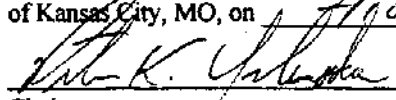


KCI CORRIDOR TAX INCREMENT FINANCING PLAN

CERTIFICATION:

We hereby certify that this is a true and correct copy of the Plan approved by the Tax Increment Financing Commission of Kansas City, MO, on 7/19/90, 1999.


Chairman

2/11/99

Date


Executive Director

2/11/99

Date

TABLE OF CONTENTS

Page

I.	DEFINITIONS	1
II.	TAX INCREMENT FINANCING	4
III.	GENERAL DESCRIPTION OF PLAN AND PROJECTS	4
A.	The Plan	4
B.	Redevelopment Area	4
C.	Project Improvements.....	5
D.	Redevelopment Projects	5
E.	Estimated Date of Completion	5
F.	Redevelopment Plan Objectives.....	5
G.	Gaming Status.....	6
H.	Advisory Committee	6
I.	Community Support Based on Specific Assumptions.....	6
IV.	FINANCING.....	6
A.	Estimated Redevelopment Project Costs	6
B.	Anticipated Sources of Funds.....	7
C.	Payments in Lieu of Taxes	7
D.	Economic Activity Taxes	7
E.	Anticipated Type and Terms of Obligations.....	7
F.	Evidence of Commitments to Finance	8
V.	MOST RECENT EQUALIZED ASSESSED VALUATION	8
VI.	ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOP- MENT.....	8
VII.	GENERAL LAND USE	8
VIII.	CONFORMANCE TO THE COMPREHENSIVE PLAN	8
IX.	EXISTING CONDITIONS IN THE REDEVELOPMENT AREA	9
X.	"BUT FOR TIF"	9
XI.	COST-BENEFIT ANALYSIS	9
XII.	ACQUISITION AND DISPOSITION	10
XIII.	RELOCATION ASSISTANCE PLAN.....	10
XIV.	ENTERPRISE ZONE	10
XV.	PROVISION OF PUBLIC FACILITIES	10

XVI. REQUEST FOR PROPOSALS.....	11
XVII. REDEVELOPMENT AGREEMENT	11

EXHIBITS

Exhibit 1:	Legal Descriptions
	A: Redevelopment Area
	B: Redevelopment Project Area
Exhibit 2:	Site Plan
Exhibit 3:	Specific Objectives
Exhibit 4:	Construction and Employment Information
	A: Construction Totals by Project Area
	B: Employment Totals by Project Area
Exhibit 5:	Estimated Redevelopment Schedule
Exhibit 6:	Estimated Redevelopment Project Costs
Exhibit 7:	Sources of Funds
Exhibit 8:	Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes
Exhibit 9:	Cost-Benefit Analysis
Exhibit 10:	Condition Study
Exhibit 11:	Relocation Assistance Plan
Exhibit 12:	Statutory Requirements
Exhibit 13:	Affidavits and Certificates

I. DEFINITIONS

As used in this Redevelopment Plan, the following terms shall mean:

- A. "City," the City of Kansas City, Missouri.
- B. "Commission," the Tax Increment Financing Commission of Kansas City, Missouri.
- C. "Economic Activity Taxes," the total additional revenue from taxes which are imposed by a municipality and other taxing districts, and which are generated by economic activities within a redevelopment area over the amount of such taxes generated by economic activities within such redevelopment area in the calendar year prior to the adoption of the ordinance designating such a redevelopment area, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, licenses, fees or special assessments. For redevelopment projects or redevelopment plans approved after December 23, 1997, if a retail establishment relocates within one year from one facility to another facility within the same county and the governing body of the municipality finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition the economic activity taxes generated by the retail establishment shall equal the total additional revenues from economic activity taxes which are imposed by a municipality or other taxing district over the amount of economic activity taxes generated by the retail establishment in the calendar year prior to its relocation to the redevelopment area..
- D. "Economic Development Area," any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivision (1) and (3) of Section 99.805 of the Act, and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial business which unfairly compete in the local economy and is in the public interest because it will:
 - (a) Discourage commerce, industry or manufacturing from moving their operations to another state; or
 - (b) Result in increased employment in the municipality; or
 - (c) Result in preservation or enhancement of the tax base of the municipality
- E. "Gambling Establishment," an excursion gambling boat as defined in section 313.800, RSMo, and any related business facility including any real property improvements which are directly and solely related to such business facility, whose sole purpose is to provide goods or services to an excursion gambling boat and whose majority ownership interest is held by a person licensed to conduct gambling games on an excursion gambling boat or licensed to operate an excursion gambling boat as provided in sections 313.800 to 313.850, RSMo.
- F. "Obligations," bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by a municipality to carry out a redevelopment project or to fund outstanding obligations.

- G. "Ordinance," an ordinance enacted by the governing body of a city, town, or village or a county or an order of the governing body of a county whose governing body is not authorized to enact ordinances.
- H. "Payment in Lieu of Taxes," those estimated revenues from real property in the area selected for a redevelopment project, which revenues according to the redevelopment project or plan are to be used for a private use, which taxing districts would have received had a Municipality not adopted Tax Increment Allocation Financing, and which would result from levies made after the time of the adoption of Tax Increment Allocation Financing during the time the current equalized value of real property in the project area exceeds the total initial equalized value of real property in such area until the designation is terminated pursuant to subsection 2 of Section 99.850. Payments in lieu of taxes which are due and owing shall constitute a lien against the real estate of the Redevelopment Project from which they are derived, the lien of which may be foreclosed in the same manner as a special assessment lien as provided in Section 88.861 R.S.Mo.
- I. "Project Improvements," those development activities undertaken within the Redevelopment Area which are intended to accomplish the objectives of the Redevelopment Plan.
- J. "Redevelopment Agreement," the agreement or agreements between, the Tax Increment Financing Commission and other parties necessary for the implementation of the Redevelopment Plan.
- K. "Redevelopment Area," an area designated by a municipality, in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a Blighted Area, an Economic Development Area, a Conservation Area or a combination thereof.
- L. "Redevelopment Plan," the comprehensive program of a municipality for redevelopment intended by the payment of redevelopment costs to reduce or eliminate those conditions, the existence of which qualified the Redevelopment Project Area as an Economic Development Area, Conservation Area or Blighted Area, or combination thereof, and to thereby enhance the tax bases of the taxing districts which extend into the Redevelopment Area.
- M. "Redevelopment Project," any development project in furtherance of the objectives of the Redevelopment Plan.
- N. "Redevelopment Project Area," the area selected for a specific redevelopment project.
- O. "Redevelopment Project Costs" include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, any such costs incidental to a Redevelopment Plan and a Redevelopment Project. Such costs include, but are not limited to the following:
1. Costs of studies, surveys, plans and specifications;

2. Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial planning or special services;
 3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
 4. Costs of rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures;
 5. Cost of construction of public works or improvements;
 6. Financing costs, including, but not limited to all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations issued hereunder accruing during the estimated period of construction of any Redevelopment Project for which such Obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto;
 7. All or a portion of a taxing district's capital cost resulting from the Redevelopment Project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Project, to the extent the municipality by written agreement accepts and approves such costs;
 8. Relocation costs to the extent that a Municipality determines that relocation costs shall be paid or are required to be paid by federal or state law;
 9. Payments in lieu of taxes.
- P. "Special Allocation Fund," the fund of a municipality or its commission which contains at least two separate segregated accounts for each redevelopment plan, maintained by the treasurer of the municipality or the treasurer of the commission into which payments in lieu of taxes are deposited in one account, and economic activity taxes and other revenues are deposited in the other account.
- Q. "Tax Increment Financing," tax increment allocation financing as provided pursuant to Chapter 99.800, et seq. RSMo.
- R. "Taxing Districts," any political subdivision of this state having the power to levy taxes.
- S. "Taxing Districts' Capital Costs," those costs of Taxing Districts for capital improvements that are found by the municipal governing bodies to be necessary and to directly result from the Redevelopment Project.
- T. "Vacant Land," any parcel or combination of parcels of real property not used for industrial, commercial, or residential buildings.

II. TAX INCREMENT FINANCING

This Plan is adopted pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Missouri Revised Statutes, Section 99.800 through 99.865 (the "Act"). The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from Payments in Lieu of Taxes and Economic Activity Taxes. This Plan shall be filed of record against all properties in approved Redevelopment Project Areas.

III. GENERAL DESCRIPTION OF PLAN AND PROJECTS

- A. The Plan. The KCI Corridor Tax Increment Financing Plan ("the Plan") would finance the reconstruction of Tiffany Springs Parkway Interchange at Interstate 29, construction of a half diamond interchange at 152 and Ambassador Drive, construction of Ambassador Drive from Barry Road to Tiffany Springs Parkway, realignment of Tiffany Springs Road and the bridge between Skyview Avenue and Congress Avenue, and extraordinary costs related to Barry Road and N. Boardwalk Drive related to improvements listed herein. The Plan provides that only those improvements specified herein shall be financed under this TIF Plan. This Plan also contemplates that the improvements will be financed solely from 50% of the incremental economic activities taxes generated within the redevelopment area and that all payments in lieu of taxes shall be declared surplus and returned to the affected taxing districts. Site plans showing the Redevelopment Area and location of projects are attached as Exhibit 2.
- B. Redevelopment Area. The Redevelopment Area includes an area generally bound by Tiffany Springs Parkway on the north, Barry Road on the south, Interstate 29 on the west, and N.W. Skyview Avenue and the east line of the southeast quarter of Section 6, Township 51, Range 33 on the east (the "Redevelopment Area") in Kansas City, Platte County, Missouri (the "City") as described in Exhibit 1A.
- C. Project Improvements. The Project Improvements to be financed under this Plan will consist of the reconstruction of Tiffany Springs Parkway Interchange at Interstate 29, construction of a half diamond interchange at 152 and Ambassador Drive, construction of Ambassador Drive from Barry Road to Tiffany Springs Parkway, realignment of Tiffany Springs Road and the bridge between Skyview Avenue and Congress Avenue, and extraordinary costs related to Barry Road and N. Boardwalk Drive related to improvements listed herein. It is anticipated that the incremental revenue will result from the construction of retail and office commercial development within the Redevelopment Area.
- D. Redevelopment Projects. The Project Improvements and other redevelopment activities will be undertaken as a series of redevelopment projects (the "Redevelopment Projects"), each of which will be approved by ordinance in conformance with the Act. The Redevelopment Area is described in Exhibit 1A. The Redevelopment Project Areas are described in Exhibit 1B. Construction and employment information for the Redevelopment Project is set forth in Exhibit 4.
- E. Estimated Date of Completion. The Redevelopment Schedule is attached as Exhibit 5. The completion of all redevelopment projects and retirement of Obligations

incurred to finance redevelopment costs will occur no later than twenty-three (23) years from the adoption of the ordinance approving a specific Redevelopment Project, provided that no ordinance approving a Redevelopment Project shall be adopted later than ten (10) years from the adoption of the ordinance approving this Redevelopment Plan.

F. Redevelopment Plan Objectives The general objectives of the Redevelopment Plan are:

1. To eliminate conditions which create the necessity that the Redevelopment Area be designated as an Economic Development Area and to encourage the provision of basic infrastructure;
2. To preserve and enhance the tax base of the City and the other Taxing Districts by developing the Redevelopment Area to its highest and best use, encouraging private investment in the surrounding area increasing employment opportunities and to discourage commerce, industry and manufacturing from moving their operations to another state;
3. To increase employment and housing opportunities in the City; and
4. To stimulate development which would not occur without Tax Increment Financing assistance.

Specific objectives of this Redevelopment Plan are set forth in Exhibit 3.

G. Gaming Status The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment.

H. Advisory Committee. An advisory committee shall be created to provide advice to the TIF Commission regarding the use and disbursement of funds placed in the designated account, and to serve as liaison with taxing districts, city departments and other parties having an interest in and directly adjacent to the Redevelopment Area. The committee shall be comprised of eight members as follows: Two (2) city council members from the council district which includes the Redevelopment Area; one (1) representative from the Commission; one (1) representative of the Platte County Commissioners; one (1) representative from the Park Hill School District; two (2) representatives from the Platte County Economic Development Council; and one (1) representative from the Northland Regional Chamber of Commerce. In addition one (1) representative from the City Development Department staff and one (1) representative from the Platte County Economic Development Council Staff shall serve as ex-officio members of the committee. This committee shall serve in an advisory capacity to the TIF Commission.

I. Community Support Based on Specific Assumptions. The Commission acknowledges that the Platte County Economic Development Council has sponsored meetings with public and private entities and individuals, including the Platte County Commission, the Park Hill School District, the major landowners within the proposed Redevelopment Area and the Kansas City, Missouri City Council Members representing those council districts that include that portion of the City located north of the Missouri River. It is

further acknowledged that each of the above named entities or individuals have endorsed the proposed KCI Corridor Tax Increment Financing Plan contingent upon certain assumptions. Those assumptions are as follows:

1. The improvements identified in the Plan are essential to the future growth and development of the Redevelopment Area and to developing the Redevelopment Area's tax base;
2. Economic Activity Taxes only will be utilized for the reimbursement of eligible expenses, and Payments in Lieu of Taxes will never be utilized to reimburse eligible expenses; and
3. The KCI Corridor Tax Increment Financing Plan will not be amended in the future to include the use of Payments in Lieu of Taxes to Reimburse project costs; and
4. After extensive review, it was concluded that no funds are available for the identified improvements other than the Missouri Department of Transportation Five Year Transportation Improvement Program adopted November 10, 1998 which provides for improvements to Missouri Highway 152; and
5. The Missouri Department of Transportation Five Year Transportation Improvement Program includes improvements to widen Missouri Highway 152 to four lanes and to connect the highway to the half-diamond interchange at Ambassador Drive; and
6. The KCI Corridor Tax Increment Financing Plan does not relieve the affected property owners and developers from paying normal development expenses as determined by the City of Kansas City, Missouri.

IV. FINANCING

- A. Estimated Redevelopment Project Costs Redevelopment Project Costs are estimated to be approximately \$29,596,000 of which an estimated \$19,471,000 will qualify as Reimbursable Project Costs. The remaining Redevelopment Project Costs will be financed through the State of Missouri and Developer contributions. These amounts are set out in detail in Exhibit 6.

The Commission has determined that certain planning and special services expenses of the Commission which are not direct project costs 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 Economic Activity Taxes paid annually into the fund.

- B. Anticipated Sources of Funds. Anticipated sources and amounts of funds to pay Redevelopment Project Costs and amounts to be available from those sources are shown on Exhibit 7. Redevelopment Project Costs shall be paid with (i) funds provided by the State of Missouri, (ii) affected property owners/developers, (iii)

with economic activity taxes which are paid to the separate segregated account within the Special Allocation Fund which is reserved for Economic Activity Taxes. It is agreed that no payment in lieu of taxes will be used to reimburse Redevelopment Project Costs under this Plan.

If bonds are issued, bond proceeds will be deposited in a special construction fund for use in payment of Reimbursable Project Costs. If property is acquired by the Commission and sold or leased to a selected Developer, land disposition or lease proceeds will be utilized by the Commission for payment of Reimbursable Project Costs.

- C. Payments in Lieu of Taxes. No Payments in lieu of taxes will be used to reimburse Project Costs and no Payments in lieu of taxes will be used to pay incidental costs as a part of this Plan. All Payments in lieu of taxes collected under this Plan will be declared as surplus by the Commission. The declared surplus will be available for distribution to the various taxing districts in the Redevelopment Area in the manner provided by the Act.
- D. Economic Activity Taxes The estimated Economic Activity Taxes over the duration of the Plan are approximately \$70,709,431, as shown on Exhibit 8. Approximately \$35,354,715 is anticipated as being available for collection under the TIF Act and will be made available upon annual appropriation to pay eligible Redevelopment Project Costs.

Anticipated Economic Activity Taxes will include 50% of the projected net earnings taxes paid by businesses and employees, 50% of the net corporate profits taxes, 50% of the food & beverage taxes and 50% of the utility taxes, as well as 50% of the City and County net new sales tax. It is assumed that net earnings and sales tax revenues will increase due to inflation at a rate of 2% a year in addition to the assumed increase due to job creation and business expansion.

The amount of Economic Activity Taxes in excess of the funds deemed necessary by the Commission for implementation of this Plan may be declared as surplus by the Commission. The declared surplus will be available for distribution to the various taxing districts in the Redevelopment Area in the manner provided by the Act.

- E. Anticipated Type and Terms of Obligations In the event Obligations are issued, they must have a first call on the Economic Activity Taxes revenue stream. Additionally, it is estimated that available project revenues must equal 125% - 175% of the annual debt service payments required for the retirement of the Obligations. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the Obligations may be used for reserves, sinking funds, reimbursable project costs to call Obligations in advance of their maturities or declared surplus. Obligations may be sold in one or more series in order to implement this Plan. All Obligations shall be retired no later than 23 years after the adoption of the ordinance adopting tax increment financing for the redevelopment project, or projects which support such Obligations, the costs of which are to be paid from the proceeds thereof. No redevelopment project may be

approved by ordinance adopted more than ten years from the adoption of the ordinance approving the redevelopment plan under which the project is authorized.

- F. Evidence of Commitments to Finance The City Council members representing that portion of Kansas City, Missouri north of the Missouri River have directed that a Plan be prepared for the Redevelopment Area. Evidence of commitments to finance shall be made a part of this Plan and attached hereto as Exhibit 7.

V. MOST RECENT EQUALIZED ASSESSED VALUATION

The total initial equalized assessed valuation of the Redevelopment Area according to records at the Platte County Assessor's Office is \$121,090 on land and \$270 on improvements. The current combined ad valorem property tax levy is projected to be \$8.27 (excluding 1989 M & M replacement taxes and Blind Pension Fund) per \$100 assessed valuation on land and \$7.52 (excluding 1989 M & M replacement taxes) and Blind Pension Fund) per \$100 assessed valuation on improvements. The annual ad valorem tax revenue from the Redevelopment Area was approximately \$10,034 in 1998.

The Total Initial Equalized Assessed Valuation of an area selected for a redevelopment project will be determined when the individual Redevelopment Project is approved by ordinance. The municipality or the Commission may then issue tax increment bonds to finance redevelopment within the Redevelopment Project.

VI. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

When the Project Improvements have been completed, the total assessed valuation of the areas selected for Redevelopment Projects will be reassessed. The resulting increase in assessed valuation and the resulting Payments in Lieu of Taxes are shown on Exhibit 8. When complete and the Redevelopment Plan is terminated, the Redevelopment Area will annually initially yield the estimated real property taxes annually in the amounts shown on Exhibit 8.

VII. GENERAL LAND

The existing land use within the Redevelopment Area is as vacant land. The proposed general land use for the Redevelopment Area is commercial. The site Plan, Exhibit 2, attached hereto and made part of this Redevelopment Plan, designates the intended predominant land use categories for which tracts in the area will be sold, leased, or otherwise conveyed. The Redevelopment Project shall be subject to the applicable provisions of the City's Zoning Ordinance as well as other codes and ordinances as may be amended from time to time.

