

**THIRD AMENDMENT
to
BRUSH CREEK CORRIDOR
TAX INCREMENT FINANCING PLAN**

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

<u>11/12/03</u>	<u>11-02-03</u>
DATE:	RESOLUTION No.

CITY COUNCIL APPROVAL:

<u>12/04/03</u>	<u>031298</u>
DATE:	ORDINANCE No.

Attached herewith is a true and correct copy of the TIF Plan that was approved by the Tax Increment Financing Commission of Kansas City, Missouri.

**THIRD AMENDMENT
TO THE
BRUSH CREEK CORRIDOR
TAX INCREMENT FINANCING PLAN**

I. Introduction

The Third Amendment to the Brush Creek Corridor Tax Increment Financing Plan (the "Third Amendment") shall amend The Brush Creek Corridor Tax Increment Financing Plan as approved by the Ordinance No. 990251, on March 11, 1999 (referred to herein as the "Plan") and subsequently amended by the Ordinance No. 000606, on June 8, 2000 and the Ordinance No. 001378, on October 19, 2000. The Third Amendment shall provide for the Estimated Redevelopment Project Costs to accurately reflect current estimates. The intent of the Plan remains unchanged other than those changes specifically mentioned herein.

II. Specific Plan Text Amendments

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

Amendment No. 1: Delete the first sentence of Section IV.A. of the Plan in its entirety, and insert the following in lieu thereof.

Redevelopment Project Costs are estimated to be approximately \$169,537,727 of which \$45,615,182 will qualify as Reimbursable Project Costs, under the Act. In aggregate for a dozen or more potential projects, it is anticipated that approximately 80 to 85% of the reimbursement will be used to make economically feasible those redevelopment projects that could not otherwise happen and the balance of the TIF revenues will be used to finance costs associated with public improvements along the corridor. The amount of the reimbursement and the specific deal points may vary from project to project and will be determined at the time a specific project is approved by the commission.

III. Plan Exhibit Amendments

Amendment No. 2: Delete Exhibit 6, entitled "Estimated Redevelopment Costs and Schedule" and insert in lieu thereof the attached Exhibit 6, entitled "Estimated Redevelopment Costs and Schedule". The Plaza Library Project's Estimated Redevelopment Costs and Reimbursables revised budget has been included within this section.

**EXHIBIT 6
ESTIMATED REDEVELOPMENT PROJECT COSTS
PROPOSED SECOND AMENDMENT TO THE BRUSH CREEK CORRIDOR TIF PLAN**

DRAFT 11/7/03

	I ESTIMATED TOTAL PROJECT COSTS	II REIMBURSABLE FROM TIF REVENUES	III FUNDED FROM OTHER PUBLIC FUNDS	IV DEVELOPER EQUITY OR PRIVATE FINANCING
A. COMMISSION EXPENSES				
1. Estimated Reimbursable Costs for Plan Implementation				
A. Legal	\$50,000	\$50,000		
B. Agenda	2,000	2,000	\$0	
C. Staff Time	40,000	40,000	-	
D. Miscellaneous	5,000	5,000	-	
E. Development Finance Consultant	5,000	5,000	-	
F. Historic District Consultant	15,000	15,000		
G. Urban Design Consultant	40,000	40,000		
H. Planning Consultant	50,000	50,000		
2. Final Development Plan Approval Fees (\$05 per square foot @ _____ s.f.)				
3. Plan and Project Administration and Developer/Consultant/TIF Commission Expenses (including expenses for affirmative action administration)	330,000	330,000		
SUBTOTAL - TIFC Expenses	\$ 537,000	\$ 537,000	\$ -	\$ -
B. Private Market Projects				
1. Blue Parkway Projects	\$ 54,236,742	\$ 13,947,804		\$ 40,289,138
2. Plaza Library Project	\$ 72,859,123	\$ 16,891,140		\$ 55,767,983
3. Plaza East Projects	\$ 11,847,110	\$ 500,000		\$ 11,347,110
SUBTOTAL - Private Market Project	138,742,975	31,338,744		107,404,231
C. Community Improvements				
1. Brush Creek Corridor Park Land Enhancements	11,700,000	5,850,000	5,850,000	
2. Cultural Walk	8,000,000	4,000,000	4,000,000	
3. Design Imaging	5,000,000	2,500,000	2,600,000	
4. Neighborhood Improvements	5,557,752	1,389,438	1,389,438	2,778,876
SUBTOTAL - Community Improvements	\$ 30,257,752	\$ 13,738,438	\$ 13,738,438	\$ 2,778,876
TOTAL ESTIMATED PROJECT EXPENSES	\$ 189,537,727	\$ 48,615,182	\$ 13,739,438	\$ 110,183,107

