

EIGHTH AMENDMENT
KCI CORRIDOR
TAX INCREMENT FINANCING PLAN
KANSAS CITY, MISSOURI

TIF Commission Consideration:

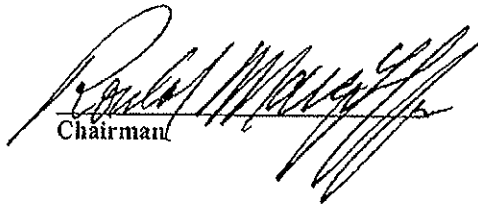
March 11, 2009 3-18-09
Date Resolution No.

City Council Approval:

April 16, 2009 090260
Date Ordinance No.

Amended by Ord. 100497 on 6/24/2010

Attached herewith is a true and correct copy of the KCI CorridorTIF Plan that was approved by the Tax Increment Financing Commission of Kansas City, Missouri by Resolution No. 3-18-09. on March 11, 2009.


Chairman

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

I. Introduction

The Eighth Amendment to the KCI Corridor Tax Increment Financing Plan (the "Eighth 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"), Ordinance No. 050104 (referred to herein as the "Fifth Amendment"), Ordinance No. 060326 (referred to herein as the "Sixth Amendment") and Ordinance No. 080211 (referred to herein as the "Seventh Amendment"). The Eighth Amendment, if approved, would revise the Estimated Redevelopment Costs and allow for the acquisition of right-of-way for road improvements for Barry Road, N Polo Drive, Skyview Avenue, and Tiffany Springs Road.

II. Specific Amendments

The KCI Corridor TIF 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 \$101,997,176 of which an estimated \$82,847,176 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, Impact Fees and PIAC.

Amendment No. 2: Insert the following paragraph after the third paragraph of Section XII, entitled ACQUISITION AND DISPOSITION as follows:

Found in Exhibit 14 is notation of properties which could be under consideration of Acquisition for right of way.

Amendment No. 3: Replace Exhibit 6, "Estimated Redevelopment Project Costs", in its entirety, with the revised Exhibit 6 as attached hereto.

Amendment No. 4: Replace Exhibit 7, “Sources of Funds for All Estimated Redevelopment Project Costs”, in its entirety, with the revised Exhibit 7 as attached hereto.

Amendment No. 5: Include the attached “Exhibit 14: Land Acquisition & Disposition”.