VIII. CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed Development Plan conforms to the General Development & Land Use Plan, Kansas City International Airport, as amended, and approved by the City Council of Kansas City, Missouri with the passage of Committee Substitute for Ordinance No. 37906 on February 20, 1970, which calls for Regional Business within the Redevelopment Area. The proposed Redevelopment Plan also conforms to FOCUS, the plan for the development of the City as a whole, and the Northland Plan component in particular, in that it specifically will promote the following objectives:

Affirming the Northland's Role in the Kansas City Region

- Promote development of the KCI Airport area and Birmingham Bottoms as employment centers to complement Kansas City's Urban Core.
- Coordinate with other Northland Jurisdictions in implementing FOCUS Kansas City and the Northland Plan.

Land Use and Development: Shaping Quality Places to Live, Work, and Play

- Encourage a more compact, interconnected development pattern structured around existing development and defined centers.

Build a Transportation and Infrastructure System that Works

- Implement a complete vehicular movement system, with an emphasis on serving existing developed/developing areas in the Northland.
- Preserve and expand existing infrastructure to maximize the value of the investment
- Enhance Physical connections for Northland neighborhoods

IX. EXISTING CONDITIONS IN THE REDEVELOPMENT

The Redevelopment Area, including each of the Redevelopment Projects contained therein, qualifies as an Economic Development Area. The Redevelopment Area does not meet the requirements of subdivisions (1) or (3) of Section 99.805 RSMo. so as to qualify as blighted or as a conservation area. The redevelopment of the Redevelopment Area will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will discourage commerce, industry or manufacturing from moving to another state, or result in increased employment in the Municipality or result in the preservation or enhancement of the tax base of the Municipality. The Redevelopment Area is currently undeveloped and lacks basic infrastructure. These physical conditions preclude any further development without the adoption of this Tax Increment Financing Plan. Attached as Exhibit 10 is a study setting forth the existing conditions in the Redevelopment Area. An affidavit attesting that the provisions of subsection (1) of Section 99.810 is attached as Exhibit 13.

X. "BUT FOR TIF"

The Redevelopment Area has not been subject to growth and development by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of the Redevelopment Plan. The best and most economically viable use for the property in the Redevelopment Area is commercial. The cost of the infrastructure bars any private enterprise from developing the site to its highest and best use without public assistance. Because of the lack of infrastructure, the property has not been subject to growth or development in the past. The cost of constructing the infrastructure contemplated by the Plan is not economically viable, if fully borne by a single developer. The use of Tax Increment Financing makes the Plan feasible and thus attractive to private investment.

XI. COST-BENEFIT ANALYSIS

A cost-benefit analysis has been prepared for the Redevelopment Area. This analysis describes (1) impact on the economy of each taxing district if the Plan and project(s) are not built; (2) impact on the economy of each taxing district if the Plan and project(s) are built; (3) fiscal impact study on every affected political subdivision; and (4) sufficient information to determine whether the project as proposed is financially feasible. The cost-benefit analysis is attached as Exhibit 9.

XII. ACQUISITION AND DISPOSITION

There will be no need for the use of eminent domain. In the event that it is necessary to acquire property to achieve the redevelopment objectives of this Plan, the Commission may acquire property by purchase, donation, lease or eminent domain in the manner provided for by corporations in Chapter 523, RSMo. The property acquired by the Commission may be cleared, and either (1) sold or leased for private redevelopment or (2) sold, leased, or dedicated for construction of public improvements or facilities. No property for a redevelopment project shall be acquired by eminent domain later than five (5) years from adoption of the ordinance approving the project.

The Commission may devote property which it has acquired to temporary uses prior to such time as the property is needed for redevelopment. Such uses may include, but are not limited to, project office facilities, parking or other uses the Commission may deem appropriate.

Land assemblage shall be conducted for (1) sale, lease or conveyance to private developers or (2) sale, lease, conveyance or dedication for the construction of public improvements or facilities. The terms of conveyance shall be incorporated in appropriate disposition agreements which may contain more specific planning and design controls than those stated in this Plan.

XIII. RELOCATION ASSISTANCE PLAN

No relocation is contemplated under this Plan. Should relocation be necessary, relocation assistance will be available to all eligible displaced occupants of businesses and residences in conformance with the Commission's Relocation Assistance Plan or as may be required by other state or federal laws. (See Exhibit 11.)

XIV. ENTERPRISE ZONE

In the event mandatory abatement is sought or received pursuant to Section 135.215, RSMo, as amended, such abatement shall not serve to reduce payments in lieu of taxes that would otherwise have been available pursuant to Section 99.845, RSMo without Commission approval. Said designation shall not relieve the assessor or other responsible official from ascertaining the amount of equalized assessed valuation of all taxable property annually as required by Section 99.855, RSMo.

XV. PROVISION OF PUBLIC FACILITIES

Adequate public facilities and utilities will be assured to service each of the Redevelopment Project Areas.

XVI. REQUEST FOR PROPOSAL

The Tax Increment Financing Commission will implement this Plan in conjunction with the City of Kansas City, Missouri.

XVII. REDEVELOPMENT AGREEMENT

Upon approval of this Plan, the Tax Increment Financing Commission of Kansas City, Missouri will enter into those agreements necessary to facilitate this Plan. These agreements will include, among other things, provisions relative to the following matters:

1. implementation of the Plan;
2. reporting of Economic Activity Taxes;
3. the Commission's Affirmative Action Policy;
4. a design guideline review and approval process;
5. the Commission's Relocation Plan; and
6. approval by Commission of the costs, design of the Project Improvements, Redevelopment Project Costs, certified reimbursable Redevelopment Project Costs, and "but for" test, for each Project or group of Projects separately.

EXHIBIT 1:

LEGAL DESCRIPTIONS

A: LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA

THE REDEVELOPMENT AREA IS AN IRREGULARLY SHAPED AREA GENERALLY BOUND BY TIFFANY SPRINGS PARKWAY ON THE NORTH, BARRY ROAD ON THE SOUTH, INTERSTATE 29 ON THE WEST, AND N.W. SKYVIEW AVENUE AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 51, RANGE 33 ON THE EAST IN KANSAS CITY, PLATTE COUNTY, MISSOURI, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF TIFFANY SPRINGS PARKWAY, AS IT NOW EXISTS, AND THE CENTERLINE OF N.W. SKYVIEW AVENUE, AS IT NOW EXISTS; THENCE SOUTH ALONG THE CENTER LINE OF N.W. SKYVIEW AVENUE TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 51, RANGE 33; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 51, RANGE 33; AND THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 51, RANGE 33 TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 51, RANGE 33; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 51, RANGE 33 TO THE CENTERLINE OF MISSOURI HIGHWAY ROUTE 152, AS IT NOW EXISTS; THENCE WEST ALONG THE CENTERLINE OF MISSOURI HIGHWAY ROUTE 152 TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 51, RANGE 33; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 51, RANGE 33 TO THE EASTERLY EXTENSION OF THE NORTH LOT LINE OF LOT 1, BOARDWALK SQUARE 2ND PLAT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON THE NORTH LINE OF SAID LOT 1, 295 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 0 DEGREES 34 MINUTES 35 SECONDS WEST ON THE WEST LINE OF SAID LOT 1, 265.00 FEET TO THE NORTH LINE OF LOT 8, BOARDWALK SQUARE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON SAID NORTH LINE, 264.55 FEET; THENCE SOUTH 51 DEGREES 30 MINUTES 00 SECONDS WEST ON SAID NORTH LINE, 208.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON THE NORTH LINE OF LOTS 7 AND 8 BOARDWALK SQUARE, 493.39 FEET THENCE NORTH 69 DEGREES 24 MINUTES 02 SECONDS WEST, 284.23 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID LOT 7; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON SAID NORTH LINE AND ITS

WESTERLY PROLONGATION TO THE CENTERLINE OF INTERSTATE 29; THENCE NORTH AND NORTHWESTERLY ALONG THE CENTERLINE OF INTERSTATE 29 TO THE INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWEST LOT LINE OF LOT 12J, BLOCK 12, EXECUTIVE HILLS NORTH BLOCKS 12 AND 26, TO THE NORTHEASTERN LOT LINE OF LOT 12J, BLOCK 12, EXECUTIVE HILLS NORTH BLOCKS 12 AND 26; THENCE SOUTHEASTERLY A DISTANCE OF 138.27 FEET ALONG THE NORTHEASTERN LOT LINE OF LOT 12J, BLOCK 12, EXECUTIVE HILLS NORTH BLOCKS 12 AND 26, TO THE NORTHWESTERN LOT LINE OF LOT 12H, BLOCK 12, EXECUTIVE HILLS NORTH BLOCKS 12 AND 26; THENCE NORTHEASTERLY ALONG THE NORTHWESTERN LOT LINE OF LOT 12H, BLOCK 12, EXECUTIVE HILLS NORTH BLOCKS 12 AND 2, TO THE NORTHERN LINE OF LOT 12H, BLOCK 12, EXECUTIVE HILLS NORTH BLOCKS 12 AND 2; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE NORTHERN LOT LINE OF LOT 12H, BLOCK 12, EXECUTIVE HILLS NORTH BLOCKS 12 AND 2, TO THE CENTERLINE OF N. EXECUTIVE HILLS BOULEVARD, AS IT NOW EXISTS; THENCE NORTHWESTERLY AND NORTHEASTERLY TO THE CENTERLINE OF TIFFANY SPRINGS PARKWAY; THENCE EAST ALONG THE CENTERLINE OF TIFFANY SPRINGS PARKWAY TO THE CENTERLINE OF N.W. SKYVIEW AVENUE, THE POINT OF BEGINNING, NOW ALL INCLUDED IN AND A PART OF KANSAS CITY, MISSOURI.

B: LEGAL DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA

PROJECT 1

THAT PART OF THE NORTHWEST 1/4 OF SECTION 7, T51N, R33W OF THE 5TH P.M., KANSAS CITY, PLATTE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE N89°01'57"W (ALL BEARINGS HEREIN ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM), ON THE NORTH LINE OF SAID NORTHWEST 1/4, 114.00 FEET; THENCE S00°34'35"W ON A LINE 114.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF SAID NORTHWEST 1/4, 629.37 FEET; THENCE N90°00'00"W, 1140.39 FEET TO THE POINT OF BEGINNING; THENCE S00°34'35"W, 198.01 FEET; THENCE S90°00'00"E, 220.01 FEET; THENCE S00°34'35"W, 284.73 FEET; THENCE N90°00'00"W, 60.00 FEET; THENCE S00°34'35"W, 540.86 FEET TO THE NORTH LINE OF LOT 8, "BOARDWALK SQUARE", A SUBDIVISION OF LAND IN SAID NORTHWEST 1/4; THENCE N90°00'00"W ON SAID NORTH LINE AND ON THE NORTH LINE OF LOT 7, "BOARDWALK SQUARE", 234.68 FEET; THENCE N69°02'41"W, ON THE NORTH LINE OF SAID LOT 7, 284.23 FEET; THENCE N90°00'00"W, ON THE NORTH LINE OF SAID LOT 7, 502.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTHERLY ON A CURVE TO THE RIGHT (SAID CURVE HAVING AN INITIAL TANGENT BEARING N80°50'41"W, A RADIUS OF

950.00 FEET, A CHORD BEARING OF N8035'41"W, A CHORD DISTANCE OF 8.29 FEET) AN ARC LENGTH OF 8.29 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY ON A CURVE TO THE RIGHT (SAID CURVE HAVING AN INITIAL TANGENT BEARING N10031'26"W, A RADIUS OF 650.00 FEET, A CHORD BEARING OF N16025'25"E, A CHORD DISTANCE OF 589.12 FEET) AN ARC LENGTH OF 611.42 FEET TO A POINT OF TANGENCY; THENCE N43000'50"E, 192.17 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 660.00 FEET, A CHORD BEARING OF N66030'25"E, A CHORD DISTANCE OF 526.20 FEET) AN ARC LENGTH OF 541.24 FEET TO A POINT OF TANGENCY; THENCE N90000'00"E, 74.80 FEET TO THE POINT OF BEGINNING.

PROJECT 2

THAT PART OF THE NORTHWEST 1/4 OF SECTION 7, T51N, R33W OF THE 5TH P.M., KANSAS CITY, PLATTE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE N89011'57"W (ALL BEARINGS HEREIN ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM), ON THE NORTH LINE OF SAID NORTHWEST 1/4, 114.00 FEET; THENCE S0034'35"W ON A LINE 114.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF SAID NORTHWEST 1/4, 629.37 FEET; THENCE N90000'00"W, 225.01 FEET TO THE POINT OF BEGINNING; THENCE S0034'35"W, 628.59 FEET TO THE NORTH LINE OF LOT 1, "BOARDWALK SQUARE SECOND PLAT", A SUBDIVISION OF LAND IN SAID NORTHWEST 1/4; THENCE N90000'00"W ON SAID NORTH LINE, 69.99 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S0034'35"W ON THE WEST LINE OF SAID LOT 1, 265.00 FEET TO THE NORTH LINE OF LOT 8, "BOARDWALK SQUARE", A SUBDIVISION OF LAND IN SAID NORTHWEST 1/4; THENCE N90000'00"W, ON SAID NORTH LINE, 264.55 FEET; THENCE S51030'00"W, ON SAID NORTH LINE, 208.83 FEET; THENCE N90000'00"W, ON SAID NORTH LINE, 258.71 FEET; THENCE N0034'35"E, 540.86 FEET; THENCE S90000'00"E, 60.00 FEET; THENCE N0034'35"E, 482.74 FEET; THENCE N90000'00"E, 695.37 FEET TO THE POINT OF BEGINNING

PROJECT 3

THAT PART OF THE NORTHWEST 1/4 OF SECTION 7, T51N, R33W OF THE 5TH P.M., KANSAS CITY, PLATTE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE N89011'57"W (ALL BEARINGS HEREIN ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM), ON THE NORTH LINE OF SAID NORTHWEST 1/4, 114.00 FEET; THENCE S0034'35"W ON A LINE 114.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF SAID NORTHWEST 1/4, 629.37 FEET; THENCE N90000'00"W, 920.38 FEET TO THE POINT OF BEGINNING; THENCE S0034'35"W, 198.01 FEET; THENCE N90000'00"W, 220.01 FEET; THENCE N0034'35"E, 198.01 FEET; THENCE S90000'00"E, 220.01 FEET TO THE POINT OF BEGINNING.

PROJECT 4

THAT PART OF THE NORTHWEST 1/4 OF SECTION 7, T51N, R33W OF THE 5TH P.M., KANSAS CITY, PLATTE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE N89°11'57"W (ALL BEARINGS HEREIN ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM), ON THE NORTH LINE OF SAID NORTHWEST 1/4, 114.00 FEET; THENCE S00°34'35"W ON A LINE 114.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF SAID NORTHWEST 1/4, 629.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°34'35"W ON A LINE 114.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF SAID NORTHWEST 1/4, 628.59 FEET TO THE NORTHEAST CORNER OF LOT 1, "BOARDWALK SQUARE SECOND PLAT" A SUBDIVISION OF LAND IN SAID NORTHWEST 1/4; THENCE N90°00'00"W ON THE NORTH LINE OF SAID LOT 1, 225.01 FEET; THENCE N00°34'35"E, 628.59 FEET; THENCE S90°00'00"E, 225.01 FEET TO THE POINT OF BEGINNING.

PROJECT 5

THAT PART OF THE NORTHWEST 1/4 OF SECTION 7, T51N, R33W OF THE 5TH P.M., KANSAS CITY, PLATTE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE N89°11'57"W (ALL BEARINGS HEREIN ARE REFERENCED TO THE MISSOURI STATE PLANE COORDINATE SYSTEM), ON THE NORTH LINE OF SAID NORTHWEST 1/4, 114.00 FEET; THENCE S00°34'35"W ON A LINE 114.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF SAID NORTHWEST 1/4, 10.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°34'35"W ON A LINE 114.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 518.64 FEET; THENCE N90°00'00"W, 1216.20 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 760.00 FEET, CHORD BEARING S66°30'25"W, A CHORD DISTANCE OF 605.93 FEET) AN ARC LENGTH OF 623.25 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 29; THENCE N43°00'50"E ON SAID EASTERLY RIGHT-OF-WAY LINE, 31.34 FEET TO A POINT OPPOSITE AND 670.00 FEET DISTANT EASTERLY OF INTERSTATE HIGHWAY NO 29 MEDIAN CENTERLINE STATION 661+25 AND TO A POINT OPPOSITE AND 912.50 FEET DISTANT SOUTHERLY OF MISSOURI ROUTE 152 RELOCATION MEDIAN CENTERLINE STATION 47+68.9; THENCE N47°04'48"E ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MISSOURI HIGHWAY ROUTE 152 RELOCATION, 762.89 FEET TO A POINT OPPOSITE AND 390.00 FEET DISTANT SOUTHERLY OF ROUTE 152 RELOCATION MEDIAN CENTERLINE STATION 53+25; THENCE N61°01'44"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE, 490.56 FEET TO A POINT OPPOSITE AND 145.00 FEET DISTANT SOUTHERLY OF ROUTE 152 RELOCATION MEDIAN CENTERLINE STATION 57+50; THENCE

S89°00'32"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE, 761.86 FEET TO THE POINT OF BEGINNING.

