

**EIGHTH AMENDMENT
to
CIVIC MALL
TAX INCREMENT FINANCING PLAN**

KANSAS CITY, MISSOURI

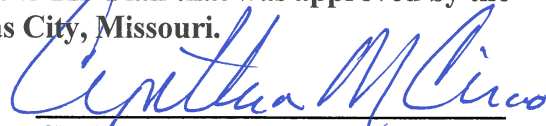
TIF COMMISSION APPROVAL:

2/10/16	2-09-16
DATE:	RESOLUTION No.

CITY COUNCIL APPROVAL:

3/31/16	160184
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.


Chair

**EIGHTH AMENDMENT
TO THE
CIVIC MALL
TAX INCREMENT FINANCING PLAN**

I. Introduction

The Eighth Amendment to the Civic Mall Tax Increment Financing Plan (the “**Eighth Amendment**”) shall amend the Civic Mall Tax Increment Financing Plan, as approved by Ordinance No. 941589 (referred to herein as the “Plan”) and subsequently amended by Ordinance No. 970236 (referred to herein as the “First Amendment”), Ordinance No. 980654 (referred to herein as the “Second Amendment”), Ordinance No. 040706 (referred to herein as the “Third Amendment”), Committee Substitute Ordinance No. 120659 (referred to herein as the “Fourth Amendment”), Ordinance No. 120695 (referred to herein as the “Fifth Amendment”), Ordinance No. 120870 (referred to herein as the “Sixth Amendment”), and Ordinance No. 130238 (referred to herein as the “Seventh Amendment.”).

The Eighth Amendment provides for the removal of the following Redevelopment Projects from the Plan and the elimination of all improvements contemplated by or funded with tax increment financing generated by such Redevelopment Project Areas: 15A, 30, 46, 47, 49, 50, 62, 63 & 80, 64A, 82A, 82B, 83A, 83B, 84A, 96B, 99, 100 and 113.

II. Specific Plan Text Amendments

The Civic Mall Tax Increment Financing Plan shall be amended as follows:

Amendment No. 1: Delete Section I. A of the Plan, entitled “General Description” in its entirety and replace it with the following:

I.A. Summary and General Description of Development. The Civic Mall Tax Increment Financing Plan (the “Plan”) provides for (a) the rehabilitation of a building located at 422 Admiral, Kansas City, Missouri into approximately 19,500 square feet of office space to be utilized as the corporate headquarters for McCown & Gordon, (b) the construction of approximately 38 surface parking spaces at 441 East 6th Street and (c) certain streetscape and public infrastructure improvements to support the rehabilitation of the building and surface parking.

Amendment No. 2: Delete Section I.C. of the Plan, entitled “Redevelopment Projects” in its entirety and replace it with the following:

I.C. Redevelopment Project The development activities and improvements contemplated by the Plan will be implemented within one Redevelopment Project Area, which is bounded by East 6th Street on the north,

Locust Street on the east, East 7th Street on the south and Page Street on the west (the “422 Admiral Project”). The 422 Admiral Project will be implemented pursuant to the development described on the site plan attached as Exhibit 2 and described in the specific objectives of the Plan set forth on Exhibit 3.

Amendment No. 3: Delete the first paragraph of Section II of the Plan, entitled “Estimated Redevelopment Project Costs” in its entirety and replace it with the following:

Estimated Redevelopment Project Costs for the 422 Admiral Project are projected to be approximately \$4,678,487. The Plan proposes that approximately \$3,002,873 in Redevelopment Project Costs related to the 422 Admiral Project be reimbursable from the Special Allocation Fund. The Reimbursable Costs include those shown as set forth on Exhibit 4.

Amendment No. 4: Delete the first paragraph of Section III.A. of the Plan, entitled “Payments in Lieu of Taxes” and the supplement provided by The Third Amendment to the Plan in its entirety and replace it with the following:

A. Payments in Lieu of Taxes. The total Payments in Lieu of Taxes generated by the 422 Admiral Project over the duration of the Plan is estimated to be approximately \$455,384 as shown on Exhibit 6.

