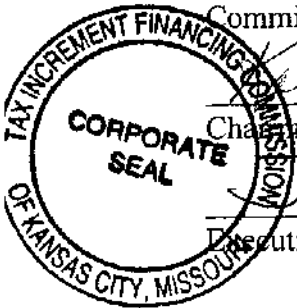


**FIRST AMENDMENT TO THE  
AMERICANA HOTEL TAX INCREMENT FINANCING PLAN  
KANSAS CITY, MISSOURI**

Approved and Recommended by: The Tax Increment Financing Commission of Kansas City,  
Missouri

**CERTIFICATION:**

We hereby certify that this is a true and correct copy of the First Amendment to the  
Americana Hotel Tax Increment Financing Plan approved by the Tax Increment Financing  
Commission of Kansas City, Missouri, \_\_\_\_\_.



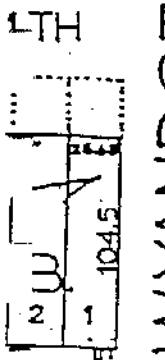
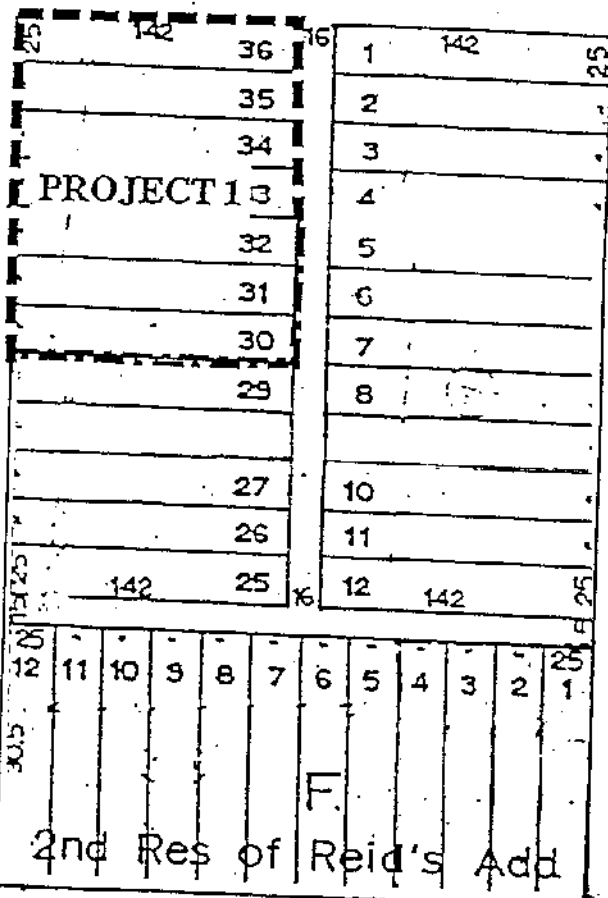
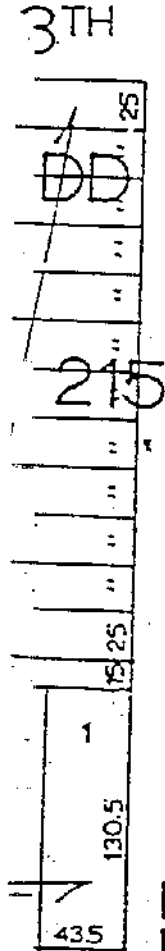
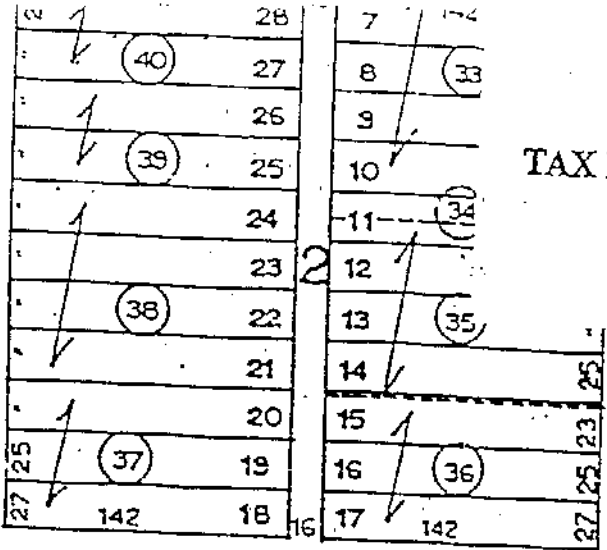
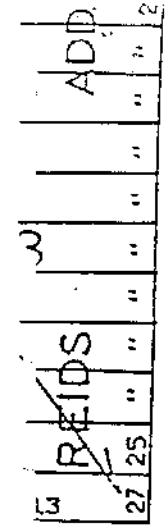
*Key Waldo Bernal*  
\_\_\_\_\_  
Chairman