PROJECT 6

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 51, RANGE 33

PROJECT 7

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 51, RANGE 33 NORTH OF MISSOURI HIGHWAY 152

PROJECT 8

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 51, RANGE 33

PROJECT 9

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 51, RANGE 33 NORTH OF MISSOURI HIGHWAY 152

PROJECT 10

THE WEST HALF OF THE SOUTHWEST QUARTER SECTION 6, TOWNSHIP 51, RANGE 33 NORTH OF MISSOURI HIGHWAY 152 AND EAST OF INTERSTATE 29

PROJECT 11

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 52, RANGE 34 SOUTH OF TIFFANY SPRINGS PARKWAY AND EAST OF NORTH EXECUTIVE HILLS BOULEVARD

PROJECT 12

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 52, RANGE 33 SOUTH OF TIFFANY SPRINGS PARKWAY AND WEST OF N.W. SKYVIEW AVENUE

PROJECT 13

LOTS 12H AND 12J, EXECUTIVE HILLS NORTH BLOCKS 12 & 26

PROJECT 14

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 52, RANGE 34 LYING EAST OF INTERSTATE 20 AND WESTERLY OF N. EXECUTIVE HILLS BOULEVARD AS PROPOSED AND SOUTHERLY OF LOTS 12H AND 12 J, EXECUTIVE HILLS NORTH BLOCKS 12 & 26

PROJECT 15

THE SOUTH HALF OF SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 52,
RANGE 34 LYING EAST OF N. EXECUTIVE HILLS BOULEVARD AS PROPOSED

PROJECT 16

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION
31, TOWNSHIP 52, RANGE 33 LYING WESTERLY OF N.W. SKYVIEW AVENUE

PROJECT 17

ALL OF THE NORTH HALF OF THE NORTHEAST QUARTER SECTION 1,
TOWNSHIP 51, RANGE 34, LYING EASTERLY OF INTERSTATE 29 AND
SOUTHWESTERLY OF N. EXECUTIVE HILLS BOULEVARD AS PROPOSED

PROJECT 18

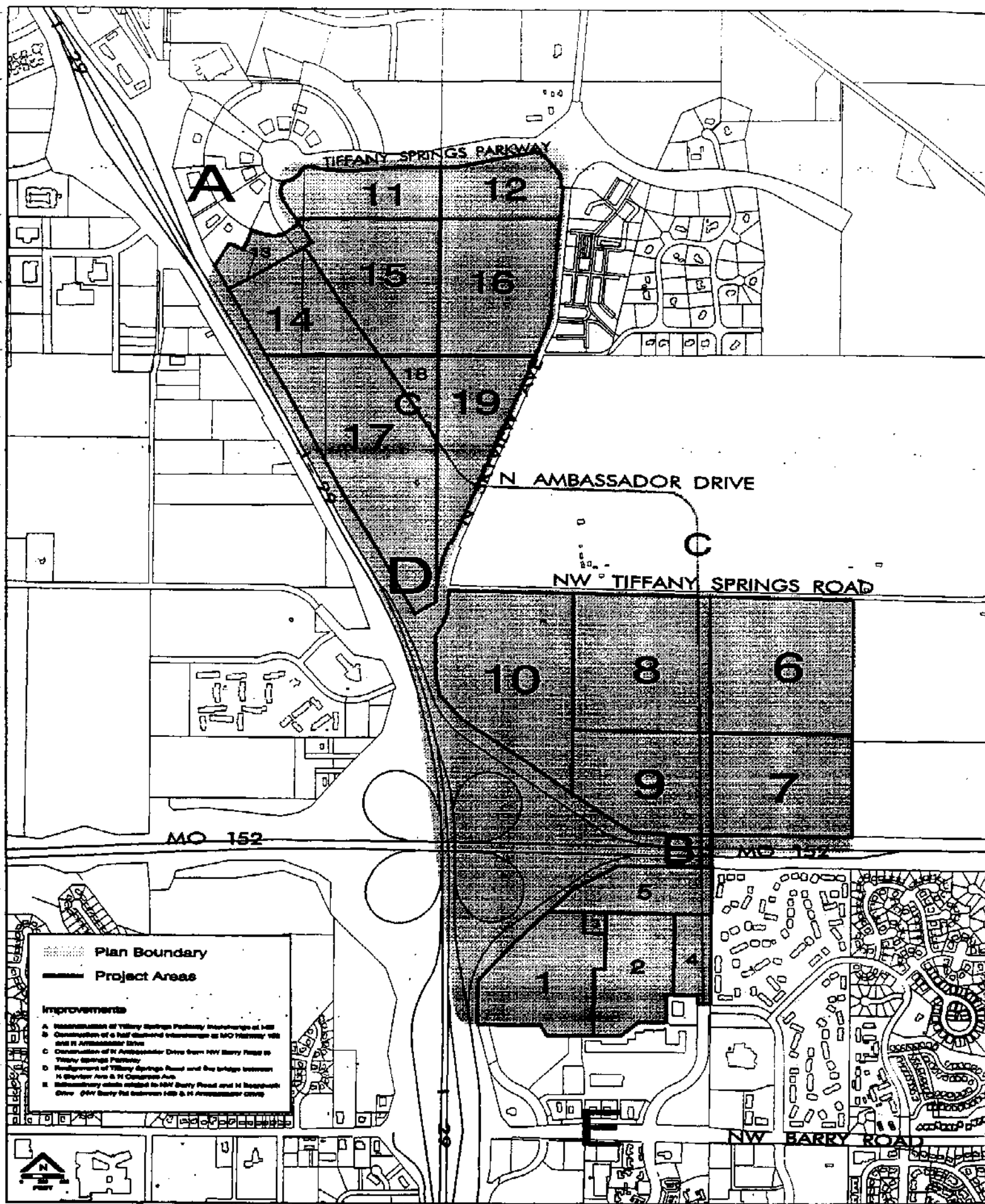
ALL OF THE NORTH HALF OF THE NORTHEAST QUARTER SECTION 1,
TOWNSHIP 51, RANGE 34, LYING NORTHEASTERLY OF N. EXECUTIVE
BOULEVARD AS PROPOSED

PROJECT 19

ALL OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 51, RANGE 33
LYING WESTERLY OF N.W. SKYVIEW AVENUE

PROJECT 20

ALL OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION
1, TOWNSHIP 51, RANGE 34 LYING EASTERLY OF INTERSTATE 29 AND ALL
OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID
SECTION 1 LYING EASTERLY OF INTERSTATE 29 AND NORTHERLY OF N.W.
SKYVIEW AVENUE



KCI Corridor Tax Increment Financing Plan Exhibit 2 Site Plan

Exhibit 3

Objectives

1. Reconstruction of the Tiffany Springs Parkway Interchange at Interstate 29.
2. Construction of the half diamond interchange at Missouri 152 and Ambassador Drive.
3. Construction of Ambassador Drive from Barry Road to Tiffany Springs Parkway.
4. Realignment for Tiffany Springs Road and the bridge between Skyview Avenue and Congress Avenue.
5. Maximize the State of Missouri investment.
6. Retain County and City taxes within the Redevelopment Area.
7. Require that adjacent property owners along Ambassador Drive pay their "fair share" for the provision of the street improvements.
8. Encourage the construction of 440,000+ square feet of retail and commercial uses.
9. Creation of approximately 1000 new jobs.
10. To enhance the tax base and economy by inducing development of the Redevelopment Area to its highest and best use, and to encourage private investment in surrounding areas.
11. To promote the goals and objectives set forth in the City's FOCUS Plan and Northland FOCUS Plan.
12. To promote the health, safety, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development
13. To provide development/business opportunities in the areas selected for redevelopment projects and the surrounding areas.
14. To stimulate construction employment opportunities and increased demand for secondary and support services for the surrounding commercial area.
15. Improve access for health and safety issues.
16. Create high quality commercial campus setting which would be competitive with commercial sites outside of Kansas City, Missouri.

17. Relieve traffic congestion and improve traffic circulation along Barry Road and surrounding roads.

18. Assist the school district by improving the balance between residential and commercial tax base.

Exhibit 4: Construction and Employment Information
A: Construction Totals by Project Area
B: Employment Totals by Project Area

CONSTRUCTION TOTALS

	NEW CONSTRUCTION	Existing Structures to REMAIN AS IS	Existing Structures to be REHABILITATED	Total	Existing Structures to be DEMOLISHED
Square Feet of OFFICE Space					
Square Feet of RETAIL Space	440,000 s.f.			440,000 s.f.	
Square Feet of EDUCATION AL Space					
Square Feet of INDUSTRIAL Space					
Total Square Feet	440,000 s.f.			440,000 s.f.	
Number of DWELLING UNITS					
Number of BATH ROOMS					
Number of PARKING SPACES					

Employment Information

Permanent jobs to be CREATED IN Kansas City	1000+
Permanent jobs to be RELOCATED TO Kansas City	
Permanent jobs to be RETAINED IN Kansas City	
TOTAL	1000+
Anticipated Annual Payroll	\$10,700,000
Estimated number of construction workers to be hired during construction phase	990*

*Includes both commercial and road construction labor.

Exhibit 5: Estimated Redevelopment Schedule



EXHIBIT 5

ESTIMATED DEVELOPMENT SCHEDULE

TIF Commission Holds Public Hearing	February 1999
City Council Adopts Ordinance Approving TIF Plan	March 1999
City Council Adopts First Project Ordinance	1999
Project Commences	1999
Last Project Ordinance Adopted by City Council	2009
Redevelopment Plan Ceases	2032

Exhibit 6: Estimated Redevelopment Project Costs

SUMMARY OF ESTIMATED PLAN COSTS

	AMOUNT	REIMBURSABLE EXPENSES
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 Commission Expenses & Fees	\$ 196,000	\$ 196,000
Street Improvement Projects		
Interchange at Tiffany Springs Parkway and Interstate 29	\$ 5,500,000	\$ 4,125,000
Intersection of N. Ambassador Dr. and Tiffany Springs Parkway	3,000,000	2,250,000
N. Ambassador Dr. (Executive Hills Blvd) North of NW Barry Rd. to Tiffany Springs Parkway	12,000,000	6,000,000
Interchange at MO 152 & N. Ambassador Dr.	4,600,000	3,450,000
Bridge Alignment Tiffany Springs Road	3,400,000	2,550,000
Barry Road - Extraordinary Costs resulting from above listed projects	900,000	900,000
Subtotal	\$ 29,400,000	\$ 19,275,000
TOTAL ESTIMATED COSTS	\$ 29,596,000	\$ 19,471,000

ESTIMATED REDEVELOPMENT PROJECT COSTS – NOTES

Additional detail is attached hereto.

In additionThe Commission has determined that certain expenses of the Commission which are not direct project costs 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 Economic Activity Taxes paid annually into the fund.

KOC Community Improvement Projects				
Improvement	From/To	Developer/State Contribution	Total	Total Cost
Interchange at Tiffany Springs Parkway and Interstate 29 and Intersection of N. Ambassador Drive and Tiffany Springs Parkway	Interchange	\$1,375,000 State	\$4,125,000	\$5,500,000
N. Ambassador Drive (Executive Hills Boulevard)	North of N.W. Barry Road to Tiffany Springs Parkway (Phase 1)	\$6,000,000 Developer	\$6,000,000	\$12,000,000
	Interchange at Mo. 152 & N. Ambassador Dr.	\$1,150,000 State	\$3,450,000	\$4,600,000
Tiffany Springs Road Bridge	NW Skyview Avenue to NW Congress Avenue	\$850,000 State	\$2,550,000	\$3,400,000
Barry Road	NW Boardwalk to Ambassador		\$900,000	\$900,000
Improvements Total Cost		\$6,000,000 Developer \$4,125,000 State	\$19,275,000	\$29,400,000

** The committee will be reviewing and approving the split between the developer/state contribution and the local contribution to determine the exact percentages. The underlying assumption is that with respect to Ambassador Drive from St. Clair to M152 is 100% eligible expense which will be constructed in exchange for the developer constructing N. Boardwalk from the terminus at Ambassador Drive to the current terminus at Barry Road.

EXHIBIT 7

A. SOURCE OF FUNDS FOR ALL ESTIMATED REDEVELOPMENT PROJECT COSTS

1.	Estimated Amount of Reimbursable Costs from <u>Economic Activity</u> Taxes within proposed Redevelopment Project Areas	\$19,471,000
2.	Estimated Private Investment and other Public Sources within proposed Redevelopment Project Area	<u>\$10,125,000</u>
	TOTAL	\$29,596,000

B. BONDS

The total estimated amount of Economic Activity Taxes over twenty-three years available to reimburse project costs is \$35,354,715. The Commission may dedicate part or all of this amount to help support the issuance of bonds to defray the cost of the projects.

**Exhibit 8: Estimated Annual Increases in Assessed Value and Resulting
Payments in Lieu of Taxes and Projected Economic Activity Taxes**

**KCI Corridor
Existing Assessed Value and Taxes**

Plat	Parcel	Land	Assessed Value Improvements Total	Land	Existing Taxes Improvement Total
6041	1	\$ 2,230	\$ -	\$ 184	\$ 184
6045	1.01	15,680	270	1,297	20 1,317
6056	1.04	5,550	-	459	- 459
6284	1.01	4,340	-	359	- 359
6285	6	740	-	61	- 61
6679	3	3,660	-	303	- 303
7194	0.02	5,070	-	419	- 419
7195	2.04	15,710	-	1,299	- 1,299
7196	3.01	930	-	77	- 77
	8	33,870	-	2,801	- 2,801
	9	33,310	-	2,755	- 2,755
Total		\$ 121,090	\$ 270	\$ 10,014	\$ 20 \$10,034

*1998 Levy Rates

**KCI Corridor
Existing Assessed Value and Taxes**
Existing Assessed Value upon completion is estimated to be: **\$8,448,000**

Total

13-Jan-99

Total of All Projects
Projected Tax Revenues

DRAFT

Total Economic Activity Taxes

Available to TIF

Available to
Taxing Districts

YEAR	FOOD & BEVERAGE	SALES	CORPORATE EARNINGS	INDIVIDUAL EARNINGS	UTILITIES	TOTAL EATS	PILOTS	PERSONAL PROPERTY TAX	100% Personal Prop. 50% EATS	100% PILOTS + 50% EATS	Cumulative TIF Revenues
1	\$	\$ 108,000	\$	\$ 54,000	\$	\$ 182,000	\$	\$	\$	\$ 81,000	\$ 81,000
2	-	1,370,200	-	78,950	39,000	1,489,150	-	35,038	779,633	744,575	825,575
3	-	2,024,600	-	100,467	65,130	2,190,197	259,891	63,003	1,417,994	1,095,099	1,920,674
4	-	2,368,320	-	104,150	83,983	2,574,453	434,018	69,515	1,780,760	1,287,226	3,207,900
5	35,000	2,463,030	-	110,725	89,562	2,698,318	554,348	58,048	1,961,553	1,348,169	4,557,059
6	35,700	2,512,591	-	112,940	91,353	2,752,284	587,878	107,428	2,071,548	1,376,142	5,933,201
7	38,414	2,562,537	-	115,199	93,181	2,807,330	591,944	49,983	2,045,582	1,403,865	7,338,888
8	37,142	2,613,788	-	117,503	95,044	2,863,477	599,737	41,895	2,073,370	1,431,738	8,768,604
9	37,885	2,668,083	-	119,853	96,945	2,920,748	603,783	33,360	2,097,536	1,460,373	10,228,978
10	38,643	2,719,385	-	122,250	98,854	2,979,181	608,974	27,871	2,126,228	1,489,581	11,718,558
11	39,416	2,773,772	-	124,885	100,882	3,038,744	611,308	25,342	2,156,022	1,519,372	13,237,930
12	40,204	2,828,248	-	127,189	102,879	3,099,519	615,334	24,841	2,189,736	1,549,780	14,787,680
13	41,008	2,885,833	-	129,732	104,938	3,161,510	617,421	24,841	2,222,818	1,580,755	16,368,445
14	41,828	2,943,849	-	132,327	107,035	3,224,740	621,488	24,841	2,258,498	1,612,370	17,980,815
15	42,685	3,002,420	-	134,974	109,176	3,289,235	623,595	24,841	2,292,853	1,644,617	19,625,432
16	43,518	3,062,469	-	137,873	111,359	3,355,019	627,703	24,841	2,328,853	1,677,510	21,302,942
17	44,388	3,123,716	-	140,427	113,587	3,422,120	629,831	24,841	2,365,532	1,711,060	23,014,001
18	45,276	3,186,192	-	143,235	115,858	3,490,562	633,980	24,841	2,403,902	1,745,281	24,758,282
19	46,182	3,249,916	-	146,100	118,175	3,560,373	636,128	24,841	2,440,957	1,780,187	26,539,489
20	47,105	3,314,916	-	149,022	120,539	3,631,581	640,319	24,841	2,480,751	1,815,790	28,355,259
21	48,047	3,381,213	-	152,002	122,950	3,704,212	642,480	24,841	2,519,238	1,852,106	30,207,366
22	49,008	3,448,637	-	155,042	125,409	3,778,287	646,723	24,841	2,560,512	1,889,148	32,096,514
23	49,989	3,517,614	-	158,143	127,917	3,853,863	648,915	24,841	2,600,488	1,926,931	34,023,445
24	50,988	1,578,397	-	81,989	70,182	1,781,538	354,539	15,828	1,265,933	895,768	34,919,213
25	52,008	605,078	-	48,779	32,395	736,280	162,631	6,811	537,373	368,130	35,287,343
26	53,048	60,827	-	15,157	5,911	134,743	29,589	2,103	99,044	67,371	35,354,715
TOTAL	\$ 955,494.42	\$ 64,360,211	\$	\$ 3,021,501	\$ 2,342,253	\$ 70,709,428	\$ 12,982,649	\$ 831,356	\$ 48,168,719	\$ 35,354,715	

ASSUMPTIONS:

Year 1 Construction of 200,000 square foot big box retailer
Year 2 Construction of 130,000 square foot big box retailer
Year 3 Construction of 80,000 square foot retailer
Year 4 Construction of 10,000 square foot bank and 10,000 square foot restaurant

200,000 s.f. Big Box

13-Jan-99

Big Box Retailer
200,000 Big Box Retailer
Projected Tax Revenues

DRAFT

YEAR	FOOD & BEVERAGE SALES	Total Economic Activity Taxes				Available to Teaching Districts		Available to TIF		Cumulative TIF Revenues
		CORPORATE EARNINGS	INDIVIDUAL EARNINGS	UTILITIES	TOTAL EATS	PILOTS	PERSONAL PROPERTY TAX	100% Personal Prop. + 50% EATS	100% PILOTS + 50% EATS	
1	\$ 108,000	\$ 54,000	\$ 162,000	\$ -	\$ 162,000	\$ -	35,058	\$ 81,000	\$ 81,000	\$ 81,000
2	1,300,000	44,850	1,343,850	38,000	1,381,850	-	35,058	728,983	891,925	772,925
3	1,326,000	45,747	1,411,527	38,780	1,449,758	259,891	27,946	983,601	705,764	1,478,889
4	1,352,520	46,662	1,438,758	40,576	1,479,334	265,089	24,040	1,009,008	719,679	2,198,587
5	1,378,570	47,595	1,466,553	41,387	1,487,924	265,089	20,033	1,019,399	734,276	2,932,844
6	1,407,162	48,547	1,497,824	42,215	1,497,824	270,391	19,262	1,038,635	748,962	3,681,805
7	1,435,305	49,518	1,527,882	43,059	1,527,882	270,391	15,778	1,050,108	763,841	4,445,747
8	1,464,011	50,508	1,558,440	43,920	1,558,440	275,799	12,270	1,067,289	779,220	5,224,967
9	1,493,291	51,519	1,589,809	44,799	1,589,809	275,799	9,015	1,079,618	794,804	6,019,771
10	1,523,157	52,549	1,621,401	45,695	1,621,401	278,557	9,015	1,098,272	810,700	6,830,471
11	1,553,820	53,600	1,653,829	46,609	1,653,829	278,557	9,015	1,114,486	828,914	7,657,386
12	1,584,893	54,672	1,688,905	47,541	1,688,905	281,342	9,015	1,133,610	843,453	8,500,838
13	1,616,387	55,765	1,720,844	48,492	1,720,844	281,342	9,015	1,150,678	860,322	9,361,160
14	1,648,714	56,881	1,755,056	49,461	1,755,056	284,156	9,015	1,170,698	877,528	10,238,688
15	1,681,899	58,018	1,780,158	50,451	1,780,158	284,156	9,015	1,188,249	895,079	11,133,767
16	1,715,322	59,179	1,825,961	51,460	1,825,961	288,997	9,015	1,206,992	912,980	12,046,747
17	1,749,628	60,362	1,862,480	52,489	1,862,480	288,997	9,015	1,227,252	931,240	12,877,987
18	1,784,821	61,568	1,889,729	53,539	1,889,729	289,887	9,015	1,248,747	948,865	13,827,852
19	1,820,314	62,801	1,937,724	54,609	1,937,724	289,887	9,015	1,267,744	968,862	14,896,714
20	1,856,720	64,057	1,976,479	55,702	1,976,479	292,766	9,015	1,290,020	988,239	15,884,954
21	1,893,855	65,338	2,016,008	56,816	2,016,008	292,766	9,015	1,308,765	1,008,004	16,892,958
22	1,931,732	66,645	2,059,328	57,952	2,059,328	295,893	9,015	1,332,873	1,028,164	17,921,122
23	1,970,388	67,978	2,097,455	59,111	2,097,455	295,893	9,015	1,353,436	1,048,727	18,969,849
TOTAL	\$ 35,998,878	\$ 1,278,359	\$ 37,938,688	\$ 1,064,660	\$ 37,938,688	\$ 5,901,204	\$ 289,631	\$ 25,160,684	\$ 18,988,849	

