2-9 LAWTON PLACE (EX PTS IN STS) & S 108' OF LOTS 1-3 & S 100' OF LOT 4 BLK 1 CASE SUB & ALL VAC ALLEYS & VAC 13TH ST
3	1020 Jefferson Street	COATES ADD BEG AT NE COR BLK 9TH S 343.94 FT TO A PT 35 FT NOF SE COR LOT 10 TH W 128 FT TH N 12.37 FT TH W 8 FT TH N 52.7 FT TO N LI LOT 14 TH W 120 FT TO E LI SUMMIT ST TH N 278.14 FT TO SE COR 10TH & SUMMIT STS TH E 256 FT TO PT OF BEG BEING ALL LOTS 1 THRU 9 & PRT OF LOTS 10 13 & 14 ALL LOTS 15 16 17 BLK 9 & VAC ALLEY BET & ADJ
3	1032 Jefferson Street	S 35 FT LOT 10 BLOCK 9 E 1/2 VAC ALLEY W OF ADJ COATES
3	710 Hereford Drive	COATES ADD PRT OF LOTS 11 THRU 14 BLK 9 & PRT OF VAC ALLEY BEG 2 FT W OF NE COR SD LOT 14 TH W ALG N LI TO E LI HEREFORD DR TH S ALG SD E LI TO NLY LI 11TH ST TH SELY ALG SD NLY LI TO W LI JEFFERSON ST TH N ALG SD W LI TO NE COR SD LOT 11 TH W ALG SD N LI & SD LI PROLG W TO C/L VAC ALLEY TH N ALG SD C/L TO A PT 52.75 FT S OF N LI PROLG E OF SD LOT 14 TH W 8 FT TH N 52.75 FT TO BEG
4	910 Pennsylvania Ave.	COATES ADD ALL LOTS 6 THRU 11 & PRT LOTS 14 15 16 17 BLK 8 & ADJ VAC ALLEYS BEG NE COR BLK 8 TH 306.40 FT M/L TO C/L VAC ALLEY TH W 127.65 FT TO C/L VAC ALLEY TH N 105.53 FT TH W 25.92 FT TH N 152.84 FT TH W 12 FT TH N 23.14 FT TH E 1 FT TH N 25 FT TO S LI 9TH ST TH E 165 FT TO POB
5	905 Broadway Blvd.	ASHBURNS ADD LOTS 3 & 4 BLK 5
5	909-911 Broadway Blvd.	ASHBURNS ADD LOTS 5 THRU 7 BLK 5
5	915 Broadway Blvd.	ASHBURNS ADD LOTS 8 BLK 5
5	917-21 Broadway Blvd.	ASHBURNS ADD LOTS 9-11 BLK 5
5	923-29 Broadway Blvd.	ASHBURNS ADD LOTS 12-15 BLK 5
5	931 Broadway Blvd.	ASHBURNS ADD LOT 16 BLK 5
5	935 Broadway Blvd.	ASHBURNS ADD LOT W 75 FT LOTS 17 & 18 BLK 5
5	314 W 10th Street	E 67 FT LOT 17 & E 67 FT LOT 18 BLK 5 ASHBURNS ADD
5	920 Central Street	ASHBURNS ADD LOTS 10 & 11 BLK 4
5	221 W 10TH Street	LOTS 1 2 3 & 4 BLK 12 ASHBURNS ADD

TAB 2

TAB 2



Prepared by the Economic Development Corporation of Kansas City, Missouri JCP 12/1/99