Amendment No. 3

Exhibit 6: Estimated Redevelopment Project Costs

EXHIBIT 6
ESTIMATED REDEVELOPMENT PROJECT COSTS
EIGHTH AMENDMENT TO THE KOI 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	\$ -	
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
3A.	I-29/Tiffany Springs Parkway Interchange		10,300,000	2,500,000	7,800,000 I-29/Tiffany Springs Parkway Interchange;
3B.	Congress/Prairie View Intersection		1,100,000		-
4A.	Tiffany Springs Road	2000'	1,884,836	1,884,836	- Skyview Avenue to Ambassador Drive
4B.	Tiffany Springs Road over I-29	3700'	8,000,000	8,000,000	- 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	2800'	1,800,000	1,800,000	- North of Ambassador Dr. Extension to Tiffany Springs Pkwy
5B.	Skyview Avenue	1200'	2,000,000	2,000,000	- 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'	2,300,000	2,300,000	- From the MoDOT improvements north to Tiffany Springs Rd
6B.	Green Hills Road	5000'	5,200,000	5,200,000	- From Tiffany Springs Rd. to Tiffany Springs Pkwy. including intersections
7.	Tiffany Springs Road	3200'	2,600,000	2,600,000	- Hull Avenue to Green Hills Rd
8.	Tiffany Springs Parkway	5000'	7,100,000	7,100,000	- 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
12	Barry Road		5,600,000	2,500,000	3,100,000 Boardwalk to Ambassador; \$1.6m from Platte County Special Road District; \$1.5m PIAC
13	Tiffany Springs Road	2700'	2,550,000	1,000,000	1,550,000 Western entrance of Tiffany Hills Park west to the intersection of Amity; PIAC: \$800,000, Impact Fees: \$750,000
14	N Polo Drive	1700'	1,000,000	1,000,000	- West arc of North Polo Drive: N Ambassador Avenue to Tiffany Springs Parkway
T1,	Trail		1,600,000	1,600,000	-
T2, T3					
	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		\$ 80,731,205	\$ 62,481,205	\$ 18,250,000	
Engineering Costs					
	Project 1	\$ 502,000	\$ 502,000	\$ -	
	Project 2A & 2B	593,275	593,275	-	
	Project 3A	1,200,000	300,000	900,000	Other sources include Aviation and MODOT
	Project 3B	140,000	140,000	-	
	Project 4A & 4C	311,738	311,738	-	
	Project 4B	950,000	950,000	-	
	Project 5A	230,000	230,000	-	
	Project 5B	240,000	240,000	-	
	Project 5C & 5D	351,958	351,958	-	
	Project 6A	280,000	280,000	-	
	Project 6B	625,000	625,000	-	
	Project 7	310,000	310,000	-	
	Project 8	852,000	852,000	-	
	Trails: T1, T2, T3	234,000	234,000	-	
	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 (Projects 3A, 3B, 4B, 5A, 6A, 7, 12, 15, Trails)	3,900,000	3,900,000	-	
	Contingency (Other Projects)	3,500,000	3,500,000	-	
	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		\$ 20,594,971	\$ 19,694,971	\$ 900,000	
SUBTOTAL - Street Improvements		\$ 101,326,176	\$ 82,176,176	\$ 19,150,000	
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		\$ 475,000	\$ 475,000	\$ -	
TOTAL		\$ 101,997,176	\$ 82,847,176	\$ 19,150,000	

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.

Source of funding estimates for projects 1 through 8,12-15 is TransSystems. 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, T2, T3. 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.

Note: Cost figures for 12, Barry Road include reimbursable costs for construction, engineering and contingency.

Estimates are figured in 2008 dollars.

Amendment No. 4

Exhibit 7:

A. Source of Funds for All Estimated Redevelopment Project Costs

1. Estimated Amount of Reimbursable Costs from Economic Activity Taxes within proposed Redevelopment Project Areas	\$82,847,176
2. Estimated Private Investment and And other Public Sources within proposed Redevelopment Project Area.	\$19,150,000
TOTAL	\$101,997,176