Amendment No. 5: Delete the first paragraph of Section III.B. of the Plan, entitled “Economic Activity Taxes” in its entirety and replace it with the following:

B. Economic Activity Taxes. The total Economic Activity Tax revenues generated by the 422 Admiral Project over the duration of the Plan is estimated to be approximately \$1,066,860. Fifty percent (50%) of the Economic Activity Taxes, or approximately \$522,430, subject to the City budgeting and or appropriating such amount, will be made available for deposit in the Special Allocation Fund in conformance with the TIF Act and will be made available to pay eligible Redevelopment Project Costs.

Amendment No. 6: Delete the first paragraph of Section VI of the Plan, entitled “Most Recent Equalized Assessed Valuation” shall be deleted in its entirety and replaced with the following:

The total initial equalized assessed valuation of the 422 Admiral Project, according the Jackson County records at the time such project was presented to the Commission and City Council, was \$110,422. At that time, the current combined tax levy for commercially assessed property was projected to be \$9.87 (including replacement surcharge tax) per \$100 assessed valuation on land and \$9.12 (including replacement surcharge tax) per \$100 assessed valuation on improvements. The then current annual tax revenue was approximately \$769,190.

Amendment No. 7: Delete Section VII of the Plan, entitled “Estimated Equalized Valuation after Redevelopment” and replace it with the following:

Upon completion of the 422 Admiral project, the assessed valuation of the 422 Admiral Project is anticipated to be approximately \$406,263.

Amendment No. 8: Delete the following sentence from Section X of the Plan, entitled “But For TIF”:

“Redevelopment Project 15A of the Redevelopment Plan, as proposed, has little to no return on investment without Tax Increment Financing assistance and has a rate of return with the assistance proposed that is satisfactory given the investment risk associated with the project. Empirical evidence of this fact is more fully described in Exhibit 15 which demonstrates that the Redevelopment 15A of the Plan is not likely to attract private investment without public assistance.”

Amendment No. 9: Delete the Second Paragraph of the Section XIX, entitled “Request for Proposals” in its entirety.

Amendment No. 10: Delete Exhibit 1 to the Plan, entitled “Location and legal description of the Redevelopment Area” and replace it with Exhibit 1 attached hereto. **{Bob use legal description of Redevelopment Area and the 422 Admiral Project}**

Amendment No. 11: Delete Exhibit 2 of the Plan, entitled Site Plan, and replace it with Exhibit 2 attached hereto.

Amendment No. 12: Delete Exhibits 4 and V of the Plan, entitled Estimated Redevelopment Project Costs, and replace it with Exhibit 4 attached hereto.

Amendment No. 13: Delete Exhibit 5 of the Plan, entitled Sources of Funds, and replace it with Exhibit 5 attached hereto.

Amendment No. 14: Delete Exhibit 6 of the Plan, entitled Estimated Payments in Lieu of Taxes and Economic Activity Taxes over the Life of the Redevelopment Plan, and replace it with Exhibit 6 attached hereto.

Amendment No. 15: Delete Exhibit 9 of the Plan, entitled Development Schedule, and replace it with Exhibit 9 attached hereto.

Amendment No. 16: Delete Exhibit 11 of the Plan, entitled Land Acquisition and Disposition Map, and replace it with Exhibit 11 attached hereto.

Amendment No. 17: Delete Exhibit 15 of the Plan, entitled Cost Benefit Analysis, and replace it with Exhibit 15 attached hereto.

Amendment No. 18: Delete Exhibit 17 of the Plan, entitled But For Analysis, and replace it with Exhibit 17 attached hereto.

EXHIBIT 1

**LOCATION AND LEGAL DESCRIPTION OF
THE REDEVELOPMENT AREA**

The proposed Redevelopment Area has an irregular boundary generally encompassed by 6th Street Trafficway on the north, Interstate 70 (also known as the Midtown Freeway) on the east, 13th Streets on the south and McGee Street on the west.

