

**FIFTH AMENDMENT
TO THE
KCI CORRIDOR
TAX INCREMENT FINANCING PLAN
KANSAS CITY, MISSOURI**

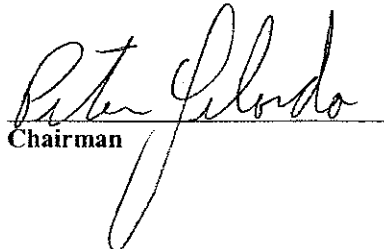
TIF Commission Approval:

January 12, 2005 1-4-05
Date Resolution No.

City Council Approval:

February 24, 2005 050104
Date Ordinance No.

Attached herewith is a true and correct copy of the 5th Amend - KCI Corridor TIF Plan that was approved by the Tax Increment Financing Commission of Kansas City, Missouri, by Resolution No. 14-05, at a public hearing that was duly noticed and held on 4/2/05.


Chairman

I. Introduction

The Fifth Amendment to the KCI Corridor Tax Increment Financing Plan. (the "Fifth Amendment") shall amend the KCI Corridor Redevelopment Plan as approved by the Ordinance No. 990256 (referred to herein as the "Plan") and subsequently amended by the 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") and Ordinance No. 040621 (referred to herein as the "Fourth Amendment"). The Fifth Amendment, if approved, would (i) revise the estimated Redevelopment Costs and (ii) include, as an additional public improvement, the design and construction of a portion of Skyview Avenue beginning at Ambassador Drive and extending east to Hull Avenue, at an estimated cost of \$1.5 million. The revisions to the Estimated Redevelopment Project Costs are based upon estimates provided to the Advisory Committee by TranSystems Corporation and by Platte County.

II. Specific Amendments

The KCI Corridor TIF Plan shall be amended as follows:

Amendment No. 1: Add as an eligible public improvement, the design and construction of a portion of Skyview Avenue beginning at Ambassador Drive and extending east to Hull Avenue.

Amendment No. 2: Delete Exhibit 6, Estimated Redevelopment Project Costs, in its entirety, and insert the revised Exhibit 7 as attached hereto.

