

THIRD AMENDMENT NORTH OAK

TAX INCREMENT FINANCING PLAN

KANSAS CITY, MISSOURI

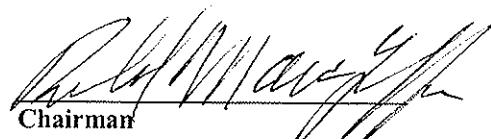
TIF Commission Approval:

| | |
|------------------------|-----------------------|
| <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.



Robert W. May Jr.
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.

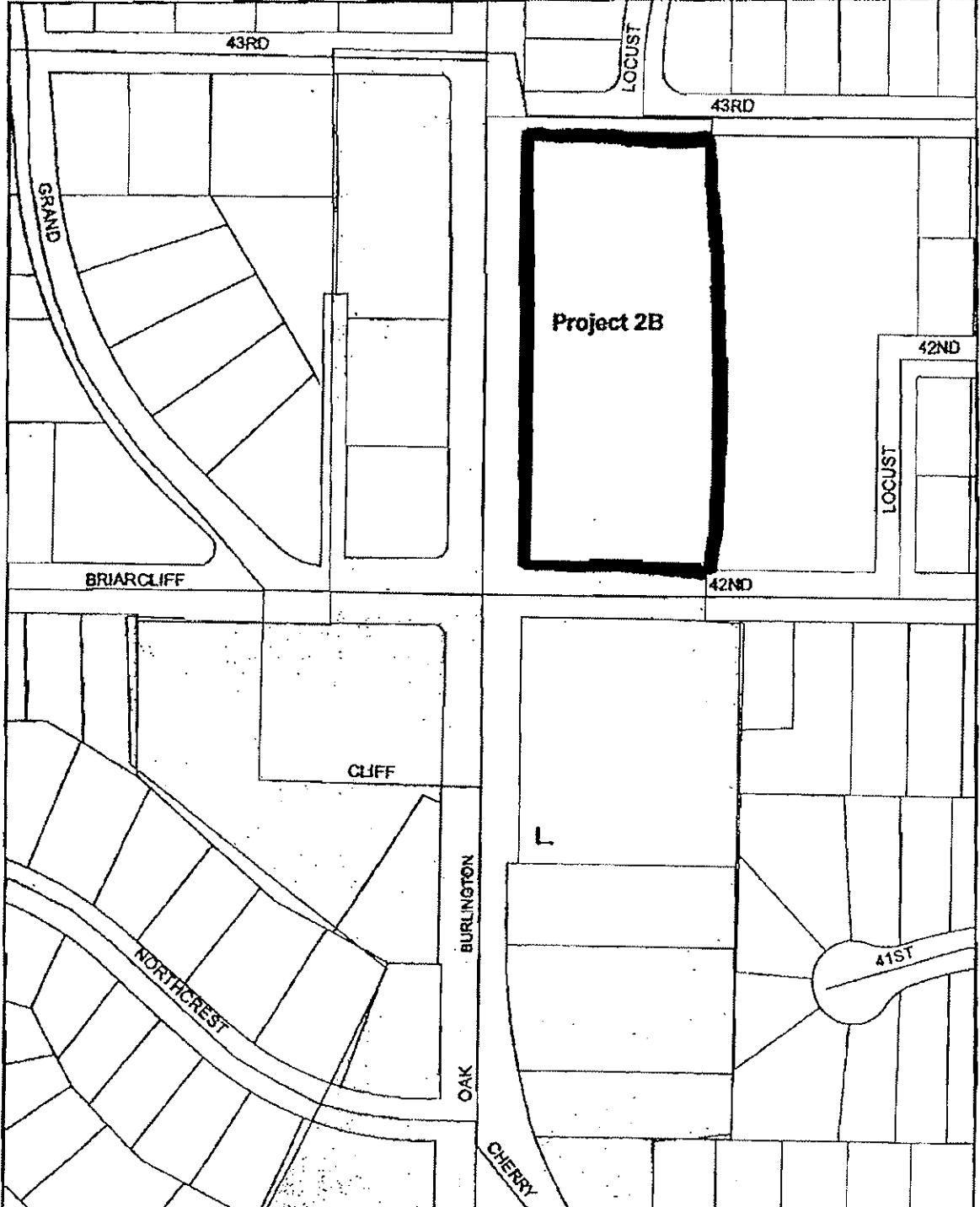
Amendment No. 9: Delete Exhibit 7 of the Plan, "Sources of Funds" and insert the attached Exhibit 7 in its place.