Beginning at the point of the intersection of the center line of 13th Street and the center line of McGee Street, thence north along the center line of McGee Street to the center line of 11th Street; thence east along the center line of 11th Street to the center line of Oak Street; thence north along the center line of Oak Street to the center line of 10th Street; thence west along the center line of 10th Street to the center line of McGee Street; thence north along the center line of McGee Street to the center line 8th Street; thence east along the center line of 8th Street to the center line of Oak Street; thence northeasterly along the center line of Oak Street to the center line of Admiral Boulevard; thence northeasterly along the center line of Locust Street to the south right-of-way of 6th Street Trafficway to the west right-of-way line of Interstate 70 to the center line of 11th Street; thence west along the center line of 11th Street to the center line of Charlotte Street; thence south along the center line of Charlotte Street to the center line of 12th Street; thence west along the center line of Cherry Street to the center line of 11th Street; thence west along the center line of 11th Street to the center line of Oak Street; thence south along the center line of Oak Street to the center line of 13th Street; thence west along the center line of 13th Street to the Point of Beginning, now all included in a part of the City of Kansas City, Jackson County, Missouri.

And

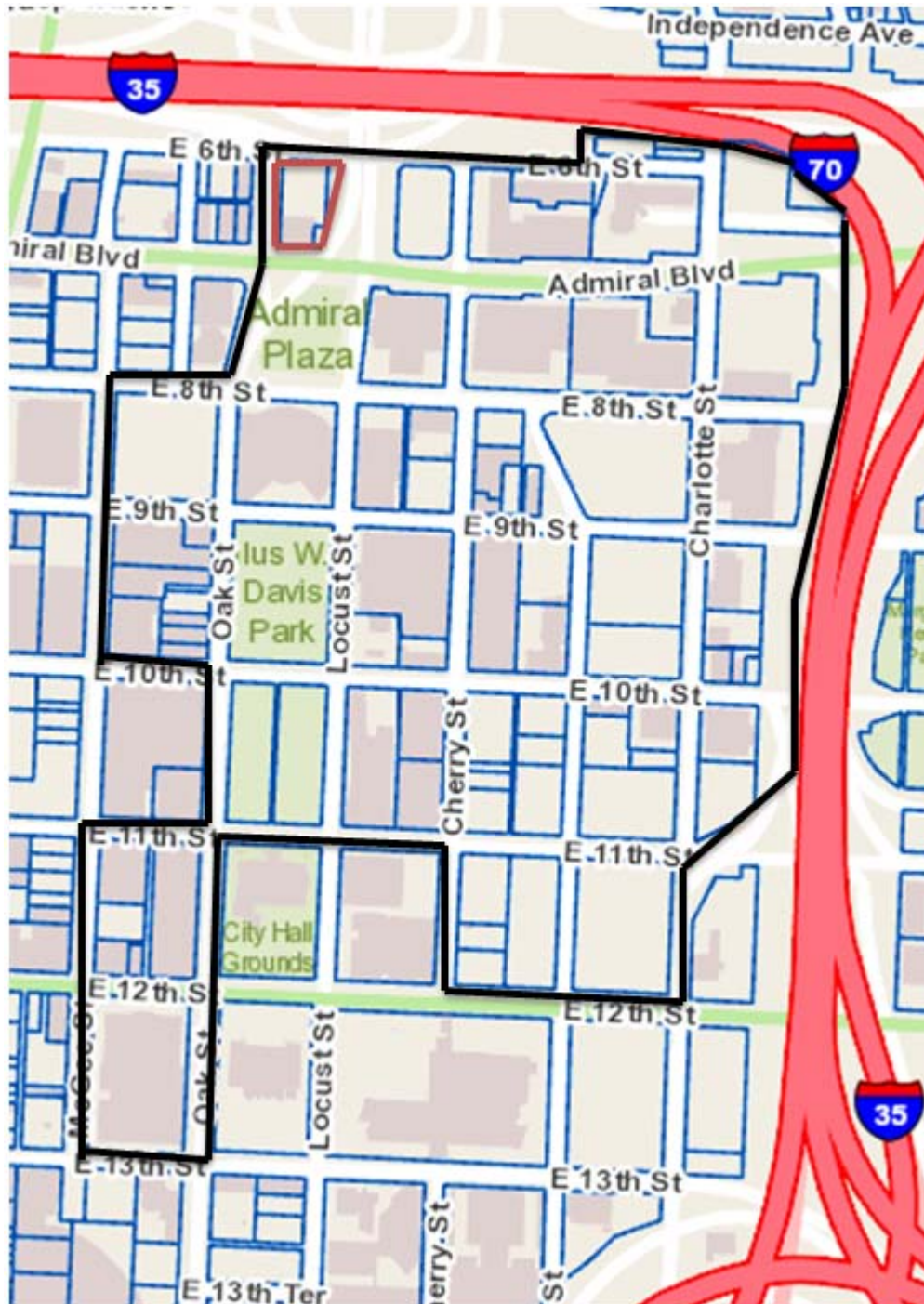
BLOCK 13 (422 Admiral)

