

**THIRD AMENDMENT
NORTH OAK
TAX INCREMENT FINANCING PLAN
KANSAS CITY, MISSOURI**

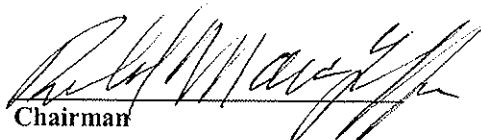
TIF Commission Approval:

<u>August 15, 2007</u>	<u>8-10-07</u>
Date	Resolution No.

City Council Approval:

<u>October 11, 2007</u>	<u>070996</u>
Date	Ordinance No.

Attached herewith is a true and correct copy of the North Oak TIF Plan 3rd Amendment that was approved by the Tax Increment Financing Commission of Kansas City, Missouri by Resolution No.8-10-07.on August 15, 2007.


Chairman

THIRD AMENDMENT TO THE NORTH OAK TIF PLAN

I. Introduction

The purpose of the Third Amendment to the North Oak Tax Increment Financing Plan (the "Third Amendment") is to change the North Oak Tax Increment Financing Plan as approved by the Ordinance No. 050104 on February 24, 2005 and the First Amendment to the North Oak TIF Plan as approved by the Ordinance 060534 on July 20, 2006 (collectively referred to herein as the "Plan"). The Second Amendment was never approved.

The Third Amendment provides for the redesignation of the 4200 block on the east side of North Oak Trafficway to Project 2b. The TIF revenues generated within the Redevelopment Area would continue to be used for reimbursing TIF eligible project costs.

II. Specific Plan Text Amendments

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

Amendment No. 1: Section III.C., Project Improvements

Add the following paragraph after the first paragraph of Section III.C. of the plan:

Project Area 2B is proposed to be developed as retail space.

Amendment No. 2: Section IV.A. Estimated Redevelopment Project Costs.

Delete the second line in the first paragraph of Section IV. C of the plan and replace with the following:

The Plan proposes that approximately \$6,417,640 in Redevelopment Project Costs be reimbursable from Payments in Lieu of Taxes and Economic Activity Taxes generated by the Redevelopment Project 1 and \$2,971,533 by Redevelopment Project 2B, as detailed on Exhibit 6.

Amendment No. 3: Section IV.C. Payments in Lieu of Taxes

Add the following paragraph after the second paragraph of Section IV.C.

For Project Area 2B, the PILOTs available to the Special Allocation Fund will be approximately \$1,000,677.

Amendment No. 4: Section IV.D. Economic Activity Taxes

Delete the first paragraph of Section IV.D. and replace with the following:

The projected Economic Activity Taxes available to the Special Allocation Fund, in accordance with the Act, over the duration of the Plan are \$34,982,066 as shown in Exhibit 6, all of which will be made available upon annual appropriation to pay eligible Redevelopment Project Costs.

Amendment No. 5: Section VII. General Land Use

Add the following line after the third line of the first paragraph of existing Section VII. of the plan

Project Area 2B is proposed to be redeveloped for retail use.

Amendment No. 6: Add the attached "Supplementary Legal Descriptions of the Redevelopment Area", as a supplement to Exhibit 1 of the Plan, "Legal Description of the Redevelopment Area".

Amendment No. 7: Add the attached "Site Plan" map as a supplement to Exhibit 2A of the Plan.

Amendment No. 8: Add the attached "Supplementary Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes" as a supplement to Exhibit 6 of the Plan.

