

**FOURTEENTH AMENDMENT**  
**KCI CORRIDOR**  
**TAX INCREMENT FINANCING PLAN**  
**KANSAS CITY, MISSOURI**

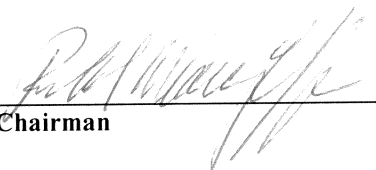
TIF Commission Consideration:

1/8/2014                      1-4-14  
Date                                      Resolution No.

City Council Approval:

2/6/2014                      140092  
Date                                      Ordinance No.

Attached herewith is a true and correct copy of the [Plan] TIF Plan that was approved by the Tax Increment Financing Commission of Kansas City, Missouri by Resolution No. 1-4-14 on 1/8/2014.

  
Chairman

**FOURTEENTH AMENDMENT  
TO THE  
KCI CORRIDOR  
TAX INCREMENT FINANCING PLAN**

**I. Introduction**

The purpose of the Fourteenth Amendment to the KCI Corridor Tax Increment Financing Plan (hereinafter the “Fourteenth Amendment”) is to amend the KCI Corridor Redevelopment Plan as approved by Ordinance No. 990256 (referred to herein as the “Plan”) and subsequently amended by Ordinance No. 040618 (referred to herein as the “First Amendment”), Ordinance No. 040619 (referred to herein as the “Second Amendment”), Ordinance No. 040620 (referred to herein as the “Third Amendment”), Ordinance No. 040621 (referred to herein as the “Fourth Amendment”), Ordinance No. 050107 (referred to herein as the “Fifth Amendment”), Ordinance No. 060326 (referred to herein as the “Sixth Amendment”), Ordinance No. 080211 (referred to herein as the “Seventh Amendment”), Ordinance Nos. 090260 and 100497 (referred to herein as the “Eighth Amendment”), Ordinance No. 101007 (referred to herein as the “Ninth Amendment”), Ordinance No. 110603 (referred to herein as the “Tenth Amendment”), Ordinance No. 120485 (referred to herein as the “Eleventh Amendment”), Ordinance No. 120618 (referred to herein as the “Twelfth Amendment”) and Committee Substitute for Ordinance No. 130108 (referred to herein as the “Thirteenth Amendment”). The Fourteenth Amendment provides for modifications to the budget of Redevelopment Project Costs and the Sources and Uses.. The Fourteenth Amendment does not alter or modify the intent of the Plan, as amended, except for those changes specifically mentioned herein.

**II. Specific Amendments**

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

**Amendment No. 1:** Delete the first paragraph of Section IV.A., “Estimated Redevelopment Project Costs”, and replace the following in lieu thereof:

- A. Estimated Redevelopment Project Costs. Redevelopment Project Costs are estimated to be approximately \$136,135,165 of which an estimated \$87,808,061 will qualify as Reimbursable Project Costs. The remaining Redevelopment Project Costs will be financed through other sources that could include State of Missouri, Platte County, Developer contributions and the City.

**Amendment No. 2:** Delete Exhibit 6 of the Plan, entitled “Estimated Redevelopment Project Costs,” and insert Revised **Exhibit 6**, attached hereto.

**Amendment No. 3:** Delete Exhibit 7 of the Plan, entitled “Sources and Uses,” and insert Revised **Exhibit 7**, attached hereto.