B. Bonds

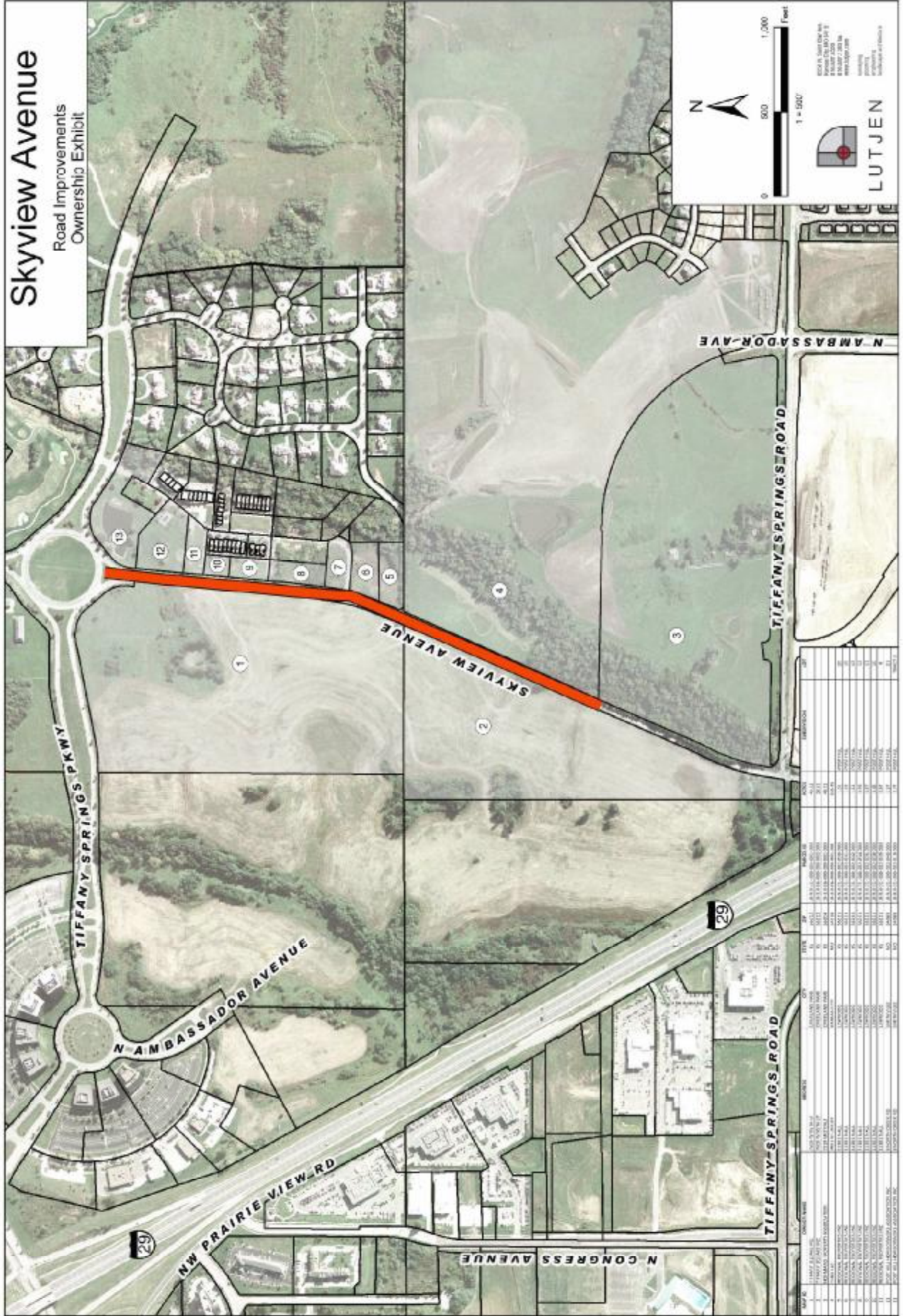
The total estimated amount of Economic Activity Taxes over twenty-three years available to reimburse project costs is \$117,774,956. The Commission may dedicate part or the entire amount to help support the issuance of bonds to defray the cost of the projects.

Amendment No. 5

Exhibit 14: Land Acquisition

Skyview Avenue

Road Improvements
Ownership Exhibit



PARCEL NO.	OWNER NAME	ADDRESS	AREA (SQ FT)	PERCENTAGE
1	STATE OF ILLINOIS	1000 S. STATE ST.	100,000	100%
2	STATE OF ILLINOIS	1000 S. STATE ST.	100,000	100%
3	STATE OF ILLINOIS	1000 S. STATE ST.	100,000	100%
4	STATE OF ILLINOIS	1000 S. STATE ST.	100,000	100%
5	STATE OF ILLINOIS	1000 S. STATE ST.	100,000	100%
6	STATE OF ILLINOIS	1000 S. STATE ST.	100,000	100%
7	STATE OF ILLINOIS	1000 S. STATE ST.	100,000	100%
8	STATE OF ILLINOIS	1000 S. STATE ST.	100,000	100%
9	STATE OF ILLINOIS	1000 S. STATE ST.	100,000	100%
10	STATE OF ILLINOIS	1000 S. STATE ST.	100,000	100%
11	STATE OF ILLINOIS	1000 S. STATE ST.	100,000	100%
12	STATE OF ILLINOIS	1000 S. STATE ST.	100,000	100%
13	STATE OF ILLINOIS	1000 S. STATE ST.	100,000	100%

