

# SEVENTH AMENDMENT TO THE BRUSH CREEK CORRIDOR

## TAX INCREMENT FINANCING PLAN

### KANSAS CITY, MISSOURI


~~TIF Commission Approval:~~

May 14, 2006                      5-6-06  
Date                                      Resolution No.

City Council Approval:

June 8, 2006                      060610  
Date                                      Ordinance No.

Attached herewith is a true and correct copy of the 2<sup>nd</sup> Amendment to the Brush Creek Corridor TIF Plan that was approved by the Tax Increment Financing Commission of Kansas City, Missouri, by Resolution No. 5-6-06, at a public hearing that was duly noticed and held on May 14, 2006

  
Chairman

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

**I. INTRODUCTION**

The Seventh Amendment to the Brush Creek Corridor Tax Increment Financing Plan (the "Seventh Amendment") shall amend the Brush Creek Corridor Redevelopment Plan as approved by the Ordinance No. 990251 on March 11, 1999, the First Amendment to Brush Creek Corridor Redevelopment Plan by Ordinance No. 000606 on February 9, 2000, the Second Amendment to Brush Creek Corridor Redevelopment Plan by Ordinance No. 001378 on October 19, 2000, the Third Amendment to Brush Creek Corridor Redevelopment Plan by Ordinance No. 031298 on December 4, 2003, the Fourth Amendment to Brush Creek Corridor Redevelopment Plan by Ordinance No. 040101 on March 4, 2004, the Fifth Amendment to Brush Creek Corridor Redevelopment Plan by Ordinance No. 040483 on May 6, 2004, and the Sixth Amendment to Brush Creek Corridor Redevelopment Plan by Ordinance No. 051325 on November 17, 2005 (collectively referred to herein as the "Plan"). The Seventh Amendment provides for revision of the budget items for Off Site Improvements, On Site Improvements, Utility Relocation, Executive Architect, and Arterial Street Impact Fees keeping the total budget unchanged. The intent of the Plan remains unchanged other than those changes specifically mentioned herein.

**II. SPECIFIC AMENDMENTS**

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

**Amendment No. 1:** Delete Exhibit 6 of the Plan, entitled "Estimated Redevelopment Project Costs," and insert Revised Exhibit 6 attached hereto, in its stead.

## **Amendment No. 1**

### **Exhibit 6: Estimated Redevelopment Project Costs**

**SWOPE COMMUNITY BUILDERS:  
BLUE PARKWAY TOWN CENTER  
BY BUDGET LINE ITEM AND FUNDING SOURCE**

**EXHIBIT 6**

CATEGORY	Approved Budget				Revisions to Budget			
	TOTAL BUDGET	MORTGAGE/OTHER	TIF BONDS	SWOPE COMMUNITY BUILDERS	TOTAL BUDGET	MORTGAGE/OTHER	TIF BONDS	SWOPE COMMUNITY BUILDERS
1. Land Acquisitor Total Budget	\$2,200,732.00	\$300,000.00	\$1,900,732.00	\$0.00	\$2,200,732.00	\$300,000.00	\$1,900,732.00	\$0.00
2. Off Site Improvements Total Budget	\$3,451,397.00	\$0.00	\$3,451,397.00	\$0.00	\$3,574,050.57	\$0.00	\$3,574,050.57	\$0.00
3. On Site Improvements Total Budget	\$3,004,732.00	\$0.00	\$3,004,732.00	\$0.00	\$3,256,440.72	\$0.00	\$3,256,440.72	\$0.00
4. Utility Relocation Total Budget	\$603,543.00	\$0.00	\$603,543.00	\$0.00	\$245,447.21	\$0.00	\$245,447.21	\$0.00
5. Building Constructor Total Budget	\$13,447,883.00	\$10,215,653.00	\$1,623,755.00	\$1,608,475.00	\$13,447,883.00	\$10,215,653.00	\$1,623,755.00	\$1,608,475.00
6. Office/Small Shop Allowance Total Budget	\$1,178,925.00	\$0.00	\$0.00	\$1,178,925.00	\$1,178,925.00	\$0.00	\$0.00	\$1,178,925.00
7. Architect/Engineering Total Budget	\$875,000.00	\$375,000.00	\$500,000.00	\$0.00	\$875,000.00	\$375,000.00	\$500,000.00	\$0.00
8. Executive Assistant Total Budget	\$328,903.00	\$184,186.00	\$144,717.00	\$0.00	\$323,225.83	\$184,186.00	\$139,039.83	\$0.00
9. Legal Total Budget	\$500,000.00	\$500,000.00	\$0.00	\$0.00	\$500,000.00	\$500,000.00	\$0.00	\$0.00
10. Title Insurance Total Budget	\$28,000.00	\$28,000.00	\$0.00	\$0.00	\$28,000.00	\$28,000.00	\$0.00	\$0.00
11. Developer Overhead Total Budget	\$328,903.00	\$182,944.00	\$0.00	\$145,959.00	\$328,903.00	\$182,944.00	\$0.00	\$145,959.00
12. Developer Fee Total Budget	\$1,065,645.00	\$1,065,645.00	\$0.00	\$0.00	\$1,065,645.00	\$1,065,645.00	\$0.00	\$0.00
13. Leasing/Dev Consultant Fees Total Budget	\$675,000.00	\$675,000.00	\$0.00	\$0.00	\$675,000.00	\$675,000.00	\$0.00	\$0.00
14. Leasing Admin Fee Total Budget	\$10,000.00	\$5,000.00	\$5,000.00	\$0.00	\$10,000.00	\$5,000.00	\$5,000.00	\$0.00
15. Permits/Fees Total Budget	\$45,000.00	\$22,500.00	\$22,500.00	\$0.00	\$45,000.00	\$22,500.00	\$22,500.00	\$0.00
16. Taxes & Insurance Total Budget	\$14,000.00	\$14,000.00	\$0.00	\$0.00	\$14,000.00	\$14,000.00	\$0.00	\$0.00
17. Appraisal Total Budget	\$7,500.00	\$7,500.00	\$0.00	\$0.00	\$7,500.00	\$7,500.00	\$0.00	\$0.00
18. Site/Land Interest Total Budget	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
19. Construction Interest Total Budget	\$450,000.00	\$150,000.00	\$300,000.00	\$0.00	\$450,000.00	\$150,000.00	\$300,000.00	\$0.00