**AMENDMENT NO. 2**  
Exhibit 6: Estimated Redevelopment Project Costs

**EXHIBIT 6  
ESTIMATED REDEVELOPMENT PROJECT COSTS  
THE KCI CORRIDOR TIF PLAN**

| COMMISSION EXPENSES  | STATUS   | LENGTH             | I                             |                    | II                             |                   | III                            |                   | COMMENTS   |   |
|--|--|--------------------|-------------------------------|--------------------|--------------------------------|-------------------|--------------------------------|-------------------|--|---|
|  |  |                    | ESTIMATED TOTAL PROJECT COSTS |                    | REIMBURSABLE FROM TIF REVENUES |                   | FUNDED FROM OTHER PUBLIC FUNDS |                   |  |   |
| A. Legal   |  |                    | \$                            | 400,000            | \$                             | 400,000           | \$                             | -                 |  |   |
| B. Plan Admin, Staff Time, Misc.   |  |                    |                               | 342,000            |                                | 342,000           |                                | -                 |  |   |
| <b>SUBTOTAL - TIFC Expenses</b>  |  |                    | <b>\$</b>                     | <b>742,000</b>     | <b>\$</b>                      | <b>742,000</b>    | <b>\$</b>                      | <b>-</b>          |  |   |
| <b>STREET AND PUBLIC IMPROVEMENT PROJECTS - COMPLETED</b>                              |  |                    |                               |                    |                                |                   |                                |                   |  |   |
| 1.   | Ambassador Drive/Route 152   | Completed          | \$                            | 5,631,000          | \$                             | 5,631,000         | \$                             | -                 |  |   |
| 2A.  | Ambassador Drive Extension   | Completed          |                               | 2700'              |                                | 3,787,164         |                                |                   | -  |   |
| 2B.  | Ambassador Drive Extension   | Completed          |                               | 3300'              |                                | 2,800,489         |                                |                   | -  |   |
| 4A.  | Old Tiffany Springs Road   | Completed          |                               | 2000'              |                                | 1,992,960         |                                |                   | -  |   |
| 4C.  | Old Tiffany Springs Road   | Completed          |                               | 1700'              |                                | 1,460,669         |                                |                   | -  |   |
| 5A.  | Skyview Avenue   | Completed          |                               | 2800'              |                                | 2,246,565         |                                |                   | -  |   |
| 5C.  | Skyview Avenue   | Completed          |                               | 2500'              |                                | 2,142,761         |                                |                   | -  |   |
| 5D.  | Skyview Avenue   | Completed          |                               | 2600'              |                                | 1,443,960         |                                |                   | -  |   |
| 9.   | Old Tiffany Springs Road   | Completed          |                               | 1000'              |                                | 1,200,000         |                                | 1,200,000         | 500' east & west of Congress. Source of funding to be through Platte County            |   |
| 10.  | Congress   | Completed          |                               | 1000'              |                                | 1,500,000         |                                | 500,000           | North of Platte County Project. Funds provided by City Impact Fees.                    |   |
| 11A/11B  | Congress   | Completed          |                               | 4400               |                                | 4,100,000         |                                | 4,100,000         | Route 152 north to Prairie View Road. Funds provided by KCMO and Platte County.        |   |
| 12   | Barry Road   | Completed          |                               |                    |                                | 2,700,000         |                                | 1,000,000         | Boardwalk to Ambassador; \$1.6m from Platte County Special Road District; \$1.5m PIAC  |   |
| 13   | Old Tiffany Springs Road   | Completed          |                               | 2700'              |                                | 2,150,000         |                                | 1,000,000         | 1,150,000  | Western entrance of Tiffany Hills Park west to the intersection of Amity; PIAC: \$400,000, Impact Fees: \$750,000 |
| 14   | N Polo Drive   | Completed          |                               | 1700'              |                                | 1,000,000         |                                | 1,000,000         | West arc of North Polo Drive: N Ambassador Avenue to Tiffany Springs Parkway           |   |
| C1   | NW 88th Street   | Completed          |                               | 700'               |                                | 425,000           |                                | 425,000           | City Funds: N Chatham Ave to southerly extension of N Beaman Court                     |   |
| C2   | N Amity  | Completed          |                               | 1200'              |                                | 700,000           |                                | 700,000           | City Funds: 152 to Old Tiffany Springs Road;   |   |
| 15A, 15B   | Roundabouts on Tiffany Springs Parkway at Ambassador & Skyview                   | Completed          |                               |                    |                                | 700,000           |                                | 700,000           |  |   |
|  | Barry Road/Ambassador - Extraordinary Costs resulting from above listed projects | Completed          |                               |                    |                                | 2,173,163         |                                | 2,173,163         | Complete - These are expenditures made as part of the Barry North Center LLC Agreement |   |
| T2   | Trail - T2   | Completed          |                               |                    |                                | 494,865           |                                | 494,865           |  |   |
| <b>SUBTOTAL - Construction Costs - Roads Completed</b>                                 |  |                    | <b>\$</b>                     | <b>38,648,596</b>  | <b>\$</b>                      | <b>28,873,596</b> | <b>\$</b>                      | <b>9,775,000</b>  |  |   |
| <b>STREET AND PUBLIC IMPROVEMENT PROJECTS - UNDER CONSTRUCTION AND FUTURE PROJECTS</b> |  |                    |                               |                    |                                |                   |                                |                   |  |   |
| 3A/3B  | I-29/Tiffany Springs Parkway Interchange and Congress/Prairie View Intersection  | Under construction |                               |                    |                                | 12,413,313        |                                | 4,989,156         | 7,424,156  | Other Funds from MoDOT and Aviation   |
| 4B.  | Old Tiffany Springs Road over I-29   | Design on hold     |                               | 3700'              |                                | 11,200,000        |                                | 11,200,000        |  |   |
| 5B.  | Skyview Avenue   | Design on hold     |                               | 1200'              |                                | 1,720,590         |                                | 1,470,590         | 250,000  | 500 east of Congress to Skyview w/Overpass subject to approval  |
| 6A.  | Green Hills Road   | Design in progress |                               | 2000'              |                                | 2,740,500         |                                | 2,740,500         |  |   |
| 6B.  | Green Hills Road   | Future project     |                               | 5000'              |                                | 4,226,250         |                                | 4,226,250         |  |   |
| 7A.  | Intersection of Old Tiffany Springs Road & Green Hills Road                      | Design in progress |                               | 2000'              |                                | 2,264,850         |                                | 2,264,850         |  |   |
| 7B.  | Old Tiffany Springs Road   | Design in progress |                               | 2700'              |                                | 3,220,000         |                                | 3,220,000         |  |   |