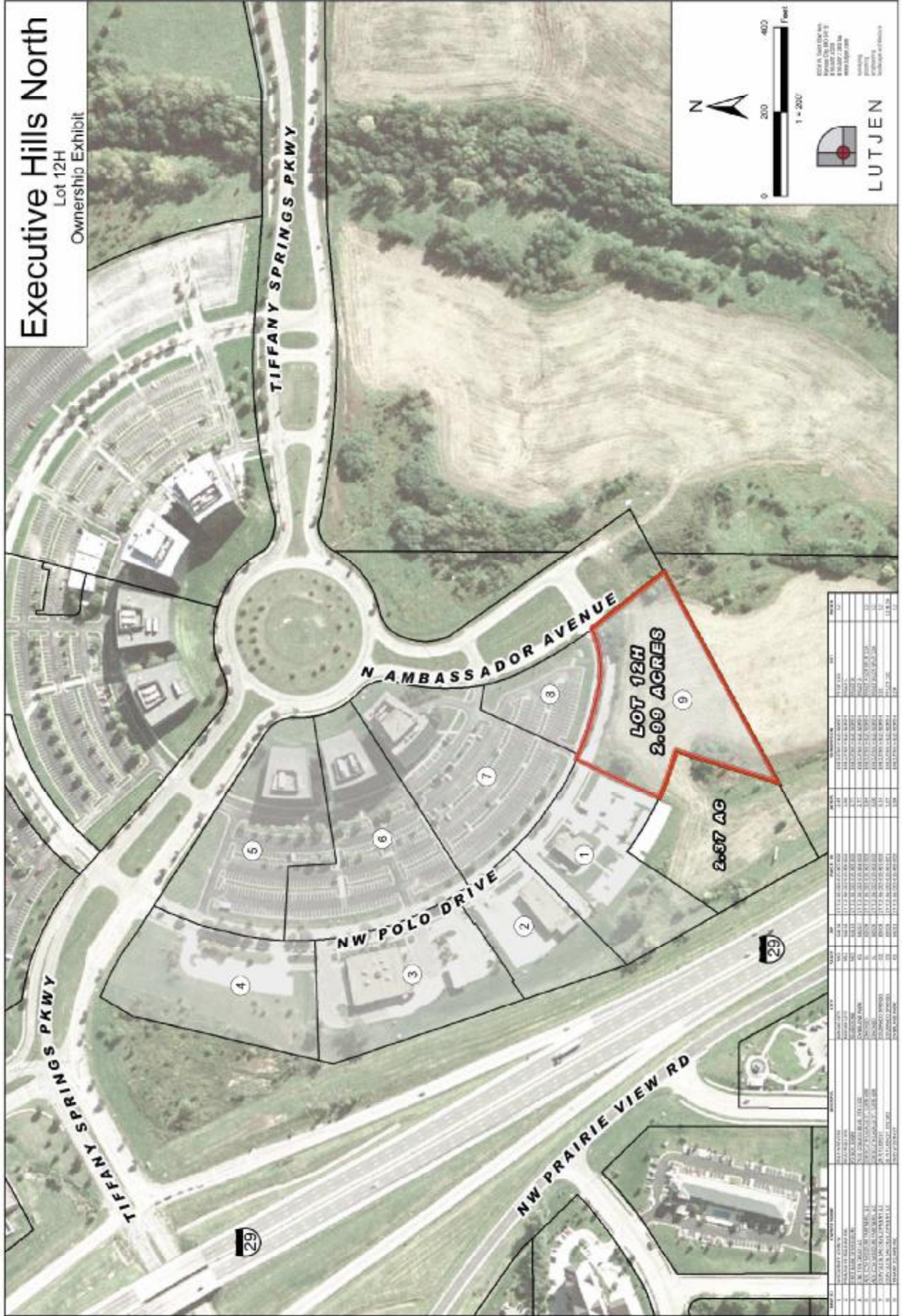


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