ASSUMPTIONS:

13-Jan-99

Construction activity -- Construction of 200,000 s.f. big box retailer

Food & Beverage Taxes -- none

Tax Rate 1.75 %; Inflated 2% every year

Sales -- During construction assumed to be 45% of construction costs

Construction costs assumed to be \$60 per square foot

Construction during year 1 only

Tax Rate 2 %

Sales -- During operation assume \$325 per square foot

Tax Rate 2 %; Inflated 2% every year

Corporate Earnings -- Insufficient information

Individual Earnings -- During construction assumed to be 45% of construction costs

Individual Earnings -- During operation assume 500 employees 70% 28 hours per week and 30% 20 hours per week

Wage of \$6.5 per hour for full time and \$6 per hour part time

Tax Rate 1%; Inflated 2% every year

Utilities -- \$1.95 per square foot per year

Tax Rate 10%; Inflated 2% every year

PLOTS -- property tax increment are based on cost approach

For Market Value assume \$60 per square foot and then multiplied by 90%

Assessed value is 32% of Market Value

Tax Rate of \$7.52 per \$100 of improvement value;

Assume property in Park Hill School District & Platte City Road District

Inflation rate of 1% applied every other year

Personal Property Taxes -- are based upon cost of \$1,400,000

Taxable rate on personal property taxes is 33.3% of cost

Personal property depreciates at rate of 80% in year 2; 70% in year 3; 60% year 4; 50% year 5;

40% year 6; 30% per year thereafter

Tax rate on FF&E is \$7.52 per \$100 of value

130,000 s.f. Big Box

Big Box Retailer
130,000 Big Box Retailer
Projected Tax Revenues

13-Jan-99

DRAFT

Total Economic Activity Taxes										Available to Tieding Districts		Available to TIF				
YEAR	FOOD & BEVERAGE SALES		CORPORATE EARNINGS		INDIVIDUAL EARNINGS		TOTAL UTILITIES		TOTAL EATS	PILOTS	PERSONAL PROPERTY TAX	100% Personal Prop. + 50% EATS		100% PILOTS + 50% EATS		Cumulative TIF Revenues
1	\$	\$ 70,200	\$	\$ 35,100	\$	\$ 105,300	\$	\$ 105,300	\$	\$		\$	52,650	\$	52,650	\$ 52,650
2	-	650,000	-	30,420	25,350	705,770	-	705,770	-	188,929	35,058	387,943	352,985	405,535	352,985	405,535
3	-	663,000	-	31,028	25,657	719,885	-	719,885	-	188,929	27,948	556,818	359,943	765,478	359,943	765,478
4	-	676,260	-	31,849	26,374	734,283	-	734,283	-	172,308	24,040	583,489	387,142	1,132,819	387,142	1,132,819
5	-	689,785	-	32,282	26,902	748,969	-	748,969	-	172,308	20,033	586,826	374,484	1,507,104	374,484	1,507,104
6	-	703,561	-	32,928	27,440	763,948	-	763,948	-	175,754	19,282	577,010	381,874	1,889,078	381,874	1,889,078
7	-	717,653	-	33,588	27,988	779,227	-	779,227	-	175,754	15,778	581,144	389,614	2,278,691	389,614	2,278,691
8	-	732,006	-	34,236	28,548	794,812	-	794,812	-	179,269	12,270	586,945	397,406	2,678,097	397,406	2,678,097
9	-	746,648	-	34,943	28,119	810,708	-	810,708	-	179,269	9,015	593,638	405,354	3,081,451	405,354	3,081,451
10	-	761,679	-	35,642	28,702	826,922	-	826,922	-	181,062	9,015	603,538	413,461	3,494,912	413,461	3,494,912
11	-	776,810	-	36,355	30,296	843,460	-	843,460	-	181,062	9,015	611,807	421,730	3,916,642	421,730	3,916,642
12	-	792,346	-	37,082	30,902	860,330	-	860,330	-	182,872	9,015	622,062	430,165	4,346,807	430,165	4,346,807
13	-	808,193	-	37,823	31,520	877,536	-	877,536	-	182,872	9,015	630,668	438,768	4,785,575	438,768	4,785,575
14	-	824,357	-	38,580	32,150	895,087	-	895,087	-	184,701	9,015	641,260	447,544	5,233,119	447,544	5,233,119
15	-	840,844	-	39,352	32,793	912,989	-	912,989	-	184,701	9,015	650,210	456,384	5,689,513	456,384	5,689,513
16	-	857,861	-	40,139	33,449	931,249	-	931,249	-	186,548	9,015	661,187	465,824	6,155,237	465,824	6,155,237
17	-	874,814	-	40,941	34,118	949,873	-	949,873	-	186,548	9,015	670,500	474,837	6,630,174	474,837	6,630,174
18	-	892,311	-	41,760	34,800	968,871	-	968,871	-	188,414	9,015	681,864	484,435	7,114,610	484,435	7,114,610
19	-	910,167	-	42,595	35,496	988,248	-	988,248	-	189,414	9,015	691,553	494,124	7,608,734	494,124	7,608,734
20	-	928,360	-	43,447	36,208	1,008,013	-	1,008,013	-	190,298	9,015	703,319	504,007	8,112,741	504,007	8,112,741
21	-	946,927	-	44,316	36,930	1,028,174	-	1,028,174	-	190,298	9,015	713,400	514,087	8,626,827	514,087	8,626,827
22	-	965,806	-	45,203	37,669	1,048,737	-	1,048,737	-	192,201	9,015	725,584	524,589	9,151,166	524,589	9,151,166
23	-	985,183	-	46,107	38,422	1,069,712	-	1,069,712	-	192,201	9,015	738,072	534,856	9,686,062	534,856	9,686,062
TOTAL	\$	\$ 17,614,539	\$	\$ 885,635	\$ 692,029	\$ 18,372,104	\$	\$ 18,372,104	\$	\$ 3,835,783	\$ 268,631	\$ 13,811,465	\$	\$ 9,888,052	\$	\$ 9,888,052

130,000 s.f. Big Box

13-Jan-99

ASSUMPTIONS:

Construction activity -- Construction of 130,000 s.f. big box retailer

Food & Beverage Taxes -- none

Tax Rate 1.75 %, Inflated 2% every year

Sales -- During construction assumed to be 45% of construction costs

Construction costs assumed to be \$60 per square foot

Construction during year 1 only

Tax Rate 2 %

Sales -- During operation assume \$250 per square foot

Tax Rate 2 %; Inflated 2% every year

Corporate Earnings -- Insufficient information

Individual Earnings -- During construction assumed to be 45% of construction costs

Individual Earnings -- During operation assume 2.5 employees per 1000 square feet earning \$6 per hour 30 hours per week 5

Tax Rate 1%; Inflated 2% every year

Utilities -- \$1.95 per square foot per year

Tax Rate 10%; Inflated 2% every year

PILOTS -- property tax increment are based on cost approach

For Market Value assume \$60 per square foot and then multiplied by 90%

Assessed value is 32% of Market Value

Tax Rate of \$7.52 per \$100 of improvement value;

Assume property in Park Hill School District & Platte City Road District

Inflation rate of 1% applied every other year

Personal Property Taxes -- are based upon cost of \$1,400,000

Taxable rate on personal property taxes is 33.3% of cost

Personal property depreciates at rate of 80% in year 2; 70% in year 3; 60% year 4; 50% year 5;

40% year 6; 30% per year thereafter

Tax rate on FF&E is \$7.52 per \$100 of value

90,000 s.f. retail

13-Jan-99

90,000 Retail
Projected Tax Revenues

DRAFT

Total Economic Activity Taxes										Available to Taxing Districts		Available to TIF	
YEAR	FOOD & BEVERAGE	SALES	CORPORATE EARNINGS	INDIVIDUAL EARNINGS	UTILITIES	EATS	TOTAL	PILOTS	PERSONAL PROPERTY TAX	100% EATS	100% Personal Prop. + 50% EATS	100% PILOTS + 50% EATS	Cumulative TIF Revenues
1		\$ 48,800	\$ -	\$ 24,300	\$ -	\$ 72,900	\$ -		17,529	\$ -	36,450	\$ -	\$ 36,450
2		360,000	-	21,060	17,550	398,610	-	-	13,973	216,834	199,305	235,755	235,755
3		367,200	-	21,481	17,901	406,582	-	118,951	12,020	334,215	203,291	439,046	439,046
4		374,844	-	21,911	18,259	414,714	-	119,290	10,017	338,687	207,357	646,403	646,403
5		382,035	-	22,349	18,624	423,008	-	119,290	9,841	340,811	211,504	857,907	857,907
6		389,678	-	22,796	18,997	431,468	-	121,678	7,888	347,051	216,734	1,073,641	1,073,641
7		397,489	-	23,252	19,377	440,098	-	121,678	6,135	349,813	220,049	1,293,690	1,293,690
8		405,418	-	23,717	19,784	448,900	-	124,109	4,507	354,694	224,450	1,518,140	1,518,140
9		413,527	-	24,191	20,159	457,878	-	124,109	4,507	357,596	228,939	1,747,079	1,747,079
10		421,797	-	24,675	20,583	467,035	-	125,350	4,507	363,376	233,518	1,980,596	1,980,596
11		430,233	-	25,169	20,974	476,378	-	125,350	4,507	368,046	238,188	2,218,784	2,218,784
12		438,838	-	25,672	21,393	485,903	-	126,604	4,507	374,093	242,952	2,461,736	2,461,736
13		447,615	-	26,185	21,821	495,821	-	128,604	4,507	378,922	247,811	2,709,547	2,709,547
14		456,567	-	26,709	22,258	505,534	-	127,870	4,507	385,144	252,767	2,962,313	2,962,313
15		465,698	-	27,243	22,703	515,645	-	127,870	4,507	390,200	257,822	3,220,136	3,220,136
16		475,012	-	27,788	23,157	525,957	-	128,149	4,507	396,835	262,979	3,483,114	3,483,114
17		484,513	-	28,344	23,620	536,477	-	128,149	4,507	401,894	268,238	3,751,353	3,751,353
18		494,203	-	28,911	24,092	547,208	-	130,440	4,507	408,551	273,803	4,024,958	4,024,958
19		504,087	-	29,489	24,574	558,150	-	130,440	4,507	414,023	279,075	4,304,031	4,304,031
20		514,169	-	30,078	25,066	569,313	-	131,745	4,507	420,808	284,657	4,588,688	4,588,688
21		524,452	-	30,680	25,567	580,700	-	133,062	4,507	426,802	290,350	4,878,037	4,878,037
22		534,941	-	31,294	26,078	592,313	-	133,062	4,507	433,728	296,157	5,176,194	5,176,194
23		545,640	-	31,920	26,600	604,160	-	133,062	4,507	439,649	302,080	5,477,274	5,477,274
TOTAL		\$ 9,378,234	\$ -	\$ 598,217	\$ 478,097	\$ 2,655,542	\$ 2,655,542	\$ 144,816	\$ -	\$ 8,277,631	\$ -	\$ 8,277,631	\$ 5,477,274

90,000 s.f. retail

13-Jan-99

ASSUMPTIONS:

Construction activity -- Construction of 90,000 s.f. retailer

Food & Beverage Taxes -- none

Tax Rate 1.75 %; Inflated 2% every year

Sales -- During construction assumed to be 45% of construction costs

Construction costs assumed to be \$60 per square foot

Construction during year 1 only

Tax Rate 2 %

Sales -- During operation assume \$250 per square foot

Tax Rate 2 %; Inflated 2% every year

Corporate Earnings -- Insufficient information

Individual Earnings -- During construction assumed to be 45% of construction costs

Individual Earnings -- During operation assume 2.5 employees per 1000 square feet earning \$6 per hour 30 hours per week 52 weeks per year

Tax Rate 1%; Inflated 2% every year

Utilities -- \$1.95 per square foot per year

Tax Rate 10%; Inflated 2% every year

PILOTS -- property tax increment are based on cost approach

For Market Value assume \$60 per square foot and then multiplied by 90%

Assessed value is 32% of Market Value

Tax Rate of \$7.52 per \$100 of value;

Assume property in Park Hill School District & Platte City Road District

Inflation rate of 1% applied every other year

Personal Property Taxes -- are based upon cost of \$700,000

Taxable rate on personal property taxes is 33.3% of cost

Personal property depreciates at rate of 80% in year 2; 70% in year 3; 60% year 4; 50% year 5;

40% year 6; 30% per year thereafter

Tax rate on FF&E is \$7.52 per \$100 of value

10,000 s.f. bank

13-Jan-99

10,000 Bank
Projected Tax Revenues

DRAFT

Total Economic Activity Taxes

Available to TIF

Available to Taxing Districts

YEAR	FOOD & BEVERAGE SALES	CORPORATE EARNINGS	INDIVIDUAL EARNINGS	UTILITIES EATS	TOTAL EATS	PILOTS	PERSONAL PROPERTY TAX	100% Personal Prop. + 50% EATS	100% PILOTS + 50% EATS	Cumulative TIF Revenues
1	\$ 5,400	\$ 2,700	\$ 1,950	\$ 8,100	\$ 8,100	\$ -	-	\$ 4,050	\$ 4,050	\$ 4,050
2	-	-	7,500	9,450	9,450	-	-	4,725	4,725	8,775
3	-	-	7,650	9,639	9,639	12,995	-	17,814	4,820	13,595
4	-	-	7,603	2,029	9,632	13,254	-	18,170	4,916	18,510
5	-	-	7,959	2,069	10,028	13,254	-	18,269	5,014	23,525
6	-	-	8,118	2,111	10,229	13,520	-	18,634	5,114	28,639
7	-	-	8,281	2,153	10,434	13,520	-	18,736	5,217	33,856
8	-	-	8,446	2,196	10,642	13,790	-	19,111	5,321	39,177
9	-	-	8,615	2,240	10,855	13,790	-	19,217	5,428	44,605
10	-	-	8,787	2,285	11,072	13,928	-	19,484	5,536	50,141
11	-	-	8,963	2,330	11,294	13,928	-	19,575	5,647	55,787
12	-	-	9,142	2,377	11,519	14,067	-	19,827	5,760	61,547
13	-	-	9,325	2,425	11,750	14,067	-	19,942	5,875	67,422
14	-	-	9,512	2,473	11,985	14,208	-	20,200	5,992	73,415
15	-	-	9,702	2,523	12,225	14,208	-	20,320	6,112	79,527
16	-	-	9,896	2,573	12,469	14,350	-	20,584	6,235	85,761
17	-	-	10,084	2,624	12,718	14,350	-	20,709	6,359	92,121
18	-	-	10,296	2,677	12,973	14,493	-	20,980	6,486	98,607
19	-	-	10,502	2,730	13,232	14,493	-	21,109	6,616	105,223
20	-	-	10,712	2,785	13,497	14,638	-	21,387	6,748	111,972
21	-	-	10,928	2,841	13,767	14,638	-	21,522	6,883	118,855
22	-	-	11,145	2,898	14,042	14,785	-	21,808	7,021	125,876
23	-	-	11,367	2,956	14,323	14,785	-	21,946	7,162	133,038
TOTAL	\$ 5,400	\$ 207,442	\$ 53,233	\$ 266,075	\$ 295,050	\$ -	\$ -	\$ 428,098	\$ 133,038	\$ 133,038

10,000 s.f. bank

13-Jan-99

ASSUMPTIONS:

Construction activity -- Construction of 10,000 square feet of bank

Food & Beverage Taxes -- none

Tax Rate 1.75 %; Inflated 2% every year

Sales -- During construction assumed to be 45% of construction costs

Construction costs assumed to be \$60 per square foot

Construction during year 1 only

Tax Rate 2 %

Sales -- none

Tax Rate 2 %; Inflated 2% every year

Corporate Earnings -- Insufficient Information

Individual Earnings -- During construction assumed to be 45% of construction costs

Individual Earnings -- During operation assume 3 employees per 1000 square feet earning \$25,000 per year

Tax Rate 1%; Inflated 2% every year

Utilities -- \$1.95 per square foot per year

Tax Rate 10%; Inflated 2% every year

PILOTS -- property tax increment are based on cost approach

For Market Value assume \$60 per square foot and then multiplied by 90%

Assessed value is 32% of Market Value

Tax Rate of \$7.52 per \$100 of improvement value;

Assume property in Park Hill School District & Platte City Road District

Inflation rate of 1% applied every other year

Personal Property Taxes -- unknown

Taxable rate on personal property taxes is 33.3% of cost

Personal property depreciates at rate of 80% in year 2; 70% in year 3; 60% year 4; 50% year 5;