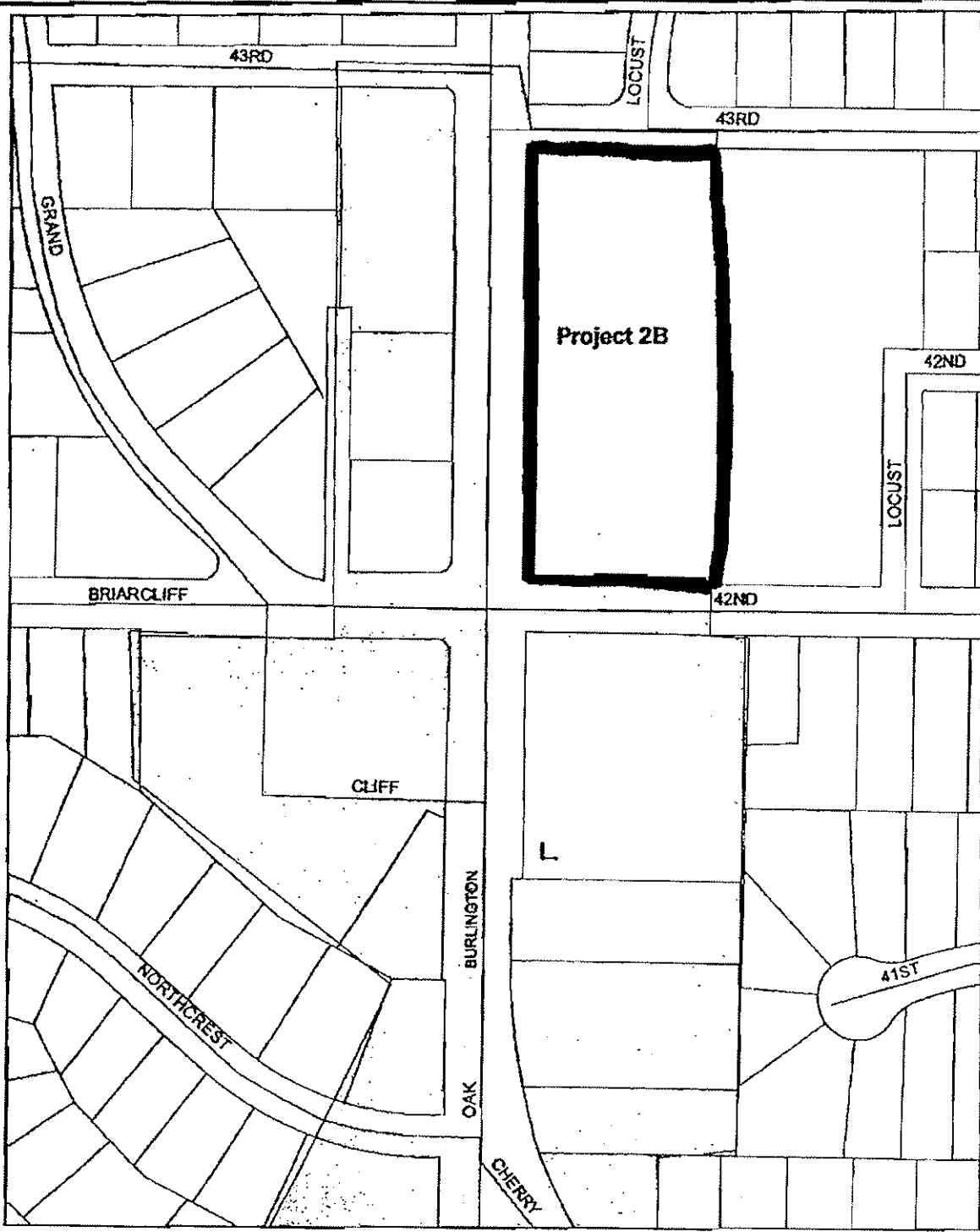
Amendment No. 9: Delete Exhibit 7 of the Plan, "Sources of Funds" and insert the attached Exhibit 7 in its place.

Amendment No. 10: Add the attached "Supplementary Cost Benefit Analysis" as a supplement to Exhibit 8 of the Plan.