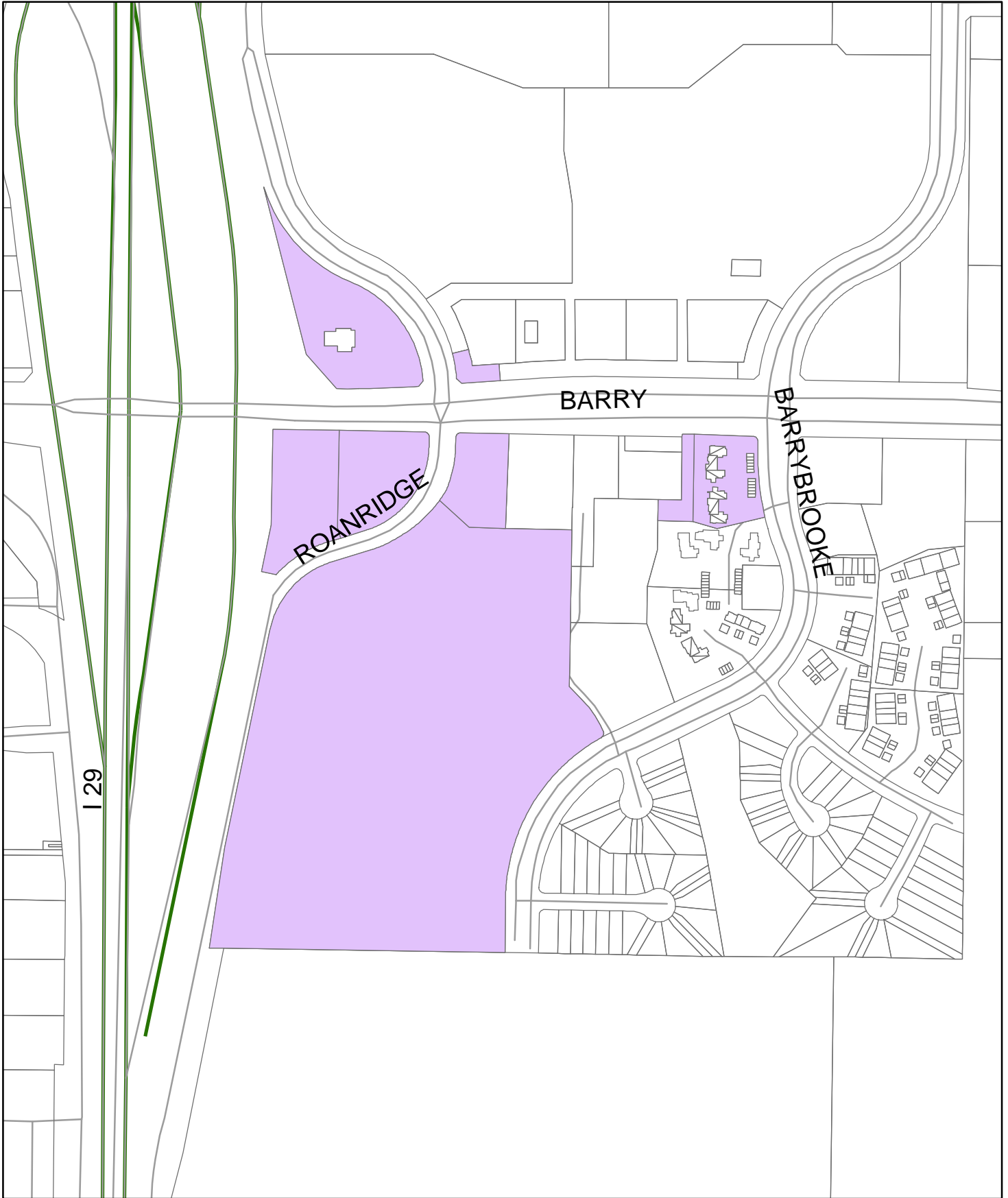
SCALE: AS SHOWN ABOVE
DATE: 10/20/2011
BY: [Name]
PROJECT: [Name]
DRAWN BY: [Name]