40% year 6; 30% per year thereafter

Tax rate on FF&E is \$7.52 per \$100 of value

10,000 s.f. restaurant

13-Jan-99

10,000 Restaurant
Projected Tax Revenues

DRAFT

Total Economic Activity Taxes

Available to
Taxing Districts

Available to TIF

YEAR	FOOD & BEVERAGE	SALES	CORPORATE EARNINGS	INDIVIDUAL EARNINGS	UTILITIES	TOTAL EATS	PILOTS	PERSONAL PROPERTY TAX	100% Personal Prop. 50% EATS	100% PILOTS + 50% EATS	Cumulative TIF Revenues
1	\$	\$ 5,400	-	\$ 2,700	\$ -	\$ 8,100	\$		\$ 4,050	\$ 4,050	\$ 4,050
2	35,000	40,000	-	2,500	1,950	79,450			39,725.0	39,725	43,775
3	35,700	40,800	-	2,550	1,989	81,039	12,995	58,093	109,607.2	40,520	84,295
4	36,414	41,616	-	2,601	2,029	82,660	13,254	4,908	59,492.5	41,330	125,624
5	37,142	42,448	-	2,653	2,069	84,313	13,254	4,207	59,617.9	42,156	167,761
6	37,865	43,297	-	2,706	2,111	85,999	13,520	4,207	60,726.1	43,000	210,780
7	38,543	44,163	-	2,760	2,153	87,719	13,520	3,508	60,885.0	43,860	254,640
8	39,416	45,046	-	2,815	2,196	89,474	13,790	2,805	61,331.4	44,737	299,377
9	40,204	45,947	-	2,872	2,240	91,263	13,790	2,103	61,525.0	45,832	345,008
10	41,008	46,866	-	2,929	2,285	93,088	13,928	2,103	62,575.5	46,544	391,553
11	41,828	47,804	-	2,988	2,330	94,950	13,928	2,103	63,506.4	47,475	439,028
12	42,665	48,760	-	3,047	2,377	96,849	14,067	2,103	64,595.2	48,425	487,452
13	43,518	49,735	-	3,108	2,425	98,786	14,067	2,103	65,563.6	49,393	536,845
14	44,388	50,730	-	3,171	2,473	100,762	14,208	2,103	66,602.2	50,381	587,226
15	45,276	51,744	-	3,234	2,523	102,777	14,208	2,103	67,699.8	51,389	638,615
16	46,182	52,779	-	3,299	2,573	104,833	14,350	2,103	68,869.6	52,416	691,031
17	47,105	53,835	-	3,365	2,624	106,929	14,350	2,103	69,918.0	53,465	744,496
18	48,047	54,911	-	3,432	2,677	109,068	14,493	2,103	71,130.8	54,534	799,030
19	49,008	56,010	-	3,501	2,730	111,249	14,493	2,103	72,221.4	55,625	854,654
20	49,989	57,130	-	3,571	2,785	113,474	14,638	2,103	73,478.9	56,737	911,391
21	50,988	58,272	-	3,642	2,841	115,744	14,638	2,103	74,613.6	57,872	969,263
22	52,008	59,435	-	3,715	2,898	118,059	14,785	2,103	75,917.4	59,029	1,028,292
23	53,046	60,627	-	3,789	2,958	120,420	14,785	2,103	77,088.0	60,210	1,088,502
TOTAL	\$ 855,461.42	\$ 1,087,359	\$ -	\$ 70,947	\$ 53,233	\$ 2,177,004	\$ 295,060	\$ 107,278	\$ 1,490,841	\$ 1,088,502	

10,000 s.f. restaurant

13-Jan-99

ASSUMPTIONS:

Construction activity -- Construction of 10,000 square foot restaurant

Food & Beverage Taxes -- assume sales of \$200 per square foot

Tax Rate 1.75 %; Inflated 2% every year

Sales -- During construction assumed to be 45% of construction costs

Construction costs assumed to be \$60 per square foot

Construction during year 1 only

Tax Rate 2 %

Sales -- During operation assume \$200 per square foot

Tax Rate 2 %; Inflated 2% every year

Corporate Earnings -- Insufficient information

Individual Earnings -- During construction assumed to be 45% of construction costs

Individual Earnings -- During operation assume 2.5 employees per 1000 square feet earning \$10,000 per year

Tax Rate 1%; Inflated 2% every year

Utilities -- \$1.95 per square foot per year

Tax Rate 10%; Inflated 2% every year

PILOTS -- property tax increment are based on cost approach

For Market Value assume \$60 cost per square foot and then multiplied by 90%

Assessed value is 32% of Market Value

Tax Rate of \$7.52 per \$100 of improvement value;

Assume property in Park Hill School District & Platte City Road District

Inflation rate of 1% applied every other year

Personal Property Taxes -- are based upon cost of \$280,000

Taxable rate on personal property taxes is 33.3% of cost

Personal property depreciates at rate of 80% in year 2; 70% in year 3; 60% year 4; 50% year 5; 40% year 6; 30% per year thereafter

Tax rate on FF&E is \$7.52 per \$100 of value

Exhibit 9: Cost-Benefit Analysis

Total

Cost-Benefit Analysis
Total Impact of All Projects
Projected Tax Revenues
With TIF

13-Jan-99

DRAFT

Total Incremental Economic Activity Taxes

Available to TIF under the KCI Plan

Available to TIF under the KCI Plan

Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Incremental Real Property Tax	Incremental Personal Prop. Tax	50% EATS + 100% Real Prop. + 100% Personal Prop.	50% EATS	Cumulative TIF Revenues
1	\$	1,080,000	\$	54,000	\$	182,000	\$	\$	\$	\$	\$
2		1,370,200		79,850	39,000	1,489,150		35,058	779,833	744,575	825,575
3		2,024,900		100,467	65,130	2,190,187	259,891	63,005	1,417,898	1,085,099	1,920,674
4		2,386,320		104,150	83,983	2,574,453	434,018	69,615	1,760,760	1,287,227	3,207,900
5	36,000	2,483,030		110,725	89,562	2,698,317	554,348	59,046	1,961,553	1,349,159	4,557,059
6	36,700	2,512,281		112,840	91,353	2,752,284	587,978	107,428	2,071,548	1,376,142	5,933,201
7	36,414	2,562,637		115,198	93,181	2,807,331	591,844	49,883	2,045,593	1,403,666	7,336,866
8	37,142	2,613,788		117,503	95,044	2,863,477	598,737	41,895	2,073,371	1,431,739	8,768,605
9	37,885	2,666,063		119,853	96,845	2,920,748	603,783	33,380	2,097,536	1,460,373	10,228,976
10	38,643	2,718,368		122,250	98,684	2,978,162	608,974	27,871	2,126,226	1,489,681	11,718,559
11	39,416	2,773,772		124,665	100,862	3,038,745	611,308	25,342	2,156,023	1,519,373	13,237,931
12	40,204	2,829,249		127,169	102,879	3,098,520	615,334	24,641	2,189,735	1,549,760	14,787,691
13	41,003	2,886,833		129,732	104,896	3,161,509	617,421	24,641	2,222,817	1,580,755	16,368,446
14	41,828	2,943,548		132,327	107,035	3,224,738	621,489	24,641	2,258,489	1,612,370	17,980,815
15	42,665	3,002,420		134,974	109,178	3,288,235	623,585	24,641	2,292,854	1,644,818	19,625,433
16	43,518	3,062,468		137,673	111,359	3,355,019	627,703	24,641	2,329,654	1,677,510	21,302,942
17	44,386	3,123,718		140,427	113,587	3,422,120	629,831	24,641	2,365,332	1,711,060	23,014,002
18	45,276	3,186,192		143,235	115,858	3,490,581	633,980	24,641	2,403,992	1,745,261	24,759,283
19	46,182	3,249,916		146,100	118,175	3,560,373	636,129	24,641	2,440,957	1,780,187	26,539,469
20	47,105	3,314,916		149,022	120,539	3,631,581	640,319	24,641	2,480,751	1,815,791	28,355,260
21	48,047	3,381,213		152,002	122,950	3,704,212	642,490	24,641	2,519,237	1,852,106	30,207,396
22	48,008	3,448,637		155,042	125,409	3,778,296	646,723	24,641	2,560,612	1,889,148	32,096,514
23	48,989	3,517,814		158,143	127,917	3,853,863	648,915	24,641	2,600,469	1,926,832	34,023,445
24	50,986	3,578,397		161,969	130,422	3,931,888	651,136	16,826	1,266,933	1,965,768	35,919,213
25	52,006	3,645,078		165,779	132,985	4,014,842	653,401	6,611	637,372	368,130	35,287,343
26	53,048	3,712,627		169,627	135,571	4,102,825	655,718	2,103	99,044	67,372	35,354,715
TOTAL	\$	84,380,212	\$	3,021,503	\$2,342,252	\$70,709,429	\$	\$	\$	\$	\$

ASSUMPTIONS:

- Year 1 Construction of 200,000 square foot big box retailer
- Year 2 Construction of 130,000 square foot big box retailer
- Year 3 Construction of 80,000 square foot retailer
- Year 4 Construction of 10,000 square foot bank and 10,000 square foot restaurant

NOTES:

No PILOTS will be used to reimburse project costs.

Total Without

13-Jan-99

Cost-Benefit Analysis
Total Impact
Projected Tax Revenues
Without TIF

DRAFT

Available to Taxing Districts Available to TIF under the KCI Plan

Total Existing Economic Activity Taxes

Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Existing Real Property Tax	Existing Personal Prop. Tax	100% Personal Prop. + 50% EATS + 100% Real Prop.	50% EATS	Cumulative TIF Revenues
1	\$	\$	\$	\$	\$	\$	10,034	\$	10,034	\$	\$
2							10,034		10,034		
3							10,134		10,134		
4							10,134		10,134		
5							10,236		10,236		
6							10,236		10,236		
7							10,338		10,338		
8							10,338		10,338		
9							10,441		10,441		
10							10,441		10,441		
11							10,546		10,546		
12							10,546		10,546		
13							10,651		10,651		
14							10,651		10,651		
15							10,758		10,758		
16							10,758		10,758		
17							10,865		10,865		
18							10,865		10,865		
19							10,974		10,974		
20							10,974		10,974		
21							11,084		11,084		
22							11,084		11,084		
23							11,195		11,195		
24							11,195		11,195		
25							11,307		11,307		
26							11,307		11,307		
TOTAL	\$	\$	\$	\$	\$	\$	277,126	\$	277,126	\$	\$

Assume that no development occurs.

13-Jan-89

Cost-Benefit Analysis
Impact on Platte County
Projected Tax Revenues
With TIF

DRAFT

Total Incremental Economic Activity Taxes

Available to Taxing Districts
under the KCI Plan

Available to TIF under the KCI Plan

Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Incremental Real Property Tax	Incremental Personal Prop. Tax	50% EATS + 100% Real Prop.	100% Personal Prop. + 50% EATS + 100% Real Prop.	50% EATS	Cumulative TIF Revenues
1	\$	\$ 27,000	\$	\$	\$	\$ 27,000	\$	\$	\$ 13,500	\$ 13,500	\$	\$ 13,500
2	-	342,650	-	-	-	342,650	5,088	686	171,961	171,961	\$ 171,276	\$ 184,776
3	-	508,160	-	-	-	508,160	8,498	1,234	259,387	259,387	\$ 253,076	\$ 437,850
4	-	598,860	-	-	-	598,860	10,854	1,361	308,149	308,149	\$ 286,280	\$ 736,140
5	-	615,758	-	-	-	615,758	11,513	1,137	319,870	319,870	\$ 307,879	\$ 1,044,019
6	-	628,073	-	-	-	628,073	11,591	2,103	327,853	327,853	\$ 314,036	\$ 1,358,055
7	-	640,834	-	-	-	640,834	11,743	879	332,608	332,608	\$ 320,317	\$ 1,678,372
8	-	653,447	-	-	-	653,447	11,822	820	339,237	339,237	\$ 326,724	\$ 2,005,096
9	-	668,518	-	-	-	668,518	11,924	854	345,734	345,734	\$ 333,258	\$ 2,338,354
10	-	679,846	-	-	-	679,846	11,970	542	352,389	352,389	\$ 339,823	\$ 2,678,277
11	-	693,443	-	-	-	693,443	12,048	496	359,187	359,187	\$ 346,722	\$ 3,024,998
12	-	707,312	-	-	-	707,312	12,089	482	366,187	366,187	\$ 353,656	\$ 3,378,654
13	-	721,458	-	-	-	721,458	12,169	482	373,301	373,301	\$ 360,729	\$ 3,739,383
14	-	735,887	-	-	-	735,887	12,210	482	380,595	380,595	\$ 367,944	\$ 4,107,327
15	-	750,605	-	-	-	750,605	12,332	482	387,996	387,996	\$ 375,303	\$ 4,482,630
16	-	765,617	-	-	-	765,617	12,414	482	395,582	395,582	\$ 382,809	\$ 4,865,438
17	-	780,930	-	-	-	780,930	12,456	482	403,280	403,280	\$ 390,485	\$ 5,255,903
18	-	796,548	-	-	-	796,548	12,538	482	411,170	411,170	\$ 396,274	\$ 5,654,177
19	-	812,479	-	-	-	812,479	12,580	482	419,178	419,178	\$ 406,240	\$ 6,060,416
20	-	828,729	-	-	-	828,729	12,663	482	427,385	427,385	\$ 414,364	\$ 6,474,781
21	-	845,303	-	-	-	845,303	12,706	482	435,714	435,714	\$ 422,852	\$ 6,897,632
22	-	862,209	-	-	-	862,209	12,768	482	444,250	444,250	\$ 431,105	\$ 7,328,737
23	-	879,454	-	-	-	879,454	12,842	482	452,915	452,915	\$ 439,727	\$ 7,768,264
24	-	894,589	-	-	-	894,589	12,918	308	461,648	461,648	\$ 448,300	\$ 8,216,563
25	-	151,270	-	-	-	151,270	3,184	128	78,948	78,948	\$ 75,835	\$ 8,041,198
26	-	15,157	-	-	-	15,157	578	41	6,199	6,199	\$ 7,576	\$ 8,048,777
TOTAL	\$	\$ 16,097,553	\$	\$	\$	\$ 16,097,553	\$ 254,208	\$ 18,278	\$ 8,319,260	\$ 8,319,260	\$ 8,048,777	\$

ASSUMPTIONS:

- Year 1 Construction of 200,000 square foot big box retailer
- Year 2 Construction of 130,000 square foot big box retailer
- Year 3 Construction of 90,000 square foot retailer
- Year 4 Construction of 10,000 square foot bank and 10,000 square foot restaurant

NOTES:

PILOTS will NOT be used to reimburse project costs under this Plan.

Co. without

13-Jan-99

Cost-Benefit Analysis
Impact on Platte County
Projected Tax Revenues
Without TIF

DRAFT

Available to TIF under the KCI Plan

Available to Taxing Districts

Total Existing Economic Activity Taxes

Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Existing Real Property Tax	Existing Personal Prop. Tax	100% Personal Prop. + 50% EATS + 100% Real Prop.	50% EATS	Cumulative TIF Revenues
1	\$	\$	\$	\$	\$	\$	196	\$	196	\$	\$
2							196		196		
3							198		198		
4							198		198		
5							200		200		
6							200		200		
7							202		202		
8							202		202		
9							204		204		
10							204		204		
11							206		206		
12							206		206		
13							208		208		
14							208		208		
15							208		208		
16							210		210		
17							210		210		
18							213		213		
19							213		213		
20							215		215		
21							215		215		
22							217		217		
23							217		217		
24							219		219		
25							219		219		
26							221		221		
TOTAL	\$	\$	\$	\$	\$	\$	5,421	\$	5,421	\$	\$

Assumes that no development occurs.

13-Jan-99

Cost-Benefit Analysis
Impact on Health Center Levy
Projected Tax Revenues
With TIF

DRAFT

Total Incremental Economic Activity Taxes

Available to Taxing Districts
under the KCI Plan

Available to TIF under the KCI Plan

Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Incremental Property Tax	Incremental Personal Prop. Tax	50% EATS + 100% Real Prop.	50% EATS	Cumulative TIF Revenues
1	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2							392	392			
3							705	3,613			
4							778	5,634			
5							648	8,952			
6							1,202	7,781			
7							559	7,182			
8							469	7,179			
9							373	7,129			
10							310	7,123			
11							284	7,123			
12							276	7,161			
13							276	7,184			
14							276	7,229			
15							276	7,253			
16							276	7,299			
17							276	7,323			
18							276	7,369			
19							276	7,393			
20							276	7,440			
21							276	7,484			
22							276	7,512			
23							276	7,538			
24							175	4,142			
25							74	1,884			
26							24	354			
TOTAL	\$	\$	\$	\$	\$	\$	9,302	154,582	\$	\$	\$

ASSUMPTIONS:

- Year 1 Construction of 200,000 square foot big box retailer
- Year 2 Construction of 130,000 square foot big box retailer
- Year 3 Construction of 90,000 square foot retailer
- Year 4 Construction of 10,000 square foot bank and 10,000 square foot restaurant

NOTES:

PILOTS will NOT be used to reimburse project costs under this Plan.

Health without

13-Jan-99

Cost-Benefit Analysis
Impact on Health Center Levy
Projected Tax Revenues
Without TIF

DRAFT

Available to TIF under the KCI Plan

Total Existing Economic Activity Taxes

Available to Taxing Districts

Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Existing Real Property Tax	Existing Personal Prop. Tax	100% Personal Prop. + 50% EATS + 100% Real Prop.	50% EATS	Cumulative TIF Revenues
1	\$	\$	\$	\$	\$	\$	112	\$	112	\$	\$
2							112		112		
3							113		113		
4							113		113		
5							114		114		
6							114		114		
7							116		116		
8							116		116		
9							117		117		
10							117		117		
11							118		118		
12							118		118		
13							119		119		
14							119		119		
15							120		120		
16							120		120		
17							121		121		
18							121		121		
19							123		123		
20							123		123		
21							124		124		
22							124		124		
23							125		125		
24							125		125		
25							126		126		
26							126		126		
TOTAL	\$	\$	\$	\$	\$	\$	3,098	\$	3,098	\$	\$

Assume that no development occurs.

13-Jan-99

Cost-Benefit Analysis
Impact on Developmental Disabilities
Projected Tax Revenues
With TIF

DRAFT

Total Incremental Economic Activity Taxes							Available to Taxing Districts under the KCI Plan			Available to TIF under the KCI Plan	
Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Incremental Property Tax	Incremental Personal Prop. Tax	50% EATS + 100% Real Prop.	100% Personal Prop. + 50% EATS + 100% Real Prop.	Cumulative TIF Revenues
1	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2							4,725	637	\$	5,362	\$
3							7,881	1,146	\$	8,871	\$
4							10,079	1,264	\$	11,134	\$
5							10,681	1,055	\$	11,736	\$
6							10,763	1,953	\$	12,716	\$
7							10,904	809	\$	11,713	\$
8							10,978	782	\$	11,760	\$
9							11,072	807	\$	11,879	\$
10							11,115	503	\$	11,618	\$
11							11,188	481	\$	11,669	\$
12							11,226	448	\$	11,674	\$
13							11,300	448	\$	11,748	\$
14							11,338	448	\$	11,786	\$
15							11,413	448	\$	11,861	\$
16							11,451	448	\$	11,899	\$
17							11,527	448	\$	11,975	\$
18							11,588	448	\$	12,014	\$
19							11,642	448	\$	12,080	\$
20							11,682	448	\$	12,130	\$
21							11,759	448	\$	12,207	\$
22							11,788	448	\$	12,246	\$
23							8,446	264	\$	8,710	\$
24							2,857	120	\$	3,077	\$
25							538	38	\$	576	\$
26									\$		\$
TOTAL	\$	\$	\$	\$	\$	\$	238,048	15,116	\$	261,164	\$

ASSUMPTIONS:

- Year 1 Construction of 200,000 square foot big box retailer
 Year 2 Construction of 130,000 square foot big box retailer
 Year 3 Construction of 80,000 square foot retailer
 Year 4 Construction of 10,000 square foot bank and 10,000 square foot restaurant

NOTES:

PILOTS will NOT be used to reimburse project costs under this Plan.