EDC 11th Street Corridor - 9th Amendment

No Scale



TAB 3

EXHIBIT 4

ESTIMATED REDEVELOPMENT PROJECT COSTS - REVISED

**EXHIBIT 4
ELEVENTH STREET CORRIDOR TIF PLAN
ESTIMATED REDEVELOPMENT PROJECT COSTS**

COMMISSION EXPENSES ¹	AMOUNT	REIMBURSABLE EXPENSES
1 Estimated Reimbursable Costs for Plan Implementation	\$ 330,000	\$ 330,000
2 Final Development Plan Approval Fees (\$.05/sq. ft.)	17,385	17,385
SUBTOTAL	\$ 347,385	\$ 347,385
PROJECT AREA A -- HEREFORD BLOCK PARKING AREA	Estimated redevelopment project costs will be submitted at time a developers proposal is submitted for the project.	
PROJECT AREA B -- PENNSYLVANIA & 11TH STREET		
a. Acquisition	\$ 750,000	\$ -
b. Blossom House Renovation		
General Contracting	481,763	
Site Work	115,325	
Concrete	212,550	
Masonry	536,898	
Metal	39,301	
Wood and Plastic	238,528	
Roofing	250,500	
Doors and Windows	358,884	
Finishes	224,677	
Hydraulic Elevator	90,350	90,350
Mechanical and Fire Sprinkler	848,369	848,369
Electrical	593,789	
Contingency	395,740	
SUBTOTAL	4,386,674	938,719
c. Blossom House New Construction 3,800 sq.ft. addition	2,928,436	
d. Carriage House Rehab	625,000	625,000
e. Brockett & Griffen Rehab		
General Construction	18,013	
Concrete	16,967	
Masonry	72,450	
Metals	25,000	
Wood and Plastic	53,379	
Roofing & Gutters	27,579	
Doors & Windows	148,897	143,897
Painting	34,711	
Pest Control	852	
Mechanical & Electrical	22,500	
Contingency	54,652	
SUBTOTAL	475,000	143,897
f. Streetscaping	284,890	284,890
g. Surface Parking	150,000	
h. Architect & Engineering	945,000	
i. Developer Fee	1,469,250	
SUBTOTAL		
TOTAL	\$ 12,014,250	\$ 1,848,609
PROJECT AREA C -- 10TH & WYANDOTTE	Estimated redevelopment project costs will be submitted at time a developers proposal is submitted for the project.	
PROJECT AREA D -- 11TH & BROADWAY ²		
a. Construction (97,000 s.f.)		
b. Tenant Improvements	\$ 9,000,000	\$ -
c. Utility Relocation	4,000,000	-
d. Streetscape @\$200/s.f	200,000	200,000
e. Parking Garage (450 cars)		-
f. Architect & Engineering	4,500,000	4,500,000
SUBTOTAL ⁴	1,370,000	470,000
PROJECT AREA E		
1 CENTENNIAL BUILDING		
a. Asbestos Abatement	1,500,000	-
b. Interior Rehabilitation 1,257,600 sq. ft. @	1,700,000	-

c. Future Interior Rehab	640,000	-
d. Parking Garage Improvements	735,000	735,000
e. Exterior Improvements	750,000	750,000
f. Future Rehabilitation	560,000	560,000
g. Parking Upgrade (East Half Block 73)	350,000	350,000
SUBTOTAL	6,235,000	2,395,000

2 HEREFORD BUILDING BLOCK

a. Hereford Building Rehabilitation	3,350,000	-
b. Construction and Repair of Parking	350,000	350,000
c. Electrical Service Upgrade	65,000	65,000
SUBTOTAL	3,765,000	415,000

3 DERAMUS BUILDING BLOCK (BLOCK 89)

a. Parking Improvements	105,000	105,000
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4 RELATED COSTS

a. Legal, Engineering Architectural Consultants Financing Expenses	100,000	100,000
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**PROJECT AREA F --
THAYER PLACE RENOVATION**

1 RENOVATION OF THAYER PLACE

a. Acquisition Costs	350,000	-
b. Exterior Rehabilitation	290,000	290,000
c. Streetscapes	80,000	80,000
d. ADA & Building Code Compliance	115,000	115,000
e. Upgrade Mechanical & Electrical Systems	205,000	-
f. Public Area Finishes	200,000	-
g. Tenant Area Finishes	700,000	-
h. Architect & Engineering	97,000	24,250
SUBTOTAL	2,037,000	509,250