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



N
A

Exhibit 6

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

North Oak: Project 2B
Projected TIF Revenues

| | Corporate Earnings | Individual Earnings | Retail Sales Tax | Utility Sales Tax | Franchise Fees | Food & Beverage | Total EAT's | Pilots | 100% PILOTS + 50% EAT's | Cumulative TIF Revenues |
|------|--------------------|---------------------|------------------|-------------------|----------------|-----------------|-------------|-----------|-------------------------|-------------------------|
| 2008 | \$ 1 | \$ 6,000 | \$ 167,796 | \$ 1,870 | \$ 5,820 | \$ 5,937 | \$ 181,486 | \$ 39,118 | \$ 129,861 | \$ 129,861 |
| 2009 | 2 | 6,120 | 156,188 | 1,740 | 5,055 | 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 | 7,010 | 150,701 | 1,679 | 6,819 | 166,230 | 42,343 | 125,458 | 1,099,576 | |
| 2017 | 10 | 7,171 | 153,715 | 1,713 | 6,956 | 169,554 | 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 | 7,752 | 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 | 131,522 | 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:

School Districts:

Ag Leverage:

Increase in Assessed Value:

Number of Employees:

Average Salary:

Sales Tax Rate:

KCTA Sales Tax of 0.175% expires March 31, 2009

Public Safety Sales Tax of 0.25% expires June 30, 2011

Fire/Health 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.

Projected TIF Revenues
by Year

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

| Category | Type | Sub-Type | Item | Period | 2017 | | 2018 | | 2019 | | 2020 | | 2021 | | 2022 | | 2023 | | 2024 | | 2025 | | 2026 | | 2027 | | 2028 | | 2029 | | 2030 | | 2031 | | 2032 | | 2033 | | 2034 | | 2035 | | 2036 | | 2037 | | 2038 | | 2039 | | 2040 | | 2041 | | 2042 | | 2043 | | 2044 | | 2045 | | 2046 | | 2047 | | 2048 | | 2049 | | 2050 | | 2051 | | 2052 | | 2053 | | 2054 | | 2055 | | 2056 | | 2057 | | 2058 | | 2059 | | 2060 | | 2061 | | 2062 | | 2063 | | 2064 | | 2065 | | 2066 | | 2067 | | 2068 | | 2069 | | 2070 | | 2071 | | 2072 | | 2073 | | 2074 | | 2075 | | 2076 | | 2077 | | 2078 | | 2079 | | 2080 | | 2081 | | 2082 | | 2083 | | 2084 | | 2085 | | 2086 | | 2087 | | 2088 | | 2089 | | 2090 | | 2091 | | 2092 | | 2093 | | 2094 | | 2095 | | 2096 | | 2097 | | 2098 | | 2099 | | 20100 | | 20101 | | 20102 | | 20103 | | 20104 | | 20105 | | 20106 | | 20107 | | 20108 | | 20109 | | 20110 | | 20111 | | 20112 | | 20113 | | 20114 | | 20115 | | 20116 | | 20117 | | 20118 | | 20119 | | 20120 | | 20121 | | 20122 | | 20123 | | 20124 | | 20125 | | 20126 | | 20127 | | 20128 | | 20129 | | 20130 | | 20131 | | 20132 | | 20133 | | 20134 | | 20135 | | 20136 | | 20137 | | 20138 | | 20139 | | 20140 | | 20141 | | 20142 | | 20143 | | 20144 | | 20145 | | 20146 | | 20147 | | 20148 | | 20149 | | 20150 | | 20151 | | 20152 | | 20153 | | 20154 | | 20155 | | 20156 | | 20157 | | 20158 | | 20159 | | 20160 | | 20161 | | 20162 | | 20163 | | 20164 | | 20165 | | 20166 | | 20167 | | 20168 | | 20169 | | 20170 | | 20171 | | 20172 | | 20173 | | 20174 | | 20175 | | 20176 | | 20177 | | 20178 | | 20179 | | 20180 | | 20181 | | 20182 | | 20183 | | 20184 | | 20185 | | 20186 | | 20187 | | 20188 | | 20189 | | 20190 | | 20191 | | 20192 | | 20193 | | 20194 | | 20195 | | 20196 | | 20197 | | 20198 | | 20199 | | 20200 | | 20201 | | 20202 | | 20203 | | 20204 | | 20205 | | 20206 | | 20207 | | 20208 | | 20209 | | 20210 | | 20211 | | 20212 | | 20213 | | 20214 | | 20215 | | 20216 | | 20217 | | 20218 | | 20219 | | 20220 | | 20221 | | 20222 | | 20223 | | 20224 | | 20225 | | 20226 | | 20227 | | 20228 | | 20229 | | 20230 | | 20231 | | 20232 | | 20233 | | 20234 | | 20235 | | 20236 | | 20237 | | 20238 | | 20239 | | 20240 | | 20241 | | 20242 | | 20243 | | 20244 | | 20245 | | 20246 