Dev. Dis without

Cost-Benefit Analysis
Impact on Developmental Disabilities
Projected Tax Revenues
Without TIF

13-Jan-99

DRAFT

Available to TIF under the KCI Plan

Available to Taxing Districts

Total Existing Economic Activity Taxes

Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Existing Real Property Tax	Existing Personal Prop. Tax	50% EATS + 100% Real Prop.	100% Personal Prop. + 50% EATS	50% EATS	Cumulative TIF Revenues
1	\$	\$	\$	\$	\$	\$	182	\$	\$	\$	\$	\$
2							182					
3							184					
4							184					
5							186					
6							186					
7							188					
8							188					
9							190					
10							190					
11							192					
12							192					
13							193					
14							193					
15							195					
16							195					
17							197					
18							197					
19							199					
20							199					
21							201					
22							201					
23							203					
24							203					
25							205					
26							205					
TOTAL	\$	\$	\$	\$	\$	\$	5,034	\$	\$	\$	\$	\$

Assume that no development occurs.

Mental Health

13-Jan-99

Cost-Benefit Analysis
Impact on Mental Health Levy
Projected Tax Revenues
With TIF

DRAFT

Total Incremental Economic Activity Taxes										Available to Taxing Districts under the KCI Plan		Available to TIF under the KCI Plan	
Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Incremental Real Property Tax	Incremental Personal Prop. Tax	50% EATS +100% Real Prop. +	100% Personal Prop. +	50% EATS	Cumulative TIF Revenues	
1	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
2								490	\$	490			
3							3,835	881	\$	4,516			
4							8,070	972	\$	7,042			
5							7,753	812	\$	8,565			
6							8,223	1,502	\$	9,728			
7							8,279	699	\$	8,978			
8							8,388	588	\$	8,974			
9							8,445	467	\$	8,911			
10							8,517	387	\$	8,904			
11							8,550	354	\$	8,904			
12							8,808	345	\$	8,951			
13							8,635	345	\$	8,980			
14							8,692	345	\$	9,037			
15							8,722	345	\$	9,066			
16							8,779	345	\$	9,124			
17							8,809	345	\$	9,153			
18							8,887	345	\$	9,211			
19							8,897	345	\$	9,242			
20							8,956	345	\$	9,300			
21							8,988	345	\$	9,331			
22							9,045	345	\$	9,390			
23							9,078	345	\$	9,420			
24							4,959	219	\$	5,177			
25							2,275	92	\$	2,367			
26							414	29	\$	443			
TOTAL	\$	\$	\$	\$	\$	\$	\$ 181,575	\$ 11,827	\$	\$ 183,203	\$	\$	

ASSUMPTIONS:

- Year 1 Construction of 200,000 square foot big box retailer
- Year 2 Construction of 130,000 square foot big box retailer
- Year 3 Construction of 80,000 square foot retailer
- Year 4 Construction of 10,000 square foot bank and 10,000 square foot restaurant

NOTES:

PILOTS will NOT be used to reimburse project costs under this Plan.

Mental Health Without

13-Jan-99

Cost-Benefit Analysis
Impact on Mental Health Levy
Projected Tax Revenues
Without TIF

DRAFT

Available to Taxing Districts Available to TIF under the KCI Plan

Total Existing Economic Activity Taxes

Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Existing Real Property Tax	Existing Personal Prop. Tax	50% EATS + 100% Real Prop.	100% Personal Prop. +	50% EATS	Cumulative TIF Revenues
1	\$	\$	\$	\$	\$	\$	140	\$	\$	140	\$	\$
2							140		\$	140	\$	\$
3							142		\$	142	\$	\$
4							142		\$	142	\$	\$
5							143		\$	143	\$	\$
6							143		\$	143	\$	\$
7							144		\$	144	\$	\$
8							144		\$	144	\$	\$
9							146		\$	146	\$	\$
10							146		\$	146	\$	\$
11							147		\$	147	\$	\$
12							147		\$	147	\$	\$
13							149		\$	149	\$	\$
14							149		\$	149	\$	\$
15							150		\$	150	\$	\$
16							150		\$	150	\$	\$
17							152		\$	152	\$	\$
18							152		\$	152	\$	\$
19							153		\$	153	\$	\$
20							153		\$	153	\$	\$
21							155		\$	155	\$	\$
22							155		\$	155	\$	\$
23							156		\$	156	\$	\$
24							156		\$	156	\$	\$
25							158		\$	158	\$	\$
26							158		\$	158	\$	\$
TOTAL	\$	\$	\$	\$	\$	\$	3,872	\$	\$	3,872	\$	\$

Assume that no development occurs.

13-Jan-99

Cost-Benefit Analysis
Impact on Library District
Projected Tax Revenues
With TIF

DRAFT

Total Incremental Economic Activity Taxes Available to Taxing Districts under the KCI Plan Available to TIF under the KCI Plan

Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Incremental Real Property Tax	Incremental Personal Prop. Tax	50% EATS + 100% Real Prop.	50% EATS	Cumulative TIF Revenues
1	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2	-	-	-	-	-	-	1,616	1,616	1,616	\$	\$
3	-	-	-	-	-	-	2,908	2,908	14,903	\$	\$
4	-	-	-	-	-	-	3,208	3,208	23,240	\$	\$
5	-	-	-	-	-	-	2,679	2,679	28,284	\$	\$
6	-	-	-	-	-	-	4,856	4,856	32,086	\$	\$
7	-	-	-	-	-	-	2,307	2,307	29,627	\$	\$
8	-	-	-	-	-	-	1,934	1,934	28,614	\$	\$
9	-	-	-	-	-	-	1,541	1,541	28,408	\$	\$
10	-	-	-	-	-	-	1,277	1,277	28,384	\$	\$
11	-	-	-	-	-	-	1,170	1,170	28,537	\$	\$
12	-	-	-	-	-	-	1,137	1,137	29,634	\$	\$
13	-	-	-	-	-	-	1,137	1,137	29,521	\$	\$
14	-	-	-	-	-	-	1,137	1,137	29,919	\$	\$
15	-	-	-	-	-	-	1,137	1,137	30,108	\$	\$
16	-	-	-	-	-	-	1,137	1,137	30,206	\$	\$
17	-	-	-	-	-	-	1,137	1,137	30,396	\$	\$
18	-	-	-	-	-	-	1,137	1,137	30,497	\$	\$
19	-	-	-	-	-	-	1,137	1,137	30,690	\$	\$
20	-	-	-	-	-	-	1,137	1,137	30,791	\$	\$
21	-	-	-	-	-	-	1,137	1,137	30,886	\$	\$
22	-	-	-	-	-	-	1,137	1,137	31,087	\$	\$
23	-	-	-	-	-	-	721	721	17,085	\$	\$
24	-	-	-	-	-	-	305	305	7,811	\$	\$
25	-	-	-	-	-	-	97	97	1,462	\$	\$
26	-	-	-	-	-	-	1,365	1,365	837,599	\$	\$
TOTAL	\$	\$	\$	\$	\$	\$	599,199	38,370	\$	\$	\$

ASSUMPTIONS:

- Year 1 Construction of 200,000 square foot big box retailer
Year 2 Construction of 130,000 square foot big box retailer
Year 3 Construction of 80,000 square foot retailer
Year 4 Construction of 10,000 square foot bank and 10,000 square foot restaurant

NOTES:

PILOTS will NOT be used to reimburse project costs under this Plan.

Library Without

13-Jan-89

Cost-Benefit Analysis
Impact on Library District
Projected Tax Revenues
Without TIF

DRAFT

Total Existing Economic Activity Taxes

Available to Taxing Districts

Available to TIF under the KCI Plan

Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Existing Real Property Tax	Existing Personal Prop. Tax	100% Personal Prop. + 50% EATS + 100% Real Prop.	50% EATS	Cumulative TIF Revenues
1	\$	\$	\$	\$	\$	\$	\$ 463	\$	\$ 463	\$	\$
2	-	-	-	-	-	-	463	-	463	-	-
3	-	-	-	-	-	-	467	-	467	-	-
4	-	-	-	-	-	-	467	-	467	-	-
5	-	-	-	-	-	-	472	-	472	-	-
6	-	-	-	-	-	-	472	-	472	-	-
7	-	-	-	-	-	-	477	-	477	-	-
8	-	-	-	-	-	-	477	-	477	-	-
9	-	-	-	-	-	-	481	-	481	-	-
10	-	-	-	-	-	-	481	-	481	-	-
11	-	-	-	-	-	-	486	-	486	-	-
12	-	-	-	-	-	-	486	-	486	-	-
13	-	-	-	-	-	-	491	-	491	-	-
14	-	-	-	-	-	-	491	-	491	-	-
15	-	-	-	-	-	-	496	-	496	-	-
16	-	-	-	-	-	-	496	-	496	-	-
17	-	-	-	-	-	-	501	-	501	-	-
18	-	-	-	-	-	-	501	-	501	-	-
19	-	-	-	-	-	-	506	-	506	-	-
20	-	-	-	-	-	-	506	-	506	-	-
21	-	-	-	-	-	-	511	-	511	-	-
22	-	-	-	-	-	-	511	-	511	-	-
23	-	-	-	-	-	-	516	-	516	-	-
24	-	-	-	-	-	-	516	-	516	-	-
25	-	-	-	-	-	-	521	-	521	-	-
26	-	-	-	-	-	-	521	-	521	-	-
TOTAL	\$	\$	\$	\$	\$	\$	\$ 12,778	\$	\$ 12,778	\$	\$

Assume that no development occurs.

13-Jan-99

Cost-Benefit Analysis
Impact on Senior Citizen Levy
Projected Tax Revenues
With TIF

DRAFT

Total Incremental Economic Activity Taxes							Available to Taxing Districts under the KCI Plan		Available to TIF under the KCI Plan		
Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Incremental Real Property Tax	Incremental Personal Prop. Tax	50% EATS + 100% Real Prop.	100% Personal Prop. + 50% EATS + 100% Real Prop.	Cumulative TIF Revenues
1	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2	-	-	-	-	-	-	-	245	-	245	-
3	-	-	-	-	-	-	1,817	441	-	2,258	-
4	-	-	-	-	-	-	3,035	486	-	3,521	-
5	-	-	-	-	-	-	3,877	408	-	4,282	-
6	-	-	-	-	-	-	4,112	751	-	4,863	-
7	-	-	-	-	-	-	4,139	350	-	4,489	-
8	-	-	-	-	-	-	4,194	293	-	4,487	-
9	-	-	-	-	-	-	4,222	233	-	4,456	-
10	-	-	-	-	-	-	4,259	184	-	4,452	-
11	-	-	-	-	-	-	4,275	177	-	4,452	-
12	-	-	-	-	-	-	4,303	172	-	4,475	-
13	-	-	-	-	-	-	4,318	172	-	4,490	-
14	-	-	-	-	-	-	4,348	172	-	4,518	-
15	-	-	-	-	-	-	4,361	172	-	4,533	-
16	-	-	-	-	-	-	4,390	172	-	4,562	-
17	-	-	-	-	-	-	4,404	172	-	4,577	-
18	-	-	-	-	-	-	4,433	172	-	4,606	-
19	-	-	-	-	-	-	4,448	172	-	4,621	-
20	-	-	-	-	-	-	4,478	172	-	4,650	-
21	-	-	-	-	-	-	4,493	172	-	4,665	-
22	-	-	-	-	-	-	4,523	172	-	4,695	-
23	-	-	-	-	-	-	4,538	172	-	4,710	-
24	-	-	-	-	-	-	2,479	109	-	2,589	-
25	-	-	-	-	-	-	1,137	46	-	1,184	-
26	-	-	-	-	-	-	207	15	-	221	-
TOTAL	\$	\$	\$	\$	\$	\$	\$ 80,788	\$ 5,814	\$	\$ 96,801	\$

ASSUMPTIONS:

Year 1	Construction of 200,000 square foot big box retailer
Year 2	Construction of 130,000 square foot big box retailer
Year 3	Construction of 90,000 square foot retailer
Year 4	Construction of 10,000 square foot bank and 10,000 square foot restaurant

NOTES:

PILOTS will NOT be used to reimburse project costs under this Plan.

Sr. Cit. Without

13-Jan-99

Cost-Benefit Analysis
Impact on Senior Citizen Levy
Projected Tax Revenues
Without TIF

DRAFT

Total Existing Economic Activity Taxes										Available to Taxing Districts		Available to TIF under the KCI Pla	
Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Existing Real Property Tax	Existing Personal Prop. Tax		50% EATS + 100% Real Prop.	100% Personal Prop. + 50% EATS	50% EATS	Cumulative TIF Revenues
1	\$	\$	\$	\$	\$	\$	70	\$		\$		\$	\$
2							70						
3							71						
4							71						
5							72						
6							72						
7							72						
8							72						
9							73						
10							73						
11							74						
12							74						
13							74						
14							74						
15							75						
16							75						
17							76						
18							76						
19							77						
20							77						
21							77						
22							77						
23							78						
24							78						
25							79						
26							79						
TOTAL	\$	\$	\$	\$	\$	\$	1,938	\$		\$	1,938	\$	\$

Assume that no development occurs.

School District

13-Jan-99

Cost-Benefit Analysis
Impact on School District
Projected Tax Revenues
With TIF

DRAFT

Total Incremental Economic Activity Taxes Available to Taxing Districts under the KCI Plan Available to TIF under the KCI Plan

Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Incremental Real Property Tax	Incremental Personal Prop. Tax	50% EATS +100% Real Prop.	100% Personal Prop. +	50% EATS	Cumulative TIF Revenues
1	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
2							170,837	23,045	\$	23,045	\$	\$
3							285,299	41,418	\$	212,253	\$	\$
4							384,397	45,895	\$	330,984	\$	\$
5							386,503	38,158	\$	402,553	\$	\$
6							389,110	70,817	\$	457,120	\$	\$
7							394,233	32,856	\$	421,966	\$	\$
8							396,892	27,539	\$	421,772	\$	\$
9							400,305	21,942	\$	416,834	\$	\$
10							401,839	18,169	\$	418,494	\$	\$
11							404,485	16,858	\$	418,497	\$	\$
12							405,857	16,198	\$	420,683	\$	\$
13							408,531	16,198	\$	422,055	\$	\$
14							409,918	16,198	\$	424,728	\$	\$
15							412,616	16,198	\$	426,113	\$	\$
16							414,016	16,198	\$	426,814	\$	\$
17							418,742	16,198	\$	430,212	\$	\$
18							418,155	16,198	\$	432,940	\$	\$
19							420,909	16,198	\$	434,352	\$	\$
20							422,336	16,198	\$	437,107	\$	\$
21							425,119	16,198	\$	438,534	\$	\$
22							428,560	16,198	\$	441,318	\$	\$
23							233,054	10,272	\$	442,757	\$	\$
24							108,904	4,346	\$	243,325	\$	\$
25							19,437	1,362	\$	111,250	\$	\$
TOTAL	\$	\$	\$	\$	\$	\$	\$ 8,534,048	\$ 546,485	\$	\$ 9,080,533	\$	\$

ASSUMPTIONS:

- Year 1 Construction of 200,000 square foot big box retailer
- Year 2 Construction of 130,000 square foot big box retailer
- Year 3 Construction of 80,000 square foot retailer
- Year 4 Construction of 10,000 square foot bank and 10,000 square foot restaurant

NOTES:

PILOTS will NOT be used to reimburse project costs under this Plan.
The Park Hill School District's "hold harmless" status varies from year to year.

School Without

13-Jan-99

Cost-Benefit Analysis
Impact on School District
Projected Tax Revenues
Without TIF

DRAFT

Available to Taxing Districts Available to TIF under the KCI Plan

Total Existing Economic Activity Taxes

Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Existing Real Property Tax	Existing Personal Prop. Tax	50% EATS +100% Real Prop.	100% Personal Prop. + 50% EATS +100% Real Prop.	50% EATS	Cumulative TIF Revenues
1	\$	\$	\$	\$	\$	\$	\$ 6,589	\$	\$	6,589	\$	\$
2							6,589		\$	6,589	\$	
3							6,555		\$	6,555	\$	
4							6,555		\$	6,555	\$	
5							6,722		\$	6,722	\$	
6							6,722		\$	6,722	\$	
7							6,789		\$	6,789	\$	
8							6,789		\$	6,789	\$	
9							6,857		\$	6,857	\$	
10							6,857		\$	6,857	\$	
11							6,925		\$	6,925	\$	
12							6,925		\$	6,925	\$	
13							6,995		\$	6,995	\$	
14							6,995		\$	6,995	\$	
15							7,065		\$	7,065	\$	
16							7,065		\$	7,065	\$	
17							7,135		\$	7,135	\$	
18							7,135		\$	7,135	\$	
19							7,208		\$	7,208	\$	
20							7,208		\$	7,208	\$	
21							7,279		\$	7,279	\$	
22							7,279		\$	7,279	\$	
23							7,351		\$	7,351	\$	
24							7,351		\$	7,351	\$	
25							7,425		\$	7,425	\$	
26							7,425		\$	7,425	\$	
TOTAL	\$	\$	\$	\$	\$	\$	\$ 181,984	\$	\$	181,984	\$	\$

Assume that no development occurs.

13-Jan-98

Cost-Benefit Analysis
Impact on Road District
Projected Tax Revenues
With TIF

DRAFT

Total Incremental Economic Activity Taxes										Available to Taxing Districts under the KCI Plan		Available to TIF under the KCI Plan	
Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Incremental Real Property Tax	Incremental Personal Prop. Tax	100% Personal Prop. + 50% EATS +100% Real Prop.	50% EATS	Cummulative TIF Revenues		
1	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$		
2								1,373	1,373				
3							10,178	2,487	12,645				
4							16,997	2,722	19,719				
5							21,709	2,273	23,982				
6							23,026	4,207	27,233				
7							23,181	1,957	25,138				
8							23,486	1,841	25,127				
9							23,845	1,307	24,952				
10							23,848	1,084	24,932				
11							23,939	992	24,932				
12							24,097	965	25,062				
13							24,179	965	25,144				
14							24,338	965	25,303				
15							24,421	965	25,365				
16							24,581	965	25,546				
17							24,665	965	25,630				
18							24,827	965	25,792				
19							24,911	965	25,876				
20							25,075	965	26,040				
21							25,160	965	26,125				
22							25,326	965	26,281				
23							25,412	965	26,377				
24							13,884	612	14,496				
25							8,369	259	8,628				
26							1,158	82	1,240				
TOTAL		\$	\$	\$	\$	\$	\$ 508,411	\$ 32,557	\$ 540,968	\$	\$		

ASSUMPTIONS:

- Year 1 Construction of 200,000 square foot big box retailer
- Year 2 Construction of 130,000 square foot big box retailer
- Year 3 Construction of 80,000 square foot retailer
- Year 4 Construction of 10,000 square foot bank and 10,000 square foot restaurant

NOTES:

PLOTS will NOT be used to reimburse project costs under this Plan.