An undivided ½ interest in Lots 15, 16, and 17, except parts thereof now in Locust Street and in Admiral Boulevard, Block 8, Rice's Addition, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof

and

all of Lots 1-3 and the West 1/2 of vacated Locust Lane located east and of and adjacent, Keyes Subdivision, Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

Exhibit 2 - Site Plan



Civic Mall TIF – 8th Amendment

Amendment No. 12

Estimated Redevelopment Project Costs

Civic Mall TIF - Eighth Amendment - Exhibit V - Budget

doc. #183875

Redevelopment Project Costs	Seventh Amendment		Eighth Amendment Proposed Actions		Eighth Amendment Final Budget	
	Project Costs	TIFC Reimbursable	Project Costs	TIFC Reimbursable	Project Costs	TIFC Reimbursable
Commission Expenses						
Estimated Reimbursable Costs for Plan Implementation	\$ 330,000	\$ 330,000	\$ 330,000	\$ 330,000	\$ 330,000	\$ 330,000
Block 30 - Open Space			Terminated by 8th Amendment			
Acquisition, Demolition & Relocation	\$ -	\$ -	\$ -	\$ -		
Construction	750,000	750,000	750,000	750,000		
Subtotal Block 30	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000		
Block 46 - Federal Court House Parking			Terminated by 8th Amendment			
Acquisition, Demolition & Relocation	\$ 2,143,000	\$ -	\$ 2,143,000	\$ -		
Construction	1,080,000	-	1,080,000	-		
Subtotal Block 46	\$ 3,223,000	\$ -	\$ 3,223,000	\$ -		
Block 47 - New Federal Court House			Terminated by 8th Amendment			
Acquisition, Demolition & Relocation	\$ 1,966,000	\$ -	\$ 1,966,000	\$ -		
Construction	60,000,000	-	60,000,000	-		
Subtotal Block 47	\$ 61,966,000	\$ -	\$ 61,966,000	\$ -		
Block 49 - Open Space			Terminated by 8th Amendment			
Acquisition, Demolition & Relocation	\$ 1,370,000	\$ 1,370,000	\$ 1,370,000	\$ 1,370,000		
Construction	840,000	840,000	840,000	840,000		
Subtotal Block 49	\$ 2,210,000	\$ 2,210,000	\$ 2,210,000	\$ 2,210,000		
Block 50 - Construction of Commercial Space			Terminated by 8th Amendment			
Block 62 - Rehabilitation &/or Construction of Commercial Space			Terminated by 8th Amendment			
Block 63 & 80 - Civic Mall			Terminated by 8th Amendment			
Acquisition, Demolition & Relocation, Other related	\$ 8,050,000	\$ 8,050,000	\$ 8,050,000	\$ 8,050,000		
Construction	3,000,000	3,000,000	3,000,000	3,000,000		
Subtotal Block 63 & 80	\$ 11,050,000	\$ 11,050,000	\$ 11,050,000	\$ 11,050,000		
Block 64A - Construction of Governmental Office or Commercial Parking - Construction of Governmental Office and Parking (2nd Amendment)			Terminated by 8th Amendment			
Acquisition, Demolition & Relocation	\$ 2,050,000	\$ 2,050,000	\$ 2,050,000	\$ 2,050,000		
Construction	10,400,000	2,000,000	10,400,000	2,000,000		
Subtotal Block 64A	\$ 12,450,000	\$ 4,050,000	\$ 12,450,000	\$ 4,050,000		
Block 64B -			Terminated by Fourth Amendment			
Block 65A - Construction of Office/Commercial Space & Parking			Terminated by Fourth Amendment			
Block 65B - Construction of 800 Car Parking Garage			Terminated by Fourth Amendment			
Block 66 - Rehabilitation/Construction of Office/Commercial Space			Terminated by Fifth Amendment			
Block 67 - Construction of Commercial Space			Terminated by Sixth Amendment			
Block 79 - Rehabilitation &/or Construction of Commercial Space			Ordinance never approved.			
Block 81A -			Terminated by 8th Amendment			
Construction of Governmental/Public Office & Parking (2nd Amendment)						
Acquisition, Demolition & Relocation	\$ 3,700,000	\$ 3,700,000	\$ 3,700,000	\$ 3,700,000		
Construction	10,400,000	2,000,000	10,400,000	2,000,000		
Subtotal Block 81A	\$ 14,100,000	\$ 5,700,000	\$ 14,100,000	\$ 5,700,000		
Block 81B -			Terminated by 8th Amendment			
Construction of Governmental/Public Office & Parking (2nd Amendment)						
Acquisition, Demolition & Relocation	\$ 3,700,000	\$ 3,700,000	\$ 3,700,000	\$ 3,700,000		
Construction	10,400,000	2,000,000	10,400,000	2,000,000		
Subtotal Block 81B	\$ 14,100,000	\$ 5,700,000	\$ 14,100,000	\$ 5,700,000		
Block 82A - Construction of 800 Car Parking Garage			Terminated by 8th Amendment			
Acquisition, Demolition & Relocation	\$ 1,319,500	\$ 1,319,500	\$ 1,319,500	\$ 1,319,500		
Construction	8,000,000	8,000,000	8,000,000	8,000,000		
Subtotal Block 82A	\$ 9,319,500	\$ 9,319,500	\$ 9,319,500	\$ 9,319,500		
Block 82B - Construction of Governmental or Commercial Office			Terminated by 8th Amendment			
Acquisition, Demolition & Relocation	\$ 1,319,500	\$ -	\$ 1,319,500	\$ -		
Construction	8,400,000	-	8,400,000	-		
Subtotal Block 82B	\$ 9,719,500	\$ -	\$ 9,719,500	\$ -		
Block 83A & B - Construction of Governmental or Commercial Uses			Terminated by 8th Amendment			
Block 83 - Construction of Commercial Uses			Ordinance never approved.			
Block 84A & B - Construction of Governmental or Commercial Space			Terminated by 8th Amendment			
Block 84 - Construction of Commercial Space			Ordinance never approved.			
Block 96A - Rehabilitation &/or Construction of Commercial Space			Deleted by 7th Amendment			
Block 96B - Construction of 600 Car Parking Garage			Terminated by 8th Amendment			
Acquisition, Demolition & Relocation	\$ 1,263,000	\$ 1,263,000	\$ 1,263,000	\$ 1,263,000		
Construction	6,000,000	6,000,000	6,000,000	6,000,000		
Subtotal Block 96B	\$ 7,263,000	\$ 7,263,000	\$ 7,263,000	\$ 7,263,000		
Block 99 - Construction of 1000 Car Parking Garage			Terminated by 8th Amendment			
Acquisition, Demolition & Relocation	\$ 658,900	\$ 658,900	\$ 658,900	\$ 658,900		
Construction	10,000,000	10,000,000	10,000,000	10,000,000		
Subtotal Block 99	\$ 10,658,900	\$ 10,658,900	\$ 10,658,900	\$ 10,658,900		