| 7C   | Old Tiffany Springs Road   | Future project     |                               | 4600'              |                                | 4,600,000         |                                | 4,600,000         |  |   |
| 8.   | Tiffany Springs Parkway  | Future project     |                               | 5000'              |                                | 7,100,000         |                                | 7,100,000         |  |   |
| T1, T3B, T4  | Trail - T1, T3B, T4  | Future projects    |                               |                    |                                | 2,590,000         |                                | 1,140,000         | 1,450,000  | Federal grants for T1, T3B, T4  |
| T3   | Trail - T3   | Under construction |                               |                    |                                | 1,825,000         |                                | 825,000           | 1,000,000  | Federal grants for T3   |
| S1, S2, S3, S4, S5, S6   | 1st & 2nd Creek Sewers: Interceptors & Collectors                                | Under construction |                               |                    |                                | 31,600,000        |                                | 3,800,000         | 27,800,000   | Estimate to be finalized by Funding Agreement(s) between TIFC & City of Kansas City                               |
| <b>SUBTOTAL - Construction Costs - Roads Under Construction and Future Projects</b>    |  |                    | <b>\$</b>                     | <b>85,500,503</b>  | <b>\$</b>                      | <b>47,576,346</b> | <b>\$</b>                      | <b>37,924,156</b> |  |   |
| <b>SUBTOTAL - Construction Costs - All Projects</b>                                    |  |                    | <b>\$</b>                     | <b>124,149,099</b> | <b>\$</b>                      | <b>76,449,942</b> | <b>\$</b>                      | <b>47,699,156</b> |  |   |
| <b>Engineering Costs</b>   |  |                    |                               |                    |                                |                   |                                |                   |  |   |
| Project 1  |  | Completed          | \$                            | 502,000            | \$                             | 502,000           | \$                             | -                 |  |   |
| Project 2A & 2B  |  | Completed          |                               | 675,000            |                                | 675,000           |                                | -                 |  |   |
| Project 3A/3B  |  | Design complete    |                               | 1,502,791          |                                | 1,140,844         |                                | 361,948           | Other sources include Aviation   |   |
| Project 4A & 4C  |  | Completed          |                               | 331,851            |                                | 331,851           |                                | -                 |  |   |
| Project 4B   |  | Design on hold     |                               | 918,447            |                                | 918,447           |                                | -                 |  |   |
| Project 5A   |  | Completed          |                               | 230,000            |                                | 230,000           |                                | -                 |  |   |
| Project 5B   |  | Design on hold     |                               | 229,410            |                                | 229,410           |                                | -                 |  |   |
| Project 5C & 5D  |  | Completed          |                               | 343,431            |                                | 343,431           |                                | -                 |  |   |
| Project 6A   |  | Design in progress |                               | 424,867            |                                | 424,867           |                                | -                 |  |   |
| Project 6B   |  | Future Project     |                               | 319,200            |                                | 319,200           |                                | -                 |  |   |
| Project 7A   |  | Design in progress |                               | 265,419            |                                | 265,419           |                                | -                 |  |   |
| Project 7B   |  | Design in progress |                               | 210,000            |                                | 210,000           |                                | -                 |  |   |
| Project 7C   |  | Future Project     |                               | 265,650            |                                | 265,650           |                                | -                 |  |   |
| Project 8  |  | Future Project     |                               | 852,000            |                                | 852,000           |                                | -                 |  |   |
| Trails - T1, T3B, T4   |  | Design in progress |                               | 180,000            |                                | -                 |                                | 180,000           | PIAC funds   |   |
| Trails - T2, T3  |  | Design complete    |                               | 244,000            |                                | 158,000           |                                | 86,000            | PIAC funds   |   |
| Contingency  |  |                    |                               | 2,500,000          |                                | 2,500,000         |                                | -                 |  |   |
| Right of Way   |  |                    |                               | -                  |                                | -                 |                                | -                 |  |   |
| Legal Fees   |  |                    |                               | 400,000            |                                | 400,000           |                                | -                 |  |   |
| Construction Period Interest   |  |                    |                               | 375,000            |                                | 375,000           |                                | -                 |  |   |
| <b>SUBTOTAL - Soft &amp; Other Costs</b>   |  |                    | <b>\$</b>                     | <b>10,769,066</b>  | <b>\$</b>                      | <b>10,141,119</b> | <b>\$</b>                      | <b>627,948</b>    |  |   |
| <b>KCI CORRIDOR COSTS APPROVED BY TIFC 11/12/05</b>                                    |  |                    |                               |                    |                                |                   |                                |                   |  |   |
| Design Work for Ambassador Drive Extension - Phase 1 & 2                               |  |                    | \$                            | 239,799            | \$                             | 239,799           |                                | -                 |  |   |
| Tiffany Springs Parkway Interchange Design & Traffic Study                             |  |                    |                               | 44,100             |                                | 44,100            |                                | -                 |  |   |
| Waterline Design & Construction  |  |                    |                               | 116,864            |                                | 116,864           |                                | -                 | From just north of 152 to Old Tiffany Springs Road                                     |   |
| Ambassador Drive Interchange - Consultant  |  |                    |                               | 10,000             |                                | 10,000            |                                | -                 | TranSystems  |   |
| TIF Administrative Costs   |  |                    |                               | 34,000             |                                | 34,000            |                                | -                 |  |   |
| Contingency  |  |                    |                               | 30,237             |                                | 30,237            |                                | -                 |  |   |
| <b>SUBTOTAL</b>  |  |                    | <b>\$</b>                     | <b>475,000</b>     | <b>\$</b>                      | <b>475,000</b>    | <b>\$</b>                      | <b>-</b>          |  |   |
| <b>TOTAL</b>   |  |                    | <b>\$</b>                     | <b>136,135,165</b> | <b>\$</b>                      | <b>87,808,061</b> | <b>\$</b>                      | <b>48,327,104</b> |  |   |