Executive Hills North

Lot 12H
Ownership Exhibit



LOT	ACRES	OWNER	ADDRESS	PHONE	DATE	STATUS	REMARKS
1	2.37	...	...	...	...	...	...
2	...	...	...	...	...	...	...
3	...	...	...	...	...	...	...
4	...	...	...	...	...	...	...
5	...	...	...	...	...	...	...
6	...	...	...	...	...	...	...
7	...	...	...	...	...	...	...
8	...	...	...	...	...	...	...
9	2.99	...	...	...	...	...	...



Barry Road





20-1.0-02-000-000-002-000

20-1.0-02-000-000-001-000

20-1.0-02-000-000-020-000

20-1.0-02-000-000-003-000

20-1.0-02-000-000-004-000

20-1.0-02-000-000-019-001

Amity

Tiffany Springs

Kansas City

ADDRESS	APN	OWNER NAME	OWNER ADDR2	CITY	STATE	ZIP
7501 NW Tiffany Springs Pkwy	PL177036000015001000	CGTV LLC & ZAG DEVELOPMENT LLC	24 N TEJON ST	COLORADO SPRING	CO	80903-0000
9510 N Ambassador Dr	PL177036000015001001	CGTV LLC & ZAG DEVELOPMENT LLC	31 N TEJON ST, STE 500	COLORADO SPRING	CO	80903-0000
7505 NW Tiffany Springs Pkwy	PL177036000015002000	ADC-CCM MISSOURI PARTNERS, LLC	208 SOUTH LASALLE ST, SUITE 608	CHICAGO	IL	60604-0000
7509 NW Tiffany Springs Pkwy	PL177036000015003000	ADC-CCM MISSOURI PARTNERS, LLC	208 SOUTH LASALLE ST, SUITE 608	CHICAGO	IL	60604-0000
10000 N Polo Dr	PL177036000015004000	ONE TEN CEDAR LLC	7101 COLLEGE BLVD, STE 1100	OVERLAND PARK	KS	66210-0000
0 No Address	PL177036000015005000	FIRST BANK OF MISSOURI	PO BOX 10689	GLADSTONE	MO	64118-0000
9700 N Polo Dr	PL177036000015006000	PAROYA PETROLEUM INC	9700 POLO AVE	KANSAS CITY	MO	64154-0000
9600 N Polo Dr	PL177036000015007000	WOODRUFF, JOHN W	9619 N REVERE	KANSAS CITY	MO	64154-0000
9500 N Ambassador Dr	PL177036000015009000	TIFFANY SQUARE INC	7500 W 95TH ST	OVERLAND PARK	KS	66212-0000
6201 NW Tiffany Springs Pkwy	PL189031300002018000	POST HILL HOMEOWNERS ASSOCIATION INC	8 NORTH CREEK RD	SMITHVILLE	MO	64089-0000
6400 NW 96th Ter	PL189031300002030000	REGIONAL PROPERTIES INC	11301 NALL	LEAWOOD	KS	66211-0000