CATEGORY	Approved Budget				Revisions to Budget			
	TOTAL BUDGET	MORTGAGE/OTHER	TIF BONDS	SWOPE COMMUNITY BUILDERS	TOTAL BUDGET	MORTGAGE/OTHER	TIF BONDS	SWOPE COMMUNITY BUILDERS
20. Loan Fees Total Budget	\$185,000.00	\$185,000.00	\$0.00	\$0.00	\$185,000.00	\$185,000.00	\$0.00	\$0.00
21. Closing Costs Total Budget	\$45,000.00	\$45,000.00	\$0.00	\$0.00	\$45,000.00	\$45,000.00	\$0.00	\$0.00
22. Bond Fee Total Budget	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
23. Equity Interest Total Budget	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
24. TIF Accrual Interest Total Budget	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
25. Replacement Reserve Fund Total Budget	\$131,568.00	\$131,568.00	\$0.00	\$0.00	\$131,568.00	\$131,568.00	\$0.00	\$0.00
26. Operating Deficit Reserve Total Budget	\$233,241.00	\$233,241.00	\$0.00	\$0.00	\$233,241.00	\$233,241.00	\$0.00	\$0.00
27. Working Capital Total Budget	\$59,206.00	\$59,206.00	\$0.00	\$0.00	\$59,206.00	\$59,206.00	\$0.00	\$0.00
28. Marketing & Promotion Total Budget	\$48,500.00	\$38,500.00	\$10,000.00	\$0.00	\$48,500.00	\$38,500.00	\$10,000.00	\$0.00
29. TIF Professional Fee Cost Total Budget	\$150,000.00	\$150,000.00	\$0.00	\$0.00	\$150,000.00	\$150,000.00	\$0.00	\$0.00
30. Contingency/Indirect Cost Total Budget	\$100,000.00	\$50,000.00	\$50,000.00	\$0.00	\$100,000.00	\$50,000.00	\$50,000.00	\$0.00
31. Contingency/Constructor Total Budget	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
32. Contingency/Financing Cost: Total Budget	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
33. Arterial Street Impact Fee Total Budget	\$300,000.00	\$150,000.00	\$150,000.00	\$0.00	\$289,410.67	\$150,000.00	\$139,410.67	\$0.00
34. Project Manager Total Budget	\$68,000.00	\$68,000.00	\$0.00	\$0.00	\$68,000.00	\$68,000.00	\$0.00	\$0.00
Subtotal Total Budget	29,535,678.00	14,835,943.00	11,766,376.00	2,933,359.00	29,535,678.00	14,835,943.00	11,766,376.00	2,933,359.00