Block 100 - Rehabilitation of Existing Building			Terminated by 8th Amendment			
Block 113 - Rehabilitation of Existing Building			Terminated by 8th Amendment			
Acquisition, Demolition & Relocation	\$ 2,554,000	\$ -	\$ 2,554,000	\$ -		
Construction	9,000,000	-	9,000,000	-		
Subtotal Block 113	\$ 11,554,000	\$ -	\$ 11,554,000	\$ -		
Streetscape/Public Improvements	\$ 1,800,600	\$ 1,800,600	\$ 1,800,600	\$ 1,800,600		
Block 14 - Construction of Commercial Space						
Block 15A			Terminated by 8th Amendment			
Acquisition, Demolition & Relocation	\$ 3,900,000	\$ 3,900,000	\$ 3,900,000	\$ 3,900,000		
Construction	22,432,000	5,447,500	22,432,000	5,447,500		
Civic Mall Area Improvements	500,000	500,000	500,000	500,000		
Subtotal Block 15A	\$ 26,832,000	\$ 9,847,500	\$ 26,832,000	\$ 9,847,500		
Block 15B - Construction of Commercial Space			Ordinance never approved.			
Block 16 - Construction of Commercial Space			Ordinance never approved.			
Block 17 - Construction of Commercial Space			Ordinance never approved.			
Block 31 - Construction of Commercial Space			Ordinance never approved.			
Block 32 - Construction of Commercial Space			Ordinance never approved.			
Block 33 - Construction of Commercial Space			Ordinance never approved.			
422 Admiral Project						
Approval Fees (\$05 per square foot space @ 28,500)	\$ 1,425	\$ -	\$ 1,425	\$ -	\$ 1,425	\$ -
TIF Commission Expense	\$ 1,425	\$ -	\$ 1,425	\$ -	\$ 1,425	\$ -
Project Acquisition, Demolition & Remediation	\$ 509,000	\$ 200,000	\$ 509,000	\$ 200,000	\$ 509,000	\$ 200,000
Shell Renovation	1,167,962	383,373	1,167,962	383,373	1,167,962	383,373
Tenant Improvements	292,792	-	292,792	-	292,792	-
Construction Contingency	73,038	-	73,038	-	73,038	-
Design Contingency	76,690	-	76,690	-	76,690	-
Voice/Data/Systems for Building	13,750	-	13,750	-	13,750	-
Parking Lot Renovations	330,000	330,000	330,000	330,000	330,000	330,000
Developer Fee	-	-	-	-	-	-
Project Management	-	-	-	-	-	-
Market Analysis and Appraisal	-	-	-	-	-	-
Entitlement Procurement (TIF) including consultant	35,000	35,000	35,000	35,000	35,000	35,000
Code Consultation	11,560	-	11,560	-	11,560	-
Survey, Appraisal	9,870	-	9,870	-	9,870	-
Structural Engineer	14,500	14,500	14,500	14,500	14,500	14,500
Special Inspections	2,500	-	2,500	-	2,500	-
Loan Fees	4,500	-	4,500	-	4,500	-
Interest Cost (over 20 yr term of loan)	2,040,000	2,040,000	2,040,000	2,040,000	2,040,000	2,040,000
Legal Fees	8,000	-	8,000	-	8,000	-
Closing Fees	15,000	-	15,000	-	15,000	-
Architectural Fee	58,000	-	58,000	-	58,000	-
Environmental Report Phase 1, Phase 2	6,900	-	6,900	-	6,900	-
Misc. Soft Cost, Inspection Fees	8,000	-	8,000	-	8,000	-
422 Admiral - TOTAL PROJECT COSTS	\$ 4,678,487	\$ 3,002,873	\$ 4,678,487	\$ 3,002,873	\$ 4,678,487	\$ 3,002,873
Civic Mall TIF - Total Project Costs	\$ 202,004,987	\$ 71,682,373	\$ 202,004,987	\$ 71,682,373	\$ 5,008,487	\$ 3,332,873