6401 NW 97th St	PL189031300002031000	REGIONAL PROPERTIES INC	11301 NALL	LEAWOOD	KS	66211-0000
6400 NW 97th St	PL189031300002032000	REGIONAL PROPERTIES INC	11301 NALL	LEAWOOD	KS	66211-0000
9710 N Mokane Ave	PL189031300002034000	REGIONAL PROPERTIES INC	11301 NALL	LEAWOOD	KS	66211-0000
9740 N Mokane Ave	PL189031300002036000	REGIONAL PROPERTIES INC	11301 NALL	LEAWOOD	KS	66211-0000
9760 N Mokane Ave	PL189031300002038000	REGIONAL PROPERTIES INC	11301 NALL	LEAWOOD	KS	66211-0000
9800 N Montclair Ave	PL189031300002039000	REGIONAL PROPERTIES INC	11301 NALL	LEAWOOD	KS	66211-0000
9820 N Montclair Ave	PL189031300002040000	POST HILL HOMEOWNERS ASSOCIATION INC	8 NORTH CREEK RD	SMITHVILLE	MO	64089-0000
6301 NW Tiffany Springs Pkwy	PL189031300005001000	TIFFANY SQUARE INC	7500 W 95TH ST	OVERLAND PARK	KS	66212-0000
6598 NW Tiffany Springs Rd	PL193006000000001000	NORMAND PROPERTY ASSOCIATION	7219 METCALF	OVERLAND PARK	KS	66204-0000
6598 NW Tiffany Springs Rd	PL193006000000001001	TSDG LLC	7001 N LOCUST	KANSAS CITY	MO	64118-0000
6410 NW Barry Rd	PL1930072000000009000	BWSC LLC	4350 SHAWNEE MISSION PKWY STE 159	SHAWNEE MISSION	KS	66205-0000
6530 NW Barry Rd	PL193007200000013000	BWSC LLC	4350 SHAWNEE MISSION PKWY STE 159	SHAWNEE MISSION	KS	66205-0000
8370 NW Barrybrooke Dr	PL193007300002001000	BARRYBROOKE HOMES ASSOC				0000-
6405 NW Barry Rd	PL193007300002003000	B P BARRY ROAD LLC	14553 SHERWOOD	LEAWOOD	KS	66224-0000
6601 NW Barry Rd	PL193007300002016000	BOSTON MARKET REAL ESTATE COMPANY	PO BOX 460069	ESCONDIDO	CA	92046-0000
8350 NW Roanridge Rd	PL193007300002017000	BRINKER MISSOURI INC	2211 YORK ROAD STE 222	OAK BROOK	IL	60523-0000
8340 N Roanridge Rd	PL193007300002018000	BRINKER MISSOURI INC	2211 YORK ROAD STE 222	OAK BROOK	IL	60523-0000
8101 NW Roanridge Rd	PL193007300002019000	KCMO TIC #1, #2, #3, #4, #5, #6, #7, #9,	2555 E CAMELBACK RD, STE 400	PHOENIX	AZ	85016-0000