In addition, 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 Revenue paid annually into the fund.

Source of funding estimates for projects 1 through 8, 12-15 is TranSystems. Source of funding estimates for projects 9 through 11B is Platte County. Source of funding estimates for Barry Road/Ambassador improvements from Bond documents. Note: Cost figures for road design and construction includes allowance for bike trails, except, the costs to construct trails for Projects 2A, 2B, 4A, 4C, 5A, 5B, 5C, 5D, 6A, 6B, 7A, 7B, 7C, T2 and Sewers include reimbursable costs for developer's project management fees related to engineering design. City Council, trails may be constructed off-street.

Note: Cost figures for engineering costs for Projects 2A, 2B, 3A, 3B, 4A, 4B, 4C, 5A, 5B, 5C, 5D, 6A, 6B, 7A, 7B, 7C, T2 and Sewers include reimbursable costs for developer's project management fees related to engineering design.

Note: Cost figures for construction costs for Projects 2A, 2B, 4A, 4C, 5A, 5B, 5C, 5D, 6A, 6B, 7A, 7B, 7C, T4, C1, C2, T2 and Sewers include reimbursable costs for developer's project management fees related to construction.

Note: Cost figures for projects 12, 13, 14, 15A, and 15B include reimbursable costs for construction, engineering, and developer's project management fees.

Estimates are figure1 in 2008 dollars.

**AMENDMENT NO. 3**  
**Exhibit 7: Sources and Uses**

A. Source of Funds for All Estimated Redevelopment Project Costs

|   |                   |
|---|-------------------|
| Estimated Amount of Reimbursable Costs from Economic Activity Taxes within proposed Redevelopment Project Areas | \$87,808,061      |
| Estimated Private Investment and other Public Sources within proposed Redevelopment Project Area                | \$48,327,104      |
| <br>TOTAL   | <br>\$136,135,165 |

B. Bonds

The total estimated amount of Economic Activity Taxes over twenty-three years available to reimburse project costs is \$203,394,098. The Commission may dedicate part or the entire amount to help support the issuance of bonds to defray the cost of the projects.