


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

TIF Commission Approval:
March 8, 2006 3-6-06
Date Resolution No.

City Council Approval:
March 30, 2006 060326
Date Ordinance No.

Attached herewith is a true and correct copy of the 6th Amendment to the KCI Corridor TIF Plan that was approved by the Tax Increment Financing Commission of Kansas City, Missouri, by Resolution No. 3-6-06, at a public hearing that was duly noticed and held on 3/8/06.


Chairman

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

I. Introduction

The Sixth Amendment to the KCI Corridor Tax Increment Financing Plan the “Sixth Amendment”) shall 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”), and Ordinance No. 050104 (referred to herein as the “Fifth Amendment”). The Sixth Amendment, if approved, would revise the Estimated Redevelopment Costs. The revisions to the Estimated Redevelopment Project Costs are based upon estimates due to changes in road project costs, engineering costs and other project-related expenses.

II. Specific Amendments

The KCI Corridor TIF Plan shall be amended as follows:

Amendment No. 1: Replace Exhibit 7, Estimated Redevelopment Project Costs, in its entirety, with the revised Exhibit 7 as attached hereto.

Amendment No. 1

Exhibit 7: Estimated Redevelopment Project Costs

EXHIBIT 7
ESTIMATED REDEVELOPMENT PROJECT COSTS
SIXTH AMENDMENT TO THE KCI CORRIDOR TIF PLAN

| | 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 | \$ - | |
| 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' \$ 3,456,420 | \$ 3,456,420 | \$ - | Extend north from Tiffany Springs Road to Skyview Avenue |
| 2B. | Ambassador Drive Extension | 3300' \$ 2,981,793 | \$ 2,981,793 | \$ - | Extend north from Skyview Avenue Tiffany Springs Parkway |
| 3. | I-29/Tiffany Springs Parkway Interchange | \$ 20,000,000 | \$ 20,000,000 | \$ - | I-29/Tiffany Springs Parkway Interchange |
| 4A. | Tiffany Springs Road | 2000' \$ 1,884,836 | \$ 1,884,836 | \$ - | Skyview Avenue to Ambassador Drive |
| 4B. | Tiffany Springs Road over I-29 | 3700' \$ 6,200,000 | \$ 6,200,000 | \$ - | 500 east of Congress to Skyview w/Overpass |
| 4C. | Tiffany Springs Road | 1700' \$ 1,618,170 | \$ 1,618,170 | \$ - | 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' \$ 2,226,773 | \$ 2,226,773 | \$ - | South of Tiffany Springs Rd |
| 5D. | Skyview Avenue | 2600' \$ 1,340,050 | \$ 1,340,050 | \$ - | 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 and 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 |
| | T1 Trail | 5700' \$ 494,865 | \$ 494,865 | \$ - | |
| | T2 Trail | 4300' \$ - | \$ - | \$ - | |
| | T3 Trail | 5600' \$ - | \$ - | \$ - | |
| SUBTOTAL - Construction Costs | | \$ 75,476,070 | \$ 69,676,070 | \$ 5,800,000 | |
| Engineering Costs | | | | | |
| | Project 1 | \$ 502,000 | \$ 502,000 | \$ - | |
| | Project 2A & 2B | \$ 593,275 | \$ 593,275 | \$ - | |
| | Project 3 | \$ 1,800,000 | \$ 1,800,000 | \$ - | |
| | Project 4A & 4C | \$ 311,738 | \$ 311,738 | \$ - | |
| | Project 4B | \$ 740,000 | \$ 740,000 | \$ - | |
| | Project 5A | \$ 140,000 | \$ 140,000 | \$ - | |
| | Project 5B | \$ 150,000 | \$ 150,000 | \$ - | |
| | Project 5C & 5D | \$ 351,958 | \$ 351,958 | \$ - | |
| | Project 6A | \$ 180,000 | \$ 180,000 | \$ - | |
| | Project 6B | \$ 570,000 | \$ 570,000 | \$ - | |
| | Project 7 | \$ 180,000 | \$ 180,000 | \$ - | |
| | Project 8 | \$ 600,000 | \$ 600,000 | \$ - | |
| | T1 Trail | \$ 75,290 | \$ 75,290 | \$ - | |
| | T2 and T3 Trails | \$ 158,710 | \$ 158,710 | \$ - | |
| | Right of Way Cost | \$ 5,000,000 | \$ 5,000,000 | \$ - | |
| | Contingency (Projects 2A,2B,4A,4C,5C,5D, T1) | \$ 1,000,000 | \$ 1,000,000 | \$ - | |
| | Contingency (Other Projects & Trails) | \$ 5,000,000 | \$ 5,000,000 | \$ - | |
| | Legal Fees (Projects 2A,2B,4A,4C,5C,5D,T1) | \$ 140,000 | \$ 140,000 | \$ - | |
| | Construction Period Interest (Projects 2A,2B,4A,4C,5C,5D,T1) | \$ 235,000 | \$ 235,000 | \$ - | |
| SUBTOTAL - Soft Costs | | \$ 17,727,971 | \$ 17,727,971 | \$ - | |
| SUBTOTAL - Street Improvements | | \$ 93,204,041 | \$ 87,404,041 | \$ 5,800,000 | |
| KCI CORRIDOR COSTS APPROVED BY TIFC 11/12/05 | | | | | |
| | Design Work for Ambassador Drive Extension - Phase 1 | \$ 56,169 | \$ 56,169 | \$ - | |
| | Design Work for Ambassador Drive Extension - Phase 2 | \$ 183,630 | \$ 183,630 | \$ - | |
| | Tiffany Springs Parkway Interchange Design & Traffic Study | \$ 44,100 | \$ 44,100 | \$ - | |
| | Waterline Design | \$ 16,864 | \$ 16,864 | \$ - | From just north of 152 to Tiffany Springs Road |
| | Waterline Construction | \$ 100,000 | \$ 100,000 | \$ - | From just north of 152 to Tiffany Springs Road |
| | Ambassador Drive Interchange - Consultant | \$ 10,000 | \$ 10,000 | \$ - | TranSystems |
| | TIF Administrative Costs | \$ 34,000 | \$ 34,000 | \$ - | |
| | Contingency | \$ 30,237 | \$ 30,237 | \$ - | |
| SUBTOTAL - Costs Approved 11/12/05 | | \$ 475,000 | \$ 475,000 | \$ - | |
| TOTAL | | \$ 93,875,041 | \$ 88,075,041 | \$ 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 Revenue 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 allowance for bike trails, except, the costs to construct trails for Projects 2A,2B,4A,4C,5C and 5D has been separately identified as the cost to construct Trail T1, i.e., \$494,865 including project management fees. Pending action by the City Council, trails may be constructed off-street.

Note: Cost figures for engineering costs for Projects 2A,2B,4A,4C,5C and 5D 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,5C,5D and Trail T1 include reimbursable costs for developer's project management fees related to construction.

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Estimates are figured in 2005 dollars.