Road Dist. Without

Cost-Benefit Analysis
Impact on Road District
Projected Tax Revenues
Without TIF

13-Jan-99

DRAFT

Available to Taxing Districts Available to TIF under the KCI Plan

Total Existing Economic Activity Taxes

Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Existing Real Property Tax	Existing Personal Prop. Tax	100% Personal Prop. + 50% EATS + 100% Real Prop.	50% EATS	Cumulative TIF Revenues
1	\$	\$	\$	\$	\$	\$	393	\$	\$	\$	\$
2	-	-	-	-	-	-	393	-	393	-	-
3	-	-	-	-	-	-	396	-	396	-	-
4	-	-	-	-	-	-	396	-	396	-	-
5	-	-	-	-	-	-	400	-	400	-	-
6	-	-	-	-	-	-	400	-	400	-	-
7	-	-	-	-	-	-	404	-	404	-	-
8	-	-	-	-	-	-	404	-	404	-	-
9	-	-	-	-	-	-	408	-	408	-	-
10	-	-	-	-	-	-	408	-	408	-	-
11	-	-	-	-	-	-	413	-	413	-	-
12	-	-	-	-	-	-	413	-	413	-	-
13	-	-	-	-	-	-	417	-	417	-	-
14	-	-	-	-	-	-	417	-	417	-	-
15	-	-	-	-	-	-	421	-	421	-	-
16	-	-	-	-	-	-	421	-	421	-	-
17	-	-	-	-	-	-	425	-	425	-	-
18	-	-	-	-	-	-	425	-	425	-	-
19	-	-	-	-	-	-	429	-	429	-	-
20	-	-	-	-	-	-	429	-	429	-	-
21	-	-	-	-	-	-	434	-	434	-	-
22	-	-	-	-	-	-	434	-	434	-	-
23	-	-	-	-	-	-	438	-	438	-	-
24	-	-	-	-	-	-	438	-	438	-	-
25	-	-	-	-	-	-	442	-	442	-	-
26	-	-	-	-	-	-	442	-	442	-	-
TOTAL	\$	\$	\$	\$	\$	\$	10,842	\$	10,842	\$	\$

Assume that no development occurs.

City

13-Jan-99

Cost-Benefit Analysis
Impact on City
Projected Tax Revenues
With TIF

DRAFT

Available to Taxing Districts
under the KCI Plan

Total Incremental Economic Activity Taxes

Available to TIF under the KCI Plan

Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Incremental Real Property Tax	Incremental Personal Prop. Tax	100% EATS + 100% Real Prop. + 50% EATS	50% EATS	Cumulative TIF Revenues
1	\$	\$ 81,000	\$	\$ 64,000	\$	\$ 135,000	\$	\$	\$ 67,500	\$ 67,500	\$ 67,500
2	-	1,027,850	-	78,950	39,000	1,146,800	48,707	6,570	579,870	573,300	640,800
3	-	1,510,480	-	100,467	85,130	1,694,047	81,340	11,808	902,538	842,024	1,482,824
4	-	1,769,740	-	104,190	83,963	1,977,873	103,882	13,028	1,083,305	988,937	2,471,760
5	35,000	1,847,273	-	110,725	89,582	2,082,580	110,194	10,679	1,196,050	1,041,280	3,513,040
6	35,700	1,954,216	-	112,940	91,353	2,124,211	110,936	20,133	1,192,433	1,062,108	4,575,145
7	36,414	1,921,903	-	115,189	93,181	2,168,887	113,157	9,387	1,203,654	1,083,349	5,658,494
8	37,142	1,980,341	-	117,503	95,044	2,210,030	114,129	7,652	1,246,527	1,105,015	6,763,509
9	37,685	1,999,547	-	119,853	96,945	2,254,230	114,567	6,256	1,286,973	1,127,115	7,890,624
10	38,643	2,039,539	-	122,250	98,894	2,299,316	115,321	5,186	1,291,967	1,149,658	9,040,282
11	39,416	2,060,329	-	124,695	100,862	2,345,302	115,712	4,749	1,316,043	1,172,651	10,212,933
12	40,204	2,121,998	-	127,189	102,879	2,382,208	116,475	4,618	1,340,358	1,196,104	11,409,037
13	41,008	2,184,375	-	128,732	104,936	2,440,051	117,636	4,618	1,365,319	1,220,025	12,629,062
14	41,828	2,207,662	-	132,327	107,035	2,488,852	118,038	4,618	1,390,803	1,244,428	13,873,488
15	42,665	2,281,815	-	134,974	109,176	2,538,630	118,616	4,618	1,416,958	1,269,315	15,142,803
16	43,516	2,298,852	-	137,873	111,359	2,589,402	119,218	4,618	1,443,252	1,294,701	16,437,504
17	44,368	2,342,789	-	140,427	113,587	2,641,191	119,816	4,618	1,470,440	1,320,585	17,758,089
18	45,278	2,389,844	-	143,235	115,858	2,694,013	120,004	4,618	1,497,784	1,347,007	19,105,106
19	46,182	2,437,437	-	146,100	118,175	2,747,894	120,411	4,618	1,526,046	1,373,947	20,479,053
20	47,105	2,486,189	-	149,022	120,539	2,802,832	120,411	4,618	1,554,463	1,401,426	21,880,479
21	48,047	2,535,910	-	152,002	122,950	2,858,909	121,204	4,618	1,583,665	1,429,454	23,309,933
22	49,008	2,586,628	-	155,042	125,409	2,916,087	121,615	4,618	1,613,438	1,458,043	24,767,977
23	49,989	2,638,381	-	158,143	127,917	2,974,410	121,615	4,618	1,643,438	1,487,205	26,255,181
24	50,986	1,183,786	-	91,989	70,182	1,396,937	121,615	4,618	1,673,438	1,516,426	27,771,607
25	52,008	453,809	-	48,779	32,395	584,981	121,615	4,618	1,703,438	1,545,618	29,317,225
26	53,048	45,470	-	15,157	5,911	119,586	121,615	4,618	1,733,438	1,574,810	30,852,035
TOTAL	\$ 865,462.00	\$ 48,282,059	\$	\$ 3,021,503	\$ 2,342,252	\$ 54,811,876	\$ 2,433,112	\$ 155,806	\$ 29,884,856	\$ 27,305,938	\$ 27,305,938

ASSUMPTIONS:

- Year 1 Construction of 200,000 square foot big box retailer
Year 2 Construction of 150,000 square foot big box retailer
Year 3 Construction of 90,000 square foot retailer
Year 4 Construction of 10,000 square foot bank and 10,000 square foot restaurant

NOTES:

PILOTS will NOT be used to reimburse project costs under this Plan.

City Without

13-Jan-99

Cost-Benefit Analysis
Impact on City
Projected Tax Revenues
Without TIF

DRAFT

Total Existing Economic Activity Taxes

Available to Taxing Districts

Available to TIF under the KCI Plan

Year	Food & Beverage	Sales	Corporate Earnings	Individual Earnings	Utilities	Total EATS	Existing Property Tax	Existing Personal Prop. Tax	100% Personal Prop. + 50% EATS + 100% Real Prop.	50% EATS	Cumulative TIF Revenues
1	\$	\$	\$	\$	\$	\$	\$ 1,879	\$	\$ 1,879	\$	\$
2	-	-	-	-	-	-	1,879	-	1,879	-	-
3	-	-	-	-	-	-	1,897	-	1,897	-	-
4	-	-	-	-	-	-	1,897	-	1,897	-	-
5	-	-	-	-	-	-	1,918	-	1,918	-	-
6	-	-	-	-	-	-	1,918	-	1,918	-	-
7	-	-	-	-	-	-	1,938	-	1,938	-	-
8	-	-	-	-	-	-	1,938	-	1,938	-	-
9	-	-	-	-	-	-	1,955	-	1,955	-	-
10	-	-	-	-	-	-	1,955	-	1,955	-	-
11	-	-	-	-	-	-	1,974	-	1,974	-	-
12	-	-	-	-	-	-	1,974	-	1,974	-	-
13	-	-	-	-	-	-	1,994	-	1,994	-	-
14	-	-	-	-	-	-	1,994	-	1,994	-	-
15	-	-	-	-	-	-	2,014	-	2,014	-	-
16	-	-	-	-	-	-	2,014	-	2,014	-	-
17	-	-	-	-	-	-	2,034	-	2,034	-	-
18	-	-	-	-	-	-	2,034	-	2,034	-	-
19	-	-	-	-	-	-	2,055	-	2,055	-	-
20	-	-	-	-	-	-	2,055	-	2,055	-	-
21	-	-	-	-	-	-	2,075	-	2,075	-	-
22	-	-	-	-	-	-	2,075	-	2,075	-	-
23	-	-	-	-	-	-	2,096	-	2,096	-	-
24	-	-	-	-	-	-	2,096	-	2,096	-	-
25	-	-	-	-	-	-	2,117	-	2,117	-	-
26	-	-	-	-	-	-	2,117	-	2,117	-	-
TOTAL	\$	\$	\$	\$	\$	\$	\$ 51,885	\$	\$ 51,885	\$	\$

Assume that no development occurs.

Total

13-Jan-99

Total of All Projects
Projected Tax Revenues

DRAFT

Total Economic Activity Taxes

Available to TIF

Available to
Taxing Districts

YEAR	FOOD & BEVERAGE	SALES	CORPORATE EARNINGS	INDIVIDUAL EARNINGS	UTILITIES	TOTAL EATS	PILOTS	PERSONAL PROPERTY TAX	100% EATS	100% Personal Prop. + 50% EATS	100% PILOTS + 50% EATS	Cumulative TIF Revenues
1	\$	\$ 108,000	\$	\$ 54,000	\$	\$ 162,000	\$	\$	\$	\$ 81,000	\$ 81,000	\$ 81,000
2	-	1,370,200	-	79,950	38,000	1,489,150	-	35,058	\$	779,033	744,575	825,575
3	-	2,024,800	-	100,467	65,130	2,190,197	259,591	83,005	\$	1,186,103	1,354,680	2,180,585
4	-	2,386,320	-	104,150	83,983	2,574,453	434,018	89,515	\$	1,358,742	1,721,245	3,901,809
5	35,000	2,483,030	-	110,725	89,582	2,698,318	554,348	58,048	\$	1,407,205	1,903,507	5,805,316
6	35,700	2,612,281	-	112,940	91,353	2,752,284	597,978	107,428	\$	1,463,371	1,984,120	7,789,438
7	36,414	2,862,537	-	115,199	93,161	2,907,330	591,944	49,983	\$	1,463,848	1,995,609	9,785,045
8	37,142	2,813,788	-	117,503	95,044	2,963,477	599,737	41,895	\$	1,473,833	2,031,476	11,796,521
9	37,885	2,898,063	-	119,853	96,945	2,920,746	603,783	33,380	\$	1,493,754	2,084,158	13,880,677
10	38,643	2,719,385	-	122,250	98,684	2,879,161	608,974	27,871	\$	1,517,252	2,098,555	15,959,231
11	39,418	2,773,772	-	124,885	100,882	3,038,744	611,308	25,342	\$	1,544,714	2,130,880	18,089,911
12	40,204	2,829,248	-	127,169	102,879	3,098,519	615,334	24,641	\$	1,574,401	2,165,094	20,255,005
13	41,006	2,865,833	-	129,732	104,936	3,161,510	617,421	24,641	\$	1,605,398	2,196,176	22,453,181
14	41,828	2,843,548	-	132,327	107,035	3,224,740	621,488	24,641	\$	1,637,011	2,233,858	24,687,038
15	42,685	3,002,420	-	134,974	109,178	3,269,235	623,595	24,641	\$	1,668,258	2,268,212	26,955,250
16	43,518	3,062,489	-	137,873	111,359	3,355,018	627,703	24,641	\$	1,702,151	2,305,212	29,260,463
17	44,368	3,123,716	-	140,427	113,587	3,422,120	629,831	24,641	\$	1,735,701	2,340,881	31,601,363
18	45,276	3,186,182	-	143,235	115,858	3,480,582	633,980	24,641	\$	1,769,922	2,378,261	33,980,814
19	46,182	3,249,916	-	146,100	118,175	3,560,373	638,128	24,641	\$	1,804,828	2,416,316	36,396,930
20	47,105	3,314,915	-	149,022	120,639	3,631,581	640,319	24,641	\$	1,840,431	2,458,110	38,853,039
21	48,047	3,381,213	-	152,002	122,950	3,704,212	642,490	24,641	\$	1,876,747	2,494,597	41,347,836
22	49,008	3,448,837	-	155,042	125,408	3,778,297	646,723	24,641	\$	1,913,789	2,535,871	43,883,507
23	49,989	3,517,814	-	158,143	127,917	3,853,863	648,915	24,641	\$	1,951,572	2,575,847	46,459,354
24	50,988	1,578,397	-	91,989	70,182	1,791,538	364,539	15,628	\$	911,394	1,250,307	47,709,661
25	52,008	605,078	-	46,779	32,395	738,260	182,631	6,611	\$	374,741	530,762	48,240,423
26	53,048	60,827	-	15,157	6,911	134,743	28,589	2,103	\$	69,476	86,941	48,327,363
TOTAL	\$ 955,494.42	\$ 84,360,211	\$	\$ 3,021,601	\$ 2,342,253	\$ 70,708,429	\$ 12,982,849	\$ 831,358	\$	\$ 36,186,071	\$ 48,337,363	

ASSUMPTIONS:

- Year 1 Construction of 200,000 square foot big box retailer
 Year 2 Construction of 130,000 square foot big box retailer
 Year 3 Construction of 90,000 square foot retailer
 Year 4 Construction of 10,000 square foot bank and 10,000 square foot restaurant

Exhibit 10: Condition Study

EXHIBIT 10

DATA PERTAINING TO THE ADOPTION OF A FINDING FOR THE KCI CORRIDOR REDEVELOPMENT AREA

PREPARED BY THE TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

January 5, 1999

I. INTRODUCTION

A. Purpose of This Report

The purpose of this report is to present evidence supporting designation of the KCI Corridor Redevelopment Area (the "Redevelopment Area") as a Real Property Tax Increment Allocation Redevelopment Area.

B. Eligibility Criteria

The Real Property Tax Increment Allocation Redevelopment Act, Missouri Revised Statutes, Section 99.800 et seq., 1986, as amended (the "Act"), provides that a Real Property Tax Increment Allocation Redevelopment Plan can be implemented by the Tax Increment Financing Commission if the governing body of a community determines by ordinance, that an area qualifies under the Act as:

1. a blighted area;
2. a conservation area; or
3. an economic development area; and

that the area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

This report is intended to show evidence that the Redevelopment Area qualifies as an Economic Development Area. The Act defines an "Economic Development Area" as follows:

- A. " [A]ny area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivision (1) and (23) of ~~section [99.805]~~, and in which the governing body of the municipality findings that redevelopment will not be solely used for development of commercial business which unfairly compete in the local economy and is in the public interest because it will:

- (a) Discourage commerce, industry or manufacturing from moving their

- operations to another state; or
- (b) Result in increased employment in the municipality; or
- (c) Result in preservation or enhancement of the tax base of the municipality;"
- (a)

II. REDEVELOPMENT AREA

A. General Location

The Redevelopment Area includes an area generally bound by Tiffany Springs Parkway on the north, Barry Road on the south, Interstate 29 on the west, and N.W. Skyview Avenue and the east line of the southwest quarter of Section 6, Township 51, Range 33 on the east (the "Redevelopment Area") in Kansas City, Platte County, Missouri (the "City") as described in Exhibit 1A of the TIF Plan.

Exhibit A TIF Plan Exhibit 2 shows the location of the KCI Corridor Redevelopment Area.

B. Current Land Uses

The Redevelopment Area consists vacant, undeveloped land. Currently the Redevelopment Area lacks infrastructure and street improvements.

C. Proposed Land Uses

The proposed Land use for the Redevelopment Area is commercial new construction. It is anticipated that more than 440,000 square feet in new retail and commercial construction will occur.

D. CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed Development Plan conforms to the General Development & Land Use Plan, Kansas city International Airport, as amended, and approved by the City Council of Kansas City, Missouri with the passage of Committee Substitute for Ordinance No. 37906 on February 20, 1970, which calls for Regional Business within the Redevelopment Area.. The proposed Redevelopment Plan also conforms to FOCUS, the plan for the development of the City as a whole, and the Northland Plan component in particular, in that it specifically will promote the following objectives:

Affirming the Northland's Role in the Kansas City Region

- Promote development of the KCI Airport area and Birmingham Bottoms as employment centers to complement Kansas City's Urban Core.
- Coordinate with other Northland Jurisdictions in implementing FOCUS Kansas City and the Northland Plan.

Land Use and Development: Shaping Quality Places to Live, Work, and Play

- Encourage a more compact, interconnected development pattern structured around existing development and defied centers.

Build a Transportation and Infrastructure System that Works

- Implement a complete vehicular movement system, with an emphasis on serving existing developed/developing areas in the Northland.
- Preserve and expand existing infrastructure to maximize the value of the investment
- Enhance Physical connections for Northland neighborhoods

III. REPORT OF FINDINGS

A. FINDING NUMBER 1: The KCI Corridor Redevelopment Area qualifies as an Economic Development Area.

The KCI Corridor Redevelopment Plan is in the public interest because it will discourage commerce industry and manufacturing from moving operations out of state; result in increased employment in the municipality; and result in the enhancement of the tax base of the municipality by constructing the necessary road improvements required by business and residential users. The construction of the street and interchange improvements will provide access to portions of the City which are currently without sufficient streets. The existing street improvements can not support further commercial and residential redevelopment in this part of the city.

B. FINDING NUMBER 2: The Redevelopment Area has not been subject to growth and redevelopment by private enterprise.

The Redevelopment Area has not been subject to significant growth or redevelopment, and is ~~in~~ undeveloped ground. The lack of sufficient street improvements and interchanges has inhibited the development of the Redevelopment Area.

C. FINDING NUMBER 3: The Redevelopment Area would not reasonably be anticipated to be developed without the adoption of the Tax Increment Financing Plan.

The Redevelopment Area would not reasonably be anticipated to be developed without the proposed Tax Increment Financing Plan. Extensive searches for means to finance street and interchange improvements at the State and local level have repeatedly been in vain. The State and local governments have stated repeatedly that they do not have the wherewithal to finance and it is acknowledged that no individual developer can undertake these improvements as part of an economically feasible project. Tax Increment Financing is necessary to make this project feasible.