EXHIBIT
15-B
REVISED

**EXHIBIT 7
ESTIMATED REDEVELOPMENT PROJECT COSTS
FIFTH AMMENDMENT TO THE KCI CORRIDOR TIF PLAN**

DKAF 1 11/11/05

	LENGTH	I ESTIMATED TOTAL PROJECT COSTS	II REIMBURSABLE FROM TIF REVENUES	III FUNDED FROM OTHER PUBLIC FUNDS	COMMENTS
COMMISSION EXPENSES					
1. Estimated Reimbursable Costs for Plan Implementation					
A. Legal		\$50,000	\$50,000	\$0	
B. Agenda		2,000	\$2,000	.	
C. Staff Time		40,000	\$40,000	.	
D. Miscellaneous		4,000	\$4,000	.	
2. Plan Administration Expenses		100,000	\$100,000		
SUBTOTAL - TIFC Expenses		\$ 196,000	\$ 196,000	\$.	
STREET IMPROVEMENT PROJECTS					
1. Ambassador Drive/Route 152		\$ 7,100,000	\$ 7,100,000		Complete
2A. Ambassador Drive Extension	2700'	\$ 3,061,800	\$ 3,061,800		Extend north from Tiffany Springs Road to Skyview Avenue
2B. Ambassador Drive Extension	3300'	\$ 3,742,200	\$ 3,742,200		Extend north from Skyview Avenue Tiffany Springs Parkway
3. I-20/Tiffany Springs Parkway Interchange		\$ 20,000,000	\$ 20,000,000		
4A. Tiffany Springs Road	2000'	\$ 1,814,400	\$ 1,814,400		Skyview Avenue to Ambassador Drive
4B. Tiffany Springs Road over I-20	3700'	8,200,000	8,200,000		500' east of Congress to Skyview w/Overpass
4C. Tiffany Springs Road	1700'	2,154,800	2,154,800		Ambassador Drive to Hull Avenue including the bridge
5A. Skyview Avenue	2000'	1,500,000	1,500,000		North of Ambassador Dr. Extension to Tiffany Springs Pkwy
5B. Skyview Avenue	1200'	1,700,000	1,700,000		Tiffany Springs Rd to Ambassador Dr Extension including both intersections
5C. Skyview Avenue	2500'	1,701,000	1,701,000		South of Tiffany Springs Rd
5D. Skyview Avenue	2500'	1,701,000	1,701,000		South of Tiffany Springs Road
6A. Green Hills Road	2000'	1,900,000	1,900,000		From the MoDOT improvements north to Tiffany Springs Rd
6B. Green Hills Road	5000'	5,800,000	5,800,000		From Tiffany Springs Rd. to Tiffany Springs Pkwy, including intersections
7. Tiffany Springs Road	3200'	2,300,000	2,300,000		Hull Avenue to Green Hills Rd
8. Tiffany Springs Parkway	5000'	6,000,000	6,000,000		From existing east end east, to Green Hills Rd
9. Tiffany Springs Road	1000'	1,200,000		\$ 1,200,000	500' east & west of Congress. Source of funding to be through Platte County
10. Congress	1000'	1,500,000	1,000,000	\$ 500,000	North of Platte County Project. Other funds to be provided through City Impact Fees, pending City Council approval.
11A. Congress	2000'	2,400,000		2,400,000	South of Tiffany Springs Rd. to Route 152 Source of funding to be through Platte County
11B. Congress	1400'	1,700,000		1,700,000	North of Tiffany Springs Rd. Source of funding to be through Platte County
Barry Road/Ambassador - Extraordinary Costs resulting from above listed projects		2,173,163	2,173,163		Complete - These are expenditures made as part of the Barry North Center LLC Agreement
SubTotal - Construction Costs		\$ 75,648,163	\$ 69,848,163	\$ 5,800,000	
Engineering Cost (See Itemized costs below)		\$ 8,603,000	\$ 8,603,000		
Right of Way Cost		\$ 5,000,000	\$ 5,000,000		
Contingency		\$ 6,000,000	\$ 6,000,000		
SubTotal - Street Improvements		\$ 93,251,163	\$ 87,451,163	\$ 6,800,000	
KCI CORRIDOR COSTS APPROVED BY TIFC 11/12/03					
Design Work for Ambassador Drive Extension - Phase 1		\$ 56,169	\$ 56,169		
Design Work for Ambassador Drive Extension - Phase 2		\$ 163,630	\$ 163,630		
Tiffany Springs Parkway Interchange Design & Traffic Study		\$ 44,100	\$ 44,100		
Waterline Design		\$ 16,864	\$ 16,864		
Waterline Construction		\$ 100,000	\$ 100,000		From just north of 152 to Tiffany Springs Road
Ambassador Drive Interchange - Consultant		\$ 10,000	\$ 10,000		From just north of 152 to Tiffany Springs Road
TIF Administrative Costs		\$ 34,000	\$ 34,000		Transystem
Contingency		\$ 30,236	\$ 30,236		
SubTotal Costs Approved 11/12/03		\$ 475,000	\$ 475,000		
Total		\$ 93,922,163	\$ 88,122,163	\$ 5,800,000	

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 Revenues paid annually into the fund.

A map showing the various road improvement projects is attached hereto.
Source of funding estimates for projects 1 through 8 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 allowances for bike trails. Pending action by the City Council, those trails may be constructed off-street.

Itemized Costs for Engineering (project number followed by budget allowance): 1 - \$502,000, 2A- \$354,000, 2B-\$354,000, 3-\$1,800,000, 4A-\$171,000, 4B-\$740,000, 4C-\$171,000, 5A-\$140,000 5B-\$150,000, 5C-\$205,000 5D-\$205,000, 6A-\$180,000, 6B-\$570,000, 7-\$180,000, 8-\$600,000. Engineering for trails - \$234,000.

Estimates are figured in 2005 dollars.