Notes

- 1 The amounts included herein are estimated expenses. The actual types and amounts to be reimbursed will be revisited, for purposes of this Plan, at the time the TIF Commission reviews and approves designation of each of the individual Redevelopment Projects. Such revisions of themselves shall not be considered amendments to the Plan.
- 2 Selected developers shall pay plan implementation fees to reimburse the TIF Commission for Plan implementation costs including, but not limited to, legal fees and consultant fees. The selected developers shall be billed by the Commission as needed to pay for the Plan implementation. These expenses shall be reimbursed to developers from the Special Allocation Fund.
- 3 Selected developers shall pay plan implementation fees to reimburse the TIF Commission for plan implementation costs including, but not limited to, staff time and approval fees. These expenses shall be reimbursed from the Special Allocation Fund.
- 4 The Commission has determined that those planning and special service 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 costs 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 TIF Revenues paid annually into the fund.
- 5 Private Market Improvements consists of six projects. These projects are Projects A through D of the Blue Parkway TIF Plan, as approve at the time of the Original Brush Creek Corridor TIF Plan, and the project located at the Plaza Library Site. The detailed budget for each project are contained herein in Exhibit 6.
- 6 Additional sources of public financing are anticipated to be available for financing of activities related to the implementation of the Plan. These revenues may be provided from local, state and federal sources.
- 7 All Project Costs are stated in 1999 dollars with the exception of the Plaza Library Project which in 2003 dollars.
- 8 Final Development Plan Approval Fees shall be determined at time of approval of the individual projects.
- 9 The estimated project costs for Neighborhood Improvements is the present value of \$3,335,470 at 9% over 23 years

REVISED EXHIBIT "H"

		Current Estimated Project Costs	6/2000 Estimated Project Cost	TIF - 6/2000 Approved Reimbursable Costs	Current Estimated Reimbursable Costs	Variance	Reimbursable Costs To Date
OFFICE BUILDING	Construction Costs	\$35,269,950	\$26,922,406	\$ -	\$ -		\$ -
	Architecture Fees	\$1,130,824	\$948,351	\$ -	\$ -		\$ -
	Development And Professional Fees	\$1,508,500	\$1,915,789	\$ -	\$ -		\$ -
	Leasing Commissions	\$1,964,834	\$3,358,408	\$ -	\$ -		\$ -
	Miscellaneous Costs	\$1,200,160	\$585,396	\$ -	\$ -		\$ -
	Construction Period Interest	\$1,816,328	\$2,023,167	\$ -	\$ -		\$ -
	Contingency	\$1,051,520	\$1,051,520	\$ -	\$ -		\$ -
	TOTAL OFFICE BUILDING	\$43,742,116	\$36,803,027	\$ -	\$ -		\$ -
RETAIL BUILDING	Construction Costs	\$1,029,800	\$2,505,782	\$ -	\$ -		\$ -
	Demolition and Asbestos Removal	\$ -	\$ -	\$ -	\$ -		\$ -
	Architecture Fees	\$56,478	\$105,188	\$ -	\$ -		\$ -
	Development And Professional Fees	\$55,669	\$177,262	\$ -	\$ -		\$ -
	Leasing Commissions	\$34,400	\$77,680	\$ -	\$ -		\$ -
	Miscellaneous Costs	\$42,889	\$19,420	\$ -	\$ -		\$ -
	Construction Period Interest	\$47,979	\$173,090	\$ -	\$ -		\$ -
	Contingency	\$90,224	\$90,224	\$ -	\$ -		\$ -
TOTAL RETAIL BUILDING	\$1,357,439	\$3,148,646	\$ -	\$ -		\$ -	
PARKING GARAGE	Construction Costs	\$13,106,489	\$9,833,445	\$3,160,906	\$4,213,002	\$1,052,096	\$1,253,986
	Demolition and Asbestos Removal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Architecture Fees	\$682,156	\$467,066	\$150,143	\$219,275	\$69,132	\$213,189
	Development And Professional Fees	\$794,074	\$491,672	\$158,045	\$255,250	\$97,205	\$142,953
	Miscellaneous Costs	\$214,060	\$ -	\$ -	\$68,909	\$68,909	\$45,692
	Construction Period Interest	\$582,274	\$647,753	\$208,217	\$187,168	(\$21,049)	\$3,785
	Contingency	\$343,198	\$343,198	\$110,319	\$110,319	\$ -	\$ -
	TOTAL PARKING GARAGE	\$15,722,251	\$11,783,156	\$3,787,830	\$5,053,823	\$1,266,193	\$1,859,605
LIBRARY BUILDING	Construction Costs	\$9,457,701	\$8,653,396	\$8,653,396	\$9,457,701	\$804,305	\$4,052,571
	Demolition and Asbestos Removal	\$88,600	\$121,000	\$121,000	\$88,600	(\$32,400)	\$94,588
	Architecture Fees	\$450,085	\$473,375	\$473,375	\$450,085	(\$23,290)	\$322,700
	Development And Professional Fees	\$659,110	\$295,117	\$295,117	\$659,110	\$363,993	\$547,457
	Miscellaneous Costs	\$436,194	\$178,732	\$178,732	\$436,194	\$257,462	\$396,598
	Construction Period Interest	\$436,473	\$583,497	\$583,497	\$436,473	(\$147,024)	\$8,758
	Contingency	\$309,154	\$309,154	\$309,154	\$309,154	\$ -	\$ -
	TOTAL LIBRARY BUILDING	\$11,837,317	\$10,614,271	\$10,614,271	\$11,837,317	\$1,223,046	\$5,412,872
TOTAL PROJECT COST	\$72,659,123	\$62,349,100	\$14,401,901	\$16,891,140	\$2,489,239	\$7,072,277	

Note:

The estimated Project Costs reflected in this schedule do not include the costs of financing reimbursable Project Costs which will be funded at a rate of 9% until Developer has been fully reimbursed.