2 THAYER PLACE PARKING

a. Acquisition Costs	1,172,000	1,172,000
b. Asbestos Abatement	100,000	100,000
c. Demolition Costs	290,000	290,000
d. Fashionbilt Modifications & Improvements	435,000	435,000
e. Additional Parking Facilities	2,000,000	2,000,000
f. Architect & Engineering	199,850	199,850
SUBTOTAL	4,196,850	4,196,850

3 QUALITY HILL PARKING

a. Acquisition Costs	925,000	925,000
b. Asbestos Removal	53,000	53,000
c. Demolition	95,000	95,000
d. Parking, Lighting and Streetscapes	135,000	135,000
e. Architect & Engineering	60,400	60,400
SUBTOTAL	1,268,400	1,268,400

**PROJECT AREA G1 --
FASHIONBILT RENOVATION 2**

a. Acquisition Costs	353,571	353,571
b. Asbestos, Lead Paint Abatement	127,000	127,000
c. Exterior Modifications & Improvements	435,000	435,000
d. Streetscape @\$200/s.f		
e. ADA & Building Code Compliance	100,000	100,000
f. Interior Renovation & New Service Core	4,400,000	-
g. Architect & Engineering	541,557	101,557

	SUBTOTAL ⁴	5,957,128	1,117,128
PROJECT G.3. IFTC - TOWER II BLOCK 35 2	Land Value	1,461,845	-
	Tower II (207,777 square foot Office building)		
	Construction Cost @ \$77.24/s.f.	16,047,828	-
	Architectural Fees @ \$3.48/s.f.	722,152	-
	Special Inspection Fees	150,000	-
	Construction Management Fee	100,000	-
	Miscellaneous	50,000	-
	Contingency	200,000	-
	Tenant Finish Office @ \$30/s.f.	6,233,310	-
	Streetscape Improvements		
	Streetscape Improvements (800 linear feet @ \$175/foot)	140,000	140,000
	Additional Landscaping	200,000	200,000
	Arch/Eng/Consulting Fees @ 5%	7,000	7,000
	SUBTOTAL	25,312,135	347,000
PROJECT H.1. BANK STREET PARKING 2	a. Acquisition Costs	502,428	502,428
	b. Parking Garage (400 cars)	4,000,000	4,000,000
	c. Demolition	135,000	135,000
	d. Asbestos Abatement	9,000	9,000
	e. Streetscape @\$200/s.f.	-	-
	f. Architect & Engineering	464,643	464,643
	SUBTOTAL	5,111,071	5,111,071
PROJECT H3	Estimated redevelopment project costs will be submitted at time a developers proposal is submitted for the project.		
PROJECT I -- IFTC CENTER (East side of Pennsylvania - 7th to 9th)	a. Land	5,110,000	-
	b. Office Building		
	Construction Cost	12,547,219	-
	Site Work	1,219,000	286,558
	Tunnel Span	135,000	135,000
	Storm/San Sewer Relocate	219,000	219,000
	Arch/Eng/Consultant	1,627,000	100,000
	Tenant Finish	3,750,000	-
	c. Streetscape	221,322	221,322
	d. North Garage (1009 spaces)	10,199,000	8,130,550
	e. South Garage (192 spaces)	2,399,925	1,919,925
	SUBTOTAL ⁴	37,427,466	11,012,355
PROJECT J -- PENNHILL APARTMENTS	Estimated redevelopment project costs will be submitted at time a developers proposal is submitted for the project.		
PROJECT K -- RIO VISTA APARTMENTS	Estimated redevelopment project costs will be submitted at time a developers proposal is submitted for the project.		
PROJECT L -- BEELINE STREET & JEFFERSON - PARKING	a. Acquisition Costs	675,000	675,000
	b. Demolition Cost	65,000	65,000
	c. Surface Parking Lot (160 cars)	350,000	350,000
	d. Streetscape @ \$200/s.f.	-	-
	e. Asbestos Abatement	35,000	35,000
	SUBTOTAL ⁴	1,125,000	1,125,000
PROJECT M -- POINDEXTER BUILDING ²	a. Acquisition Costs	3,160,000	-
	b. Survey	6,283	-
	c. Environmental Remediation	14,655	14,655
	d. Asbestos Abatement (Gatlin)	50,000	50,000
	e. Interior Demolition (Gatlin)	76,600	76,600
	f. Interior Demolition (Poindexter)	103,300	51,650
	g. Lead Paint Abatement (Poin.)	241,445	120,723
	h. Architect/Consultant Fees	500,000	80,690
	i. Code/ADA Requirements	100,000	100,000
	j. Floor Leveling (incl. Gatlin steel)	821,000	821,000
	k. Topping for Poin. Wood Floors	377,000	377,000
	l. Elevator (Gatlin/Poin. transition)	150,000	150,000
	m. Utility System Upgrades	100,000	100,000
	n. Gatlin Facade Rehabilitation	760,000	760,000
	o. Roof Flashing & Repair	229,000	-
	p. Repair Understreet Tunnel	50,000	50,000
	q. Masonry Wall Tuckpoint Rehab.	102,000	102,000

