

**THIRD AMENDMENT**  
**TO THE**  
**GRAND BOULEVARD CORRIDOR**  
**TAX INCREMENT FINANCING PLAN**  
**KANSAS CITY, MISSOURI**  
**APRIL 14, 2004**

**ADDENDUM**

TAB 1: Supplement to Exhibit 6, Estimated Redevelopment Project Cost

TAB 2: Supplement to Exhibit 7, Sources and Uses of Funds

## I. INTRODUCTION

This Third Amendment to the Grand Boulevard Corridor Tax Increment Financing Plan (the "Third Amendment") shall change the Grand Boulevard Corridor Redevelopment Plan (the "Plan") as approved by the Ordinance No. 961441 on November 26, 1996 (referred to herein as the "Plan"), and subsequently amended by the Ordinance No. 971516 on November 6, 1997 (referred to herein as the "First Amendment"), and subsequently amended by the Ordinance No. 21178 on October 3, 2002 (referred to herein as the "Second Amendment") so as to provide for an increase in the Redevelopment Project Costs for Projects KI and LI. This Third Amendment would change the Redevelopment Project Cost for Projects KI and LI from an estimated \$4,700,000 to an estimated \$7,788,675 and change the Total Reimbursable Cost for KI and LI from an estimated \$1,743,766 to \$4,27,274.

The intent and substance of the Grand Boulevard Corridor TIF Plan, the First Amendment and the Second Amendment remain unchanged other than those revisions specifically mentioned herein.

## II. SPECIFIC PLAN TEXT AMENDMENTS

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

### **Amendment No. 1: Section IV.A., Estimated Redevelopment Project Costs.**

Delete within Section IV.A. of the Plan the following section which is after the first sentence of the first paragraph:

"Redevelopment Project Costs for the Projects KI and LI are estimated to be approximately \$4,700,000 of which an estimated \$1,743,768 will qualify as the Reimbursable Project Costs".

Revise Section IV.A. of the Plan by adding the following after the first sentence of the first paragraph:

"Redevelopment Project Cost for the Projects KI and LI are estimated to be approximately \$7,788,675 of which an estimated \$4,245,274 will qualify as the Reimbursable Project Costs".

## II. Plan Exhibit Amendments

**Amendment No. 2:** Delete "Project KI and LI – Estimated Redevelopment Project Costs" supplement to Exhibit 6 of the Second Amendment of the Plan and add the attached "Project KI and LI – Estimated Redevelopment Project Costs" as the supplement to Exhibit 6 of the Plan, entitled "Estimated Redevelopment Project Costs".

**Amendment No. 3:** Delete "Project KI and LI- Sources and Uses of Funds" supplement to Exhibit 7 of the Second Amendment of the Plan and add the attached "Project KI and LI-

Estimated Redevelopment Project Costs” as the supplement of Exhibit 7 of the Plan, entitled “Sources and Uses of Funds”.

**EXHIBIT 6**

**PROJECT K1 AND L1  
GRAND BOULEVARD CORRIDOR TIF PLAN  
ESTIMATED REDEVELOPMENT PROJECT COSTS**

|                                                                                                   | ESTIMATED<br>TOTAL<br>PROJECT<br>COSTS | REIMBURSABLE<br>FROM TIF<br>REVENUES | DEVELOPER<br>EQUITY/<br>OTHER<br>FINANCING |
|---------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------------|--------------------------------------------|
| Approval Fees (\$.05 per<br>square foot space @ 50,000<br>\$100 per residential unit @ 120 units) | 2,500                                  |                                      | \$0<br>2,500                               |
| <b>WESTERN UNION BUILDING</b>                                                                     |                                        |                                      |                                            |
| Building/Land Acquisition                                                                         | \$850,000                              | \$0                                  | \$850,000                                  |
| Building Improvements (Project K1) <sup>1</sup>                                                   | \$2,728,462                            | \$1,791,614                          | 936,848                                    |
| Surface Parking Acquisition                                                                       | \$738,804                              |                                      | 738,804                                    |
| Parking Lot Improvements (Project L1) <sup>1</sup>                                                | 367,743                                | 200,495                              | 167,248                                    |
| Miscellaneous and Contingency                                                                     | 150,000                                | 0                                    | 150,000                                    |
| Architectural/Engineering/Legal/Appraisal                                                         | 175,000                                | 175,000                              | 0                                          |
| Boring/Survey/Environmental                                                                       | 100,000                                | 100,000                              | 0                                          |
| Permits/Fees/Insurance                                                                            | 15,000                                 | 15,000                               | 0                                          |
| Title/Recording                                                                                   | 15,000                                 |                                      | 15,000                                     |
| Inspections/Disbursements                                                                         | 5,000                                  | 5,000                                | 0                                          |
| TIF Commission Expenses                                                                           | 40,000                                 | 40,000                               | 0                                          |
| Leasing                                                                                           | 200,000                                | 0                                    | 200,000                                    |
| Interest Holdback                                                                                 | 200,000                                | 0                                    | 200,000                                    |
| Real Estate Taxes                                                                                 | 33,500                                 | 0                                    | 33,500                                     |
| Developer Fee                                                                                     | 250,000                                | 0                                    | 250,000                                    |
| Interest payments for certified cost <sup>2</sup>                                                 | 1,920,165                              | 1,920,165                            | 0                                          |
| <b>TOTAL PROJECT COSTS</b>                                                                        | <b>\$7,791,174</b>                     | <b>\$4,247,274</b>                   | <b>\$3,543,900</b>                         |

<sup>1</sup> Reimbursable TIF Building Improvements include demolition concrete, masonry, steel, wood & plastics, moisture protection, doors & windows, conveying systems, mechanical(plumbing), HVAC and electrical.

<sup>2</sup> Pursuant to the 2nd Amendment of Grand Boulevard TIF Plan, to the extent the Commission receives sufficient documentation, the Commission shall certify actual financing costs, including accrued interest, incurred by Redeveloper of Project K1 and L1 on unreimbursed Certified Costs. Interest was not stated as a line item within the original approved budget, but was stated as a reimbursable project expense. The revised budget above now includes an estimated dollar amount for the interest costs.

## NOTES

Plan to be amended at the time of submission of specific projects.

\*\*\*

The amounts included herein are estimated expenses stated in 2004 dollars.

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.

**EXHIBIT 7**  
**SUPPLEMENT**

**A. SOURCES OF FUNDS FOR**  
**ESTIMATED REDEVELOPMENT PROJECT COST**  
**PROJECT K1 AND L1**

|                                                                                                                           |                     |
|---------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1. Amount of Reimbursable Costs from PILOTS<br>And Economic Activity Taxes within proposed<br>Redevelopment Project Areas | \$4,247,274         |
| 2. Estimated Private Investment and other<br>Sources within proposed Redevelopment<br>Project Areas                       | \$3,541,401         |
| <b>TOTAL</b>                                                                                                              | <b>\$ 7,788,675</b> |

**B. BONDS**

The total estimated amount of PILOTS and Economic Activity Taxes over the twenty-three years of reimburse project cost in this Plan (Project K1 and L1) as provided in the Act is approximately \$3,491,692. The Commission may dedicate part or this entire amount to help support the issuance of bonds.