ADDRESS	APN	
7501 NW Tiffany Springs Pkwy	PL177036000015001000	7501 NW TIFFANY SPRINGS PKY EXECUTIVE HILLS NORTH BLOCKS 12 & 26 PRT LOT 12C BLK 12 BEG AT MOST NLY COR SD LOT TH SELY ALG ELY LI SD LOT 335.3 FT TH N 82 DEG W 60.57 FT TH S 23 DEG W 276.01 FT TO SLY LI SD LOT TH NWLY ALG SD SLY LI
9510 N Ambassador Dr	PL177036000015001001	/EXECUTIVE HILLS NORTH BLOCKS 12 & 26 PRT LOT 12C BLK 12 BEG ON ELY LI SD LOT 335.3 FT S OF MOST NLY COR TH N 82 DEG W 60.57 FT TH S 23 DEG W 276.01 FT TO SLY LI SD LOT TH SELY ALG SD SLY LI TO SE COR SD LOT TH NWLY TO BEG
7505 NW Tiffany Springs Pkwy	PL177036000015002000	7505 NW TIFFANY SPRINGS PKY EXECUTIVE HILLS NORTH BLOCKS 12 & 26 TRACT B ON CERT OF SURVEY OF LOT 12A BLK 12 FILED AS DOCMT #2385 IN BK 17 AT PG 266 ON 3-17-1988
7509 NW Tiffany Springs Pkwy	PL177036000015003000	7509 NW TIFFANY SPRINGS PKY EXECUTIVE HILLS NORTH BLOCKS 12 & 26 TRACK A ON CERT OF SURVEY OF LOT 12A BLK 12 FILED AS DOCMT #2385 IN BK 17 AT PG 266 ON 3-17-1988
10000 N Polo Dr	PL177036000015004000	EXECUTIVE HILLS NORTH BLOCKS 12 & 26
0 No Address	PL177036000015005000	EXECUTIVE HILLS NORTH BLOCKS 12 & 26
9700 N Polo Dr	PL177036000015006000	EXECUTIVE HILLS NORTH BLOCKS 12 & 26
9600 N Polo Dr	PL177036000015007000	9600 N POLO DR EXECUTIVE HILLS NORTH BLKS 12 & 26 LOT 12G (EXC N 15FT)
9500 N Ambassador Dr	PL177036000015009000	/EXECUTIVE HILLS NORTH BLOCKS 12 & 26 LOT 12H BLK 12
6201 NW Tiffany Springs Pkwy	PL189031300002018000	/POST HILL TRACT A
6400 NW 96th Ter	PL189031300002030000	/POST HILL LOT 20
6401 NW 97th St	PL189031300002031000	/POST HILL LOT 19
6400 NW 97th St	PL189031300002032000	/POST HILL LOT 13
9710 N Mokane Ave	PL189031300002034000	/POST HILL LOT 12
9740 N Mokane Ave	PL189031300002036000	/POST HILL LOT 11
9760 N Mokane Ave	PL189031300002038000	/POST HILL LOT 10
9800 N Montclair Ave	PL189031300002039000	/POST HILL LOT 9
9820 N Montclair Ave	PL189031300002040000	9800 N MONTCLAIR POST HILL LOT 21
6301 NW Tiffany Springs Pkwy	PL189031300005001000	/ALL W 1/2 SW 1/4 SEC 31 52 33 LY SLY OF TIFFANY SPRINGS PKY & WLY OF NW SKYVIEW AVE SEC 06-51-33 S1/2 NW1/4 ALL THAT PART OF THE N 1/2 OF SEC 6 - BEG AT NE INT NW SKYVIEW AVE & NW TIFFANY SPRINGS RD, TH NE 1130' ALG E ROW LN OF NW SKYVIEW AVE, TH E 1100' MOL, TH SELY ALG CURVE TO THE RIGHT TO N LN TIFFANY
6598 NW Tiffany Springs Rd	PL193006000000001000	SPRINGS RD, TH W 2500' MOL TO P SEC 06-51-33 ALL THAT PART OF THE N 1/2 OF SEC 6 EX PT PLATTED AS TIFFANY WOODS AT ROSE CREEK SUB & EX PT SW1/4
6598 NW Tiffany Springs Rd	PL193006000000001001	NW1/4
6410 NW Barry Rd	PL193007200000009000	SEC 07-51-33 SW1/4 NW1/4 BOARDWALK SQUARE TRACT B
6530 NW Barry Rd	PL193007200000013000	SEC 07-51-33 SE1/4 NW1/4 BOARDWALK SQUARE LOT 1 /BARRYBROOKE VILLAGE 2ND PLAT ALL LOT A EXC BLDGS 8 & 9 ALSO EXC CARPORTS 8 & 9 ON CERT OF SURVEY #15294 IN
8370 NW Barrybrooke Dr	PL193007300002001000	BK 13 AT PG 25 FILED 2-20-76
6405 NW Barry Rd	PL193007300002003000	/BARRYBROOKE VILLAGE 2ND PLAT ALL LOT F EXC PRT LY W OF LOTS B & D & NLY PROLG W LI OF SD LOT B
6601 NW Barry Rd	PL193007300002016000	/BARRYWOODS CROSSING LOT 2
8350 NW Roanridge Rd	PL193007300002017000	/BARRYWOODS CROSSING LOT 3
8340 N Roanridge Rd	PL193007300002018000	/BARRYWOODS CROSSING LOT 4
8101 NW Roanridge Rd	PL193007300002019000	8331 NW ROANRIDGE RD BARRYWOODS CROSSING LOT 5 REPLAT LOT 5