	r. Window Rehabilitation	172,000	172,000
	s. General Construction	6,739,000	-
	t. Tenant Finish (250,000 @ \$20/s.f.)	5,000,000	-
	SUBTOTAL	18,752,283	3,026,318
PROJECT N -- 8TH & BROADWAY	Estimated redevelopment project costs will be submitted at time a developers proposal is submitted for the project.		
PROJECT O -- QUALITY HILLS APARTMENT PARKING LOT	Estimated redevelopment project costs will be submitted at time a developers proposal is submitted for the project.		
PROJECT P -- WEST SIDE OF WASHINGTON between 7th and 9th	Estimated redevelopment project costs will be submitted at time a developers proposal is submitted for the project.		
PROJECT Q -- 7TH & WASHINGTON	Estimated redevelopment project costs will be submitted at time a developers proposal is submitted for the project.		
PROJECT R -- 9TH & PENNSYLVANIA	Estimated redevelopment project costs will be submitted at time a developers proposal is submitted for the project.		
PROJECT S - 9TH & BROADWAY	Estimated redevelopment project costs will be submitted at time a developers proposal is submitted for the project.		
PROJECT T - 219 W. 9TH	Estimated redevelopment project costs will be submitted at time a developers proposal is submitted for the project.		
PROJECTS U & V - 9TH STREET GARAGE ² (984 space parking garage)	Land		
	Land Costs	921,474	-
	Demolition	40,000	40,000
	Parking Structure		
	Construction Cost Base (\$2,000/space)	1,968,000	-
	Construction Cost Reimbursable (\$9,309/space)	9,159,888	9,159,888
	Architectural Fees (@ 5.5%)	612,034	503,794
	Affirmative Action Consulting Fee	5,000	5,000
	Engineering and Consulting Fees	111,279	91,599
	Streetscape Improvements		
	Streetscape Improvements (560 linear feet @ \$175/foot)	98,000	98,000
	Add'l Landscape Enhancements	193,000	193,000
	Arch/Eng/Consulting Fees @ 5%	14,550	14,550
	SUBTOTAL	13,123,225	10,105,831
PROJECT W - SOUTHSIDE OF 9TH STREET AT CENTRAL	Construction of 636 space parking garage @ \$8,500/space	5,406,000	5,406,000
PROJECT X - 700 Central Building	Cost of Land and Building	525,000	-
	700 Central Building (75,000 sq. ft.)		
	Construction Cost @\$38 per s.f.	2,874,000	-
	Facade Rehabilitation	609,000	609,000
	Demolition	333,000	333,000
	Architectural Fees @ 6.5%	248,040	61,230
	Engineering and Consulting Fees	75,000	18,514
	Environmental Remediation	10,000	10,000
	Affirmative Action Consulting Fee	5,000	5,000
	Tenant Finish Office @ 27.5 per s.f.	2,062,500	-
	Streetscape Improvements		
	Streetscape Improvements (280 lineal feet @ \$175 per foot)	544,000	544,000
	Arch/Eng/Consulting Fees @ 7%	35,360	35,360
	SUBTOTAL	7,320,900	1,616,104
PROJECT Y - CATHEDRAL SQUARE ³	Land Value	5,805,648	-
	Building One		
	Building Area (125,000.s.f.)		-
	Construction Cost @ \$96/s.f.	12,197,699	100,000
	Tenant Finish Office @ \$30/s.f.	3,825,000	
	Financing Costs	500,000	
	Streetscape Improvements		
	402 LF @ \$175/s.f.	70,277	70,277
	Arch/Eng/Consulting Fees @ 5%	3,514	3,514
	Plaza Area		-
	Construction Costs @ \$20/s.f.	2,550,000	2,550,000

	Parking Structure		
	Number of Spaces (1300)		
	Construction Cost Base (\$2,000/sp.)	2,600,000	
	Construction Cost Reimbursable (\$11,813/sp)	15,357,420	15,357,420
	SUBTOTAL	42,909,558	18,081,211
HISTORIC NEIGHBORHOOD PROJECT ²	a. Streetscape Improvements	2,075,100	2,075,100
	b. 1021 Pennsylvania Facade Improvements	35,000	35,000
	c. 1029 Pennsylvania Facade Improvements	25,000	25,000
	d. 1032 Pennsylvania Facade Improvements	110,000	110,000
	e. Other Improvements	586,300	586,300
	f. Holiday Lighting ⁵	1,260,000	900,000
	SUBTOTAL	4,091,400	3,731,400
HEREFORD EXPANSION	Existing Building Value	9,100,000	-
	Building Addition		
	Area of Addition 44,538 sf		
	Construction Cost \$102.00/sf	4,542,876	350,000
	Area of Existing Building 80,462 sf		
	Remodeling of Existing Space	1,319,576	
	Construction Interest	523,000	
	Leasing Commission	1,300,000	
	Argus Relocation Costs	100,000	
	Parking Structure		
	Number of Spaces 228 spaces		
	Cost per Space (Hereford) \$10,000/space	2,280,000	1,824,000
	Offsite Parking	625,000	
	Number of Spaces		
	Cost per Space (Hope Lodge)	750,000	600,000
	Contingency	300,000	
	SUBTOTAL	20,840,452	2,774,000
	TOTAL	\$ 231,109,503	\$ 74,402,912

¹ The selected developer shall pay all fees and expenses of the TIF Commission for Plan preparation, approval and implementation including, but not limited to, staff time, agenda costs, legal fees, printing and publication of notices. The selected developer shall be billed for these expenses by the Commission as needed. These expenses shall be considered reimbursable project costs to the developer from the Special Allocation Fund.

In addition, the Commission has determined that those planning and special services expenses of the Commission which cannot be directly attributable to a particular project are nonetheless reasonable and necessary for the operation of the Commission and are incidental to the project. These incidental costs will be recovered by the Commission from the Special Allocation Fund in an amount not to exceed five percent (5%) of the PILOTS and Economic Activity Taxes paid annually into the fund.

² In regards to the revenues generated from Projects D, G1, G2, H1, H2, M, U and V, one hundred percent (100%) of the revenues (PILOTS and EATS) remaining in the Special Allocation Fund after payment of Commission expenses shall be made available to reimburse expenses related to Projects D, G1, G2, H1, H2, U and V. The revenues from Project M (the Poindexter Building) will be made available to reimburse expenses of Projects U and V (the 9th Street Garage).

For all projects, with the exception of Projects D, G1, G2, H1, H2, M, U and V, seventy percent (70%) of the EATS remaining in the Special Allocation Fund after payment of Commission expenses will be made available to reimburse approved Developer expenses and thirty percent (30%) of the EATS to reimburse approved preservation and neighborhood improvements.

³ For all projects, with the exception of Projects D, G1, G2, H1, H2, M, U and V, One

hundred percent (100%) of the PILOTS remaining in the Special Allocation Fund after payment of Commission expenses will be made available to reimburse approved Developer expenses related to the construction of Project Y.

⁴ Does not include the total cost of streetscape improvements.

⁵ These reimbursable costs shall not exceed \$50,000 per year.