**Exhibit 1
Supplementary Legal Descriptions
Project 2B**

4225 N OAK TFWY:
GREENFIELD W 230 FT OF LOTS 97 & 124 & ALL OF W 230 FT OF VAC NE 42ND TER

Exhibit 2
Supplementary Site Plan
Project 2B



**North Oak TIF Plan
Project 2B**



Exhibit 6

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

North Oak: Project ZB Projected TIF Revenues

	Corporate Earnings	Individual Earnings	Retail Sales Tax	Utility Sales Tax	Franchise Fees	Food & Beverage	Total EATs	PILOTS	100% PILOTS + 50% EATs	Cumulative TIF Revenues
2008	1	\$ 6,000	\$ 167,796	\$ 1,870	\$ 5,820	\$ -	\$ 181,486	\$ 39,118	\$ 129,861	\$ 129,861
2009	2	6,120	156,168	1,740	5,937	-	169,965	39,118	124,101	253,962
2010	3	6,242	147,404	1,643	6,055	-	161,344	39,901	120,573	374,535
2011	4	6,367	143,423	1,598	6,176	-	157,565	39,901	118,683	493,218
2012	5	6,495	139,224	1,551	6,300	-	153,570	40,699	117,484	610,702
2013	6	6,624	142,009	1,582	6,426	-	156,642	40,699	119,020	729,721
2014	7	6,757	144,849	1,614	6,554	-	159,775	41,513	121,400	851,121
2015	8	6,892	147,746	1,646	6,686	-	162,970	41,513	122,998	974,119
2016	9	7,030	150,701	1,679	6,819	-	166,210	42,343	125,458	1,099,576
2017	10	7,171	153,715	1,713	6,956	-	169,584	42,343	127,120	1,226,696
2018	11	7,314	140,872	1,570	7,095	-	156,850	43,190	121,615	1,348,311
2019	12	7,460	143,689	1,601	7,237	-	159,987	43,190	123,183	1,471,494
2020	13	7,609	146,363	1,633	7,381	-	163,187	44,054	125,647	1,597,141
2021	14	7,762	149,494	1,666	7,529	-	166,451	44,054	127,279	1,724,420
2022	15	7,917	152,484	1,699	7,680	-	169,780	44,935	129,824	1,854,245
2023	16	8,075	155,534	1,733	7,833	-	173,175	44,935	131,572	1,985,767
2024	17	8,237	158,644	1,768	7,990	-	176,639	45,833	134,153	2,119,919
2025	18	8,401	161,817	1,803	8,150	-	180,171	45,833	135,919	2,255,838
2026	19	8,569	165,054	1,839	8,313	-	183,775	46,750	138,637	2,394,476
2027	20	8,741	168,355	1,876	8,479	-	187,450	46,750	140,475	2,534,951
2028	21	8,916	171,722	1,913	8,648	-	191,199	47,685	143,285	2,678,236
2029	22	9,094	175,156	1,952	8,821	-	195,023	47,685	145,197	2,823,432
2030	23	9,276	178,659	1,991	8,998	-	198,974	48,639	148,101	2,971,533

Assumptions:
 County: City
 School District: HCC
 \$/ft² fee: 29.347
 Increase in Appraised Value: 51,322,197
 Number of Employees: 30
 Average Salary: \$20,000
 Sales Tax Rate:

XCRTA Sales Tax of 0.375% expires March 31, 2009
 Public Safety Sales Tax of 0.25% expires June 30, 2011
 Firefighters Sales Tax of 0.25% expires December 31, 2017
 Project details were not available from the developer, certain assumptions were made pertaining to investment and sales numbers.

**EXHIBIT 7:
A. SOURCES OF FUNDS FOR ALL
ESTIMATED REDEVELOPMENT PROJECT COSTS**

1. Estimated Amount Reimbursable Costs from PILOTS and Economic Activity Taxes (EATS)	
Project Area 1	\$6,417,640
Project Area 2B	\$2,971,533
<u>Project Areas 3 through 6</u>	<u>\$11,436,003</u>
Total	\$20,825,176
2. Estimated Private Investment and other Sources	
Project Area 1, 2 & 2B	\$28,020,000
<u>Project Areas 3 through 6</u>	<u>\$39,626,200</u>
Total	\$67,646,200
Subtotal – Project Area 1, 2 & 2B	\$37,409,173
<u>Subtotal – Project Areas 3 to 6</u>	<u>\$51,062,203</u>
TOTAL	\$88,471,376

B. BONDS

For Project Area 1, 2 and 2B, the total investment amount of PILOTS and EATS over twenty-three years available to reimburse project costs is \$9,389,173. The Commission may dedicate part or all of this amount to help support the issuance of bonds to defray the cost of the project.

For Project Areas 3 to 6, the total estimated amount of TIF Revenues available over twenty-three years to reimburse project costs in this plan is approximately \$39,527,019 million with estimated gross TIF Bond amount of \$13,614,289. The Commission may dedicate part or all of this amount to help support the issuance of bonds to defray the cost of the project. This plan does anticipate issuance of bonds for

Exhibit 8

Supplementary Cost Benefit Analysis

Account	2010-2011												Total		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
1. General City Revenue	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000
2. State Grants	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
3. Local Public Utilities	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
4. Other Revenue	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
5. Total Public Revenue	21,000,000	21,000,000	21,000,000	21,000,000	21,000,000	21,000,000	21,000,000	21,000,000	21,000,000	21,000,000	21,000,000	21,000,000	21,000,000	21,000,000	21,000,000
6. Public Costs	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000
7. Total Public Expenditure	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000	18,000,000
8. Surplus	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000