3/25/98  
Date

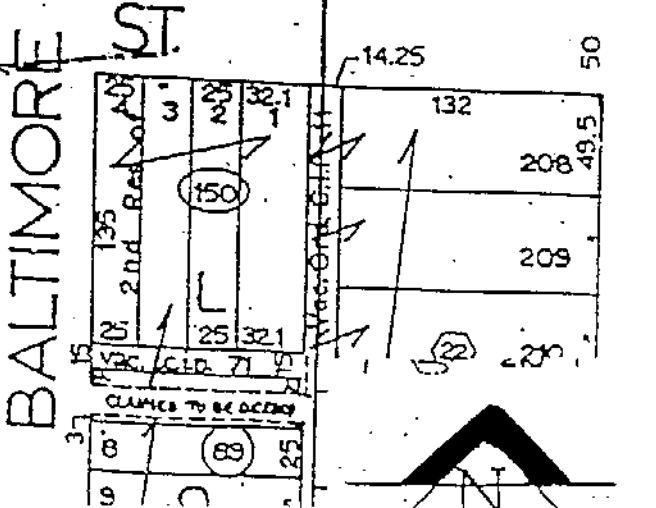
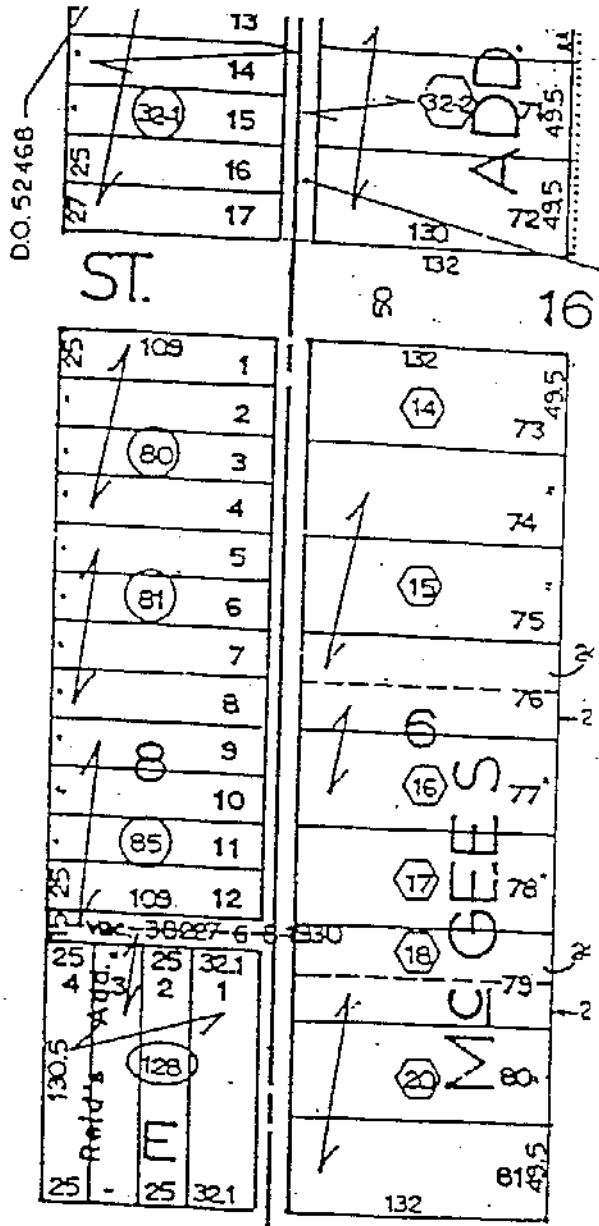
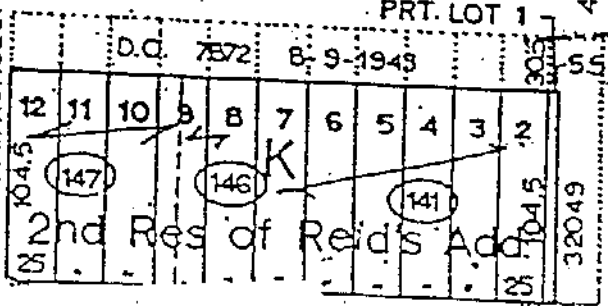
*[Signature]*  
\_\_\_\_\_  
Executive Director