Amendment No. 13

SUPPLEMENT TO EXHIBIT 5

ANTICIPATED SOURCES OF FUNDS

422 ADMIRAL PROJECT

1.	Estimated Amount of Reimbursable Costs from TIF Revenues within proposed Redevelopment Project Area	\$3,002,873
2.	Estimated Private Investment and other Sources within proposed Redevelopment Project Area	<u>\$1,675,614</u>
	TOTAL	\$4,765,932

BONDS

The total estimated amount of PILOTS and Economic Activity Taxes over thirty-three years available to reimburse project costs as provided for in the Act is approximately \$3,002,873. The Commission may dedicate part or all of this amount to help support the issuance of bonds to defray the cost of the projects.

EXHIBIT 6

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

The total Payments in Lieu of Taxes generated by 422 Admiral Project over the duration of the Plan is estimated to be approximately \$455,384.

Over the life of the Plan, the total Economic Activity Tax revenues from 422 Admiral Project are estimated to be approximately \$1,066,860. Fifty percent (50%) of the total local Economic Activity Taxes, or approximately \$553,430 will be made available for deposit in to the Special Allocation Fund in conformance with the TIF Act will be made available upon annual appropriation to pay eligible Redevelopment Project Costs.

Amendment No. 15

EXHIBIT 9

ESTIMATED DEVELOPMENT SCHEDULE

	Commencement	Completion
Building and related parking	September 2004	December 2005
Parking and streetscape	November 2004	December 2005