EXHIBIT 10

DATA PERTAINING TO THE ADOPTION OF A FINDING FOR THE KCI CORRIDOR REDEVELOPMENT AREA

PREPARED BY THE TAX INCREMENT FINANCING COMMISSION
OF KANSAS CITY, MISSOURI

January 5, 1999

I. INTRODUCTION

A. Purpose of This Report

The purpose of this report is to present evidence supporting designation of the KCI Corridor Redevelopment Area (the "Redevelopment Area") as a Real Property Tax Increment Allocation Redevelopment Area.

B. Eligibility Criteria

The Real Property Tax Increment Allocation Redevelopment Act, Missouri Revised Statutes, Section 99.800 et seq., 1986, as amended (the "Act"), provides that a Real Property Tax Increment Allocation Redevelopment Plan can be implemented by the Tax Increment Financing Commission if the governing body of a community determines by ordinance, that an area qualifies under the Act as:

1. a blighted area;
2. a conservation area; or
3. an economic development area; and

that the area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

This report is intended to show evidence that the Redevelopment Area qualifies as an Economic Development Area. The Act defines an "Economic Development Area" as follows:

- A. "[A]ny area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivision (1) and (3) of this section (99.805 RSMo.) and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial business which unfairly compete in the local economy and is in the public interest because it will:

- (a) Discourage commerce, industry or manufacturing from moving their

- operations to another state; or
- (b) Result in increased employment in the municipality; or
- (c) Result in preservation or enhancement of the tax base of the municipality;"

II. REDEVELOPMENT AREA

A. General Location

The Redevelopment Area includes an area generally bound by Tiffany Springs Parkway on the north, Barry Road on the south, Interstate 29 on the west, and N.W. Skyview Avenue and the east line of the southeast quarter of Section 6, Township 51, Range 33 on the east (the "Redevelopment Area") in Kansas City, Platte County, Missouri (the "City") as described in Exhibit 1A of the TIF Plan.

TIF Plan Exhibit 2 shows the location of the KCI Corridor Redevelopment Area.

B. Current Land Uses

The Redevelopment Area consists vacant, undeveloped land. Currently the Redevelopment Area lacks infrastructure and street improvements.

C. Proposed Land Uses

The proposed Land use for the Redevelopment Area is commercial new construction. It is anticipated that more than 440,000 square feet in new retail and commercial construction will occur.

D. CONFORMANCE TO THE COMPREHENSIVE PLAN

The proposed Development Plan conforms to the General Development & Land Use Plan, Kansas city International Airport, as amended, and approved by the City Council of Kansas City, Missouri with the passage of Committee Substitute for Ordinance No. 37906 on February 20, 1970, which calls for Regional Business within the Redevelopment Area.. The proposed Redevelopment Plan also conforms to FOCUS, the plan for the development of the City as a whole, and the Northland Plan component in particular, in that it specifically will promote the following objectives:

Affirming the Northland's Role in the Kansas City Region

- Promote development of the KCI Airport area and Birmingham Bottoms as employment centers to complement Kansas City's Urban Core.
- Coordinate with other Northland Jurisdictions in implementing FOCUS Kansas City and the Northland Plan.

Land Use and Development: Shaping Quality Places to Live, Work, and Play

- Encourage a more compact, interconnected development pattern structured around existing development and defied centers.

Build a Transportation and Infrastructure System that Works

- Implement a complete vehicular movement system, with an emphasis on serving existing developed/developing areas in the Northland.
- Preserve and expand existing infrastructure to maximize the value of the investment
- Enhance Physical connections for Northland neighborhoods

III. REPORT OF FINDINGS

A. FINDING NUMBER 1: The KCI Corridor Redevelopment Area qualifies as an Economic Development Area.

The KCI Corridor Redevelopment Plan is in the public interest because it will discourage commerce industry and manufacturing from moving operations out of state; result in increased employment in the municipality; and result in the enhancement of the tax base of the municipality by constructing the necessary road improvements required by business and residential users. The construction of the street and interchange improvements will provide access to portions of the City which are currently without sufficient streets. The existing street improvements can not support further commercial and residential redevelopment in this part of the city.

B. FINDING NUMBER 2: The Redevelopment Area has not been subject to growth and redevelopment by private enterprise.

The Redevelopment Area has not been subject to significant growth or redevelopment, and is ~~an~~ undeveloped ground. The lack of sufficient street improvements and interchanges has inhibited the development of the Redevelopment Area.

C. FINDING NUMBER 3: The Redevelopment Area would not reasonably be anticipated to be developed without the adoption of the Tax Increment Financing Plan.

The Redevelopment Area would not reasonably be anticipated to be developed without the proposed Tax Increment Financing Plan. Extensive searches for means to finance street and interchange improvements at the State and local level have repeatedly been in vain. The State and local governments have stated repeatedly that they do not have the wherewithal to finance and it is acknowledged that no individual developer can undertake these improvements as part of an economically feasible project. Tax Increment Financing is necessary to make this project feasible.

Exhibit 11: Relocation Assistance Plan

RELOCATION ASSISTANCE PLAN

(a) Definitions. The following terms, whenever used or referred to herein, shall have the following meanings:

(i) Designated Occupants. "Designated Occupants" shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Director of City Development based upon standards established by the Department of Housing and Community Development of Kansas City, Missouri.

(ii) Displaced Business. "Displaced Business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in conjunction with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. seq., as amended.

(iii) Displaced Occupant. "Displaced Occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. seq., as amended.

(iv) Handicapped Occupant. "Handicapped Occupant" shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of other residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.

(v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant.

(vi) Person. "Person" shall mean any individual, firm, partnership, joint venture, association, corporation and any life insurance company, organized under the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in a urban-renewal area, whether organized for profit or not, estate, trust, business trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit, and shall include the male as well as the female gender and the plural as well as the singular number.

(b) Plan Requirement. Every person approved by the Commission as a developer of property subject to be acquired by the Tax Increment Financing Commission if furtherance of a Tax Increment Financing plan shall submit to the Commission a relocation plan as part of the developer's redevelopment plan.

(c) Contents of Plan. The relocation plan shall provide for the following:

(i) Payments to all displaced occupants and displaced businesses in occupancy at least ninety (90) days prior to the date said displaced occupant or said displaced business is required to vacate the premises by the developer, its assigns or

any person seeking acquisition powers under the Tax Increment Financing plan pursuant to RSMo. 99.800 et. seq., as amended; and

(ii) Program for identifying needs of displaced occupants and displaced businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

(iii) Program for referrals of displaced occupants and displaced businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days notice of referral sites for handicapped displaced occupants and sixty (60) days notice of referral sites for all other displaced occupants and displaced businesses, prior to the date such displaced occupant or displaced business is required to vacate the premises; and arrangements for transportation to inspect referral sites to be provided to designated occupants.

(iv) Every displaced occupant and every displaced business shall be given a ninety (90) day notice to vacate; provided, however, that the developer may elect to reduce the notice time to sixty (60) days if the developer extends the relocation payments and benefits set forth in subsections (d), (e) and (f) below to any displaced occupant or displaced business affected by said reduction in time.

(d) Payments to Occupants. All displaced occupants eligible for payments under subsection (c)(i) hereof shall be provided with relocation payments based upon one of the following, at the option of the occupant:

(i) A \$500.00 payment to be paid at least thirty (30) days prior to the date the occupant is required to vacate the premises; or

(ii) Actual reasonable costs of relocation including actual moving costs, utility deposits, key deposits, storage or personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits including first and last month's rent and security deposit.

(e) Handicapped Displaced Occupant Allowance. In addition to the payments provided in subsection (d) hereof, an additional relocation payment shall be provided to handicapped displaced occupants which shall equal the amount, if any, necessary to adapt a replacement dwelling to substantially conform with the accessibility and usability of such occupant's prior residence, such amount not to exceed Four Hundred Dollars (\$400.00).

(f) Payment to Businesses. All displaced businesses eligible for payments under subsection (c)(i) hereof shall be provided with relocation payments based upon the following, at the option of the business:

(i) A \$1,500.00 payment to be paid at least thirty (30) days prior to the date the business is required to vacate the premises; or

(ii) Actual costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for relettering signs and replacement stationery.

(g) Waiver of Payments. Any occupant who is also the owner of premises and any business may waive their relocation payments set out above as part of the negotiations for

acquisition of the interest held by said occupant or business. Said waiver shall be in writing and filed with the Commission.

(h) Notice of Relocation Benefits. All occupants and businesses eligible for relocation benefits hereunder shall be notified in writing of the availability of such relocation payments and assistance, such notice to be given concurrent with the notice of referral sites required by subsection (c)(iii) hereof.

(i) Persons Bound by the Plan. Any developer, its assigns or transferees, provided assistance in land acquisition by the Tax Increment Financing Commission, is required to comply with the Executive Director of the Commission. Such certification shall include, among other things, the addresses of all occupied residential buildings and structures within the redevelopment plan area and the names and addresses of occupants and businesses displaced by the developer and specific relocation benefits provided to each occupant and business, as well as a sample notice provided each occupant and business.

(j) Minimum Requirements. The requirements set out herein shall be considered minimum standards. In reviewing any proposed redevelopment plan, the Commission shall determine the adequacy of the proposal and may require additional elements to be provided therein.

Exhibit 12: Statutory Requirements

EXHIBIT 12

STATUTORY REQUIREMENTS

Section 99.810 of the Act sets forth nine minimum requirements for information that must be included in any tax increment financing plan. The following is a list of those requirements, followed by citations to the sections of the Plan containing information in compliance with each:

- A. A general description of the program to be undertaken to accomplish the objectives of the Plan. Section III.
- B. The estimated Redevelopment Project costs. Section IVA, Exhibit 6.
- C. The anticipated sources of funds to pay the costs. Section IVB, Exhibit 7.
- D. Evidence of the commitments to finance the project costs. Section IVF, Exhibit 7.
- E. Anticipated type and term of the sources of funds to pay costs. Section IVB, Exhibit 7.
- F. Anticipated type and terms of the obligations to be issued. Section IVE .
- G. The most recent equalized assessed valuation of the property within the Redevelopment Area which is to be subjected to payments in lieu of taxes and economic activity taxes. Section V.
- H. The estimated equalized assessed valuation after redevelopment is completed. Section VI, Exhibit 8.
- I. The general land uses to apply in the Redevelopment Area. Section VII, Exhibit 2.

In addition, Section 99.810 sets forth certain findings that must be made by the city as a prerequisite to adoption of the Plan. Those required findings are set forth below, along with the sections of the Plan whereby information can be found to support such findings:

- 1. The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan. Section IX, Exhibit 10.
- 2. The finding that an area constitutes a blighted area, a conservation area or an economic development area, shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area as a blighted area, a conservation area or an economic development area and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the requirements for determining an area to

be a blighted area, a conservation area or an economic development area, have been met. Section IX, Exhibit 13.

3. The redevelopment plan conforms to the comprehensive plan for the development of the municipality as a whole. Section VII.
4. The estimated dates, which shall not be more than twenty-three years from the adoption of the ordinance approving a redevelopment project within a redevelopment area, of completion of any redevelopment project and retirement of obligations incurred to finance redevelopment project costs have been stated. Section III E and Section IV E, Exhibit 5.
5. A plan has been developed for relocation assistance for businesses and residences. Section XIII, Exhibit 11.
6. The Cost-Benefit Analysis must show: (1) impact on the economy of each taxing district if the Plan and Project are not built; (2) impact on the economy of each taxing district if the Plan and Project are built; (3) fiscal impact study on every affected political subdivision; and (4) sufficient information to determine whether the Project as proposed is financially feasible. Section XI, Exhibit 9.
7. The proposed Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment. Section III G.

Exhibit 13: Affidavits and Certificates

RESOLUTION NO. _____

RESOLUTION OF THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, APPROVING THE KCI CORRIDOR TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND EXPRESSING ITS RECOMMENDATION TO THE CITY COUNCIL OF KANSAS CITY, MISSOURI.

WHEREAS, the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"), was created pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, 1986, as amended (the "Act"), and by Ordinance No. 54556 of the City Council of Kansas City, Missouri, adopted on November 24, 1982, and amended by Ordinance No. 911076 adopted on August 29, 1991; and

WHEREAS, the KCI Corridor Tax Increment Financing Redevelopment Plan (the "Plan") has been presented to the Commission for consideration; and

WHEREAS, pursuant to law and the By-Laws of the Commission the Board of Commissioners has caused the affected school and other taxing districts to be notified of their right to designate representatives to sit as members of the Commission for the purpose of conducting a public hearing and making recommendations with respect to the Plan to the City Council of Kansas City, Missouri; and

WHEREAS, the affected school districts designated two representatives and the other affected taxing districts designated one representative; and

WHEREAS, on _____, 199_, after due notice, the Commission so constituted held a public hearing at which all interested persons and taxing districts affected by the Plan were afforded an opportunity to file written objections, protests and be heard orally, said hearing was closed on _____, 1999; and

WHEREAS, the Platte County Economic Development Council has sponsored meetings with public and private entities and individuals, including the Platte County Commission, the Park Hill School District, the major landowners within the proposed Redevelopment Area and the Kansas City, Missouri City Council Members representing those council districts that include that portion of Kansas City, Missouri located north of the Missouri River; and

WHEREAS, the Platte County Commission, the Park Hill School District, the major landowners within the proposed Redevelopment Area and the Kansas City, Missouri City Council Members representing those council districts that include that portion of Kansas City, Missouri located north of the Missouri River have all endorsed the proposed KCI Corridor Tax Increment Financing Plan; and

WHEREAS, the above described private and public entities supported the plan based upon the following assumptions:

1. The improvements identified in the Plan are essential to the future growth and development of the Redevelopment Area and to developing the Redevelopment Area's tax base;

2. Economic Activity Taxes only will be utilized for the reimbursement of eligible expenses, and Payments in Lieu of Taxes will never be utilized to reimburse eligible expenses; and
3. The KCI Corridor Tax Increment Financing Plan will not be amended in the future to include the use of Payments in Lieu of Taxes to reimburse project costs; and
4. After extensive review, it was concluded that no funds are available for the identified improvements other than the Missouri Department of Transportation Five Year Transportation Improvement Program adopted November 10, 1998 which provides for improvements to Missouri Highway 152; and
5. The Missouri Department of Transportation Five Year Transportation Improvement Program includes improvements to widen Missouri Highway 152 to four lanes and to connect the highway to the half-diamond interchange at Ambassador Drive; and
6. The KCI Corridor Tax Increment Financing Plan does not relieve the affected property owners and developers from paying normal development expenses as determined by the City of Kansas City, Missouri.

NOW, THEREFORE, BE IT RESOLVED that:

7. The Redevelopment Area described in the Plan is hereby found to be an Economic Development Area, as defined in Section 99.805(5) of the Act.
8. The Redevelopment Area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Plan.
9. The redevelopment of the Redevelopment Area will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will discourage commerce, industry or manufacturing from moving to another state, or result in increased employment in the Municipality or result in the preservation or enhancement of the tax base of the Municipality.
10. The Plan conforms to the comprehensive plan for the development of the City as a whole.
11. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance redevelopment project costs have been stated in the Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area.
12. The Plan includes a plan for relocation assistance for businesses and residences.
13. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be substantially benefitted by the Redevelopment Project improvements.
14. The Commission does hereby recommend that the City Council of Kansas City, Missouri:

I. Approve the Plan and designate the Redevelopment Area described therein as a redevelopment area pursuant to the Act; and

II. Approve the Projects as described in the Plan and by separate ordinance adopt tax increment allocation financing with respect thereto.

15. Staff and Counsel be and hereby are authorized and directed to prepare the Plan as approved for certification by the Executive Director and Chairman.

16. The Executive Director and Chairman be and hereby are authorized and directed to forward a certified copy of the Plan along with this Commission's recommendation to the City Council.

17. Staff and Counsel be and hereby are authorized and directed to prepare appropriate ordinances for City Council consideration and to take such actions as are necessary and required to see to their introduction within 14-90 days from the date the public hearing was closed, and to take such further actions as are deemed desirable and appropriate to advocate favorable consideration of the Commission's recommendations set forth herein by the City Council.

Done this _____ day of _____, 1997, at Kansas City, Missouri.

Kay Waldo Barnes, Chairman

(SEAL)

ATTEST:

Secretary

AFFIDAVIT

STATE OF MISSOURI)
)
COUNTY OF JACKSON)

I, John Crawford, executive director of the Tax Increment Financing Commission for Kansas City, Missouri, being first duly sworn, state and depose upon oath as follows:


1. A detailed description of the factors that qualify the Redevelopment Area identified in the KCI Corridor Tax Increment Financing Plan is set out in the Conditions Study. The Conditions Study was prepared by the Tax Increment Financing Commission of Kansas City, Missouri on January 5, 1999 and is attached to the Tax Increment Financing Plan as Exhibit 10.
2. The redevelopment area consists of an area generally bound by Tiffany Springs Parkway on the north, Barry Road on the south, Interstate 29 on the west and N.W. Skyview and the east line of the southeast quarter of Section 6, Township 51, Range 33 on the east (the "Redevelopment Area") in Kansas City, Platte County, Missouri.
3. The KCI Corridor Tax Increment Financing Plan is in the public interest because it will result in increased employment in Kansas City, Missouri and result in the preservation or enhancement of the tax base. The construction of the street and interchange improvements called for in the Plan will provide access to portions of the City which are currently without sufficient streets. The existing streets cannot support further commercial and residential development within the Redevelopment Area.
4. The redevelopment of the Redevelopment Area will not be solely used for development of commercial businesses which unfairly compete in the local economy.
5. The Redevelopment Area does not meet the requirements of subdivisions (1) or (3) of § 99.805 RSMo. so as to qualify as blighted or as a conservation area.
6. The Redevelopment Area has not been subject to growth and development by private enterprise. It is undeveloped ground. The lack of sufficient street improvements and interchanges has inhibited the development of the Redevelopment Area.
7. The Redevelopment Area would not reasonably be anticipated to be developed without the adoption of the proposed tax increment financing plan. Extensive searches for means to finance street and interchange improvements at the state and local level have repeatedly failed. The state and local governments have repeatedly stated that they do not have the wherewithal to finance the proposed improvements and such improvements cannot be undertaken by any single developer as part of an economically feasible project. Tax increment financing is necessary to make this project feasible.
8. The Redevelopment Area, including each of the Redevelopment Project contained therein, qualifies as an Economic Development Area.

The above statements represents true and accurate assessments to the best of my knowledge, information and belief.

Further, affiant sayeth not.

The Tax Increment Financing Commission for
Kansas City, Missouri.

By:


John Crawford, Executive Director

Subscribed and sworn to before me, a Notary Public, this 5th day of Feb., 1999.


Notary Public

My Commission expires:

~~SARAH L. BRADLEY~~
Notary Public - Notary Seal
STATE OF MISSOURI
PLATTE COUNTY
MY COMMISSION EXP. APR. 28, 2000