3/25/98  
Date

**AMERICANA HOTEL  
TAX INCREMENT FINANCING PLAN ARE  
EXHIBIT 5  
LAND ACQUISITION MAP**



**WYANDOTTE**  
Ord. No. 102614 8-4-1946



**REDEVELOPMENT AREA  
BOUNDARY**  
**PROJECT AREA**



EXHIBIT 6

**DEVELOPMENT SCHEDULE**

Commission authorization of Public Hearing, approval of Plan and Redeveloper Selection	April 17, 1991
Commission holds Public Hearing	September 23, 1992
Ordinance approving Plan and First Redevelopment Project introduced	December 1992
City Council adopts Ordinance approving Plan and First Redevelopment Project	January 1993
Completion of Land Acquisition for First Redevelopment Project (Title Work/Purchasing)	January 1993
Relocation Process for First Redevelopment Project. (No residences or businesses will have to be relocated.)	Not applicable
Construction of First Redevelopment Project Commences	January 1993
Construction of First Redevelopment Project Completed	June 1993

EXHIBIT 7

**ESTIMATED REDEVELOPMENT PROJECT COSTS**

	<b>PROJECT COSTS</b>	<b>REIMBURSABLE AMOUNT</b>
<b><u>PROJECT 1:</u></b>		
<b>TIF COMMISSION EXPENSES</b>		
Estimated reimbursable costs for Plan implementation, including administrative expenses, legal and consulting expenses and related development fees over the 23 year life of the Redevelopment Plan.	\$ 260,000	\$ 260,000
<b>STREETSCAPE IMPROVEMENTS</b>	\$ 561,950	\$ 561,950
<b>HOTEL RENOVATION COSTS</b>		
FF&E and Construction of Rooms (500 rooms @ \$4,346/room)	\$ 2,172,984	
Renovation of Public Spaces	\$ 2,487,016	
Associated Project Costs	\$ 3,240,000	
<b>HOTEL RENOVATION COSTS SUBTOTAL</b>	<b>\$ 7,900,000</b>	<b>\$ 7,900,000</b>
<b>SKYWALK BRIDGE BETWEEN HOTEL AND MUNICIPAL AUDITORIUM</b>	<b><u>\$ 300,000</u></b>	<b><u>\$ 300,000</u></b>
<b>TOTAL REDEVELOPMENT PROJECT COSTS FOR PROJECT 1</b>	<b><u>\$ 9,021,950</u></b>	<b><u>\$ 9,021,950</u></b>

\*\*Based upon 1991 cost estimates. Actual costs may vary.

EXHIBIT 8

A. SOURCE OF FUNDS FOR ALL  
ESTIMATED REDEVELOPMENT PROJECT COSTS

1.	Amount of Reimbursable Costs from PILOTS and Operation and Activity Taxes	\$ 9,021,950
2.	Private Investment	<u>\$ 0</u>
	Total	\$ 9,021,950

B. BONDS

The total estimated amount of PILOTS and Economic Activity Taxes over twenty-three years to reimburse project costs in this Plan is \$8,318,000.00. The Commission may dedicate part or all of this amount to help defray the cost of the projects.

EXHIBIT 9 — PROJECT 1

ESTIMATED ANNUAL  
PAYMENTS IN LIEU OF TAXES  
AND  
ECONOMIC ACTIVITY TAXES  
OVER THE LIFE OF THE REDEVELOPMENT PLAN

YEAR	100% PILOT	50% OF ECONOMIC ACTIVITY TAXES	ANNUAL TOTAL	CUMULATIVE TOTAL
1993	50	\$6,000	\$6,000	\$6,000
1994	130,000	67,000	197,000	203,000
1995	130,000	74,000	204,000	407,000
1996	144,000	83,000	227,000	634,000
1997	144,000	92,000	236,000	870,000
1998	157,000	97,000	254,000	1,124,000
1999	157,000	105,000	262,000	1,386,000
2000	171,000	111,000	282,000	1,668,000
2001	171,000	121,000	292,000	1,960,000
2002	185,000	151,000	336,000	2,296,000
2003	185,000	161,000	346,000	2,642,000
2004	201,000	169,000	370,000	3,012,000
2005	201,000	179,000	380,000	3,392,000
2006	217,000	189,000	406,000	3,798,000
2007	217,000	200,000	417,000	4,215,000
2008	233,000	210,000	443,000	4,658,000
2009	233,000	222,000	455,000	5,113,000
2010	250,000	234,000	484,000	5,597,000
2011	250,000	246,000	496,000	6,093,000
2012	268,000	259,000	527,000	6,620,000
2013	268,000	272,000	540,000	7,160,000
2014	286,000	285,000	571,000	7,731,000
2015	<u>286,000</u>	<u>301,000</u>	<u>587,000</u>	<u>8,318,000</u>
TOTAL	4,484,000	3,834,000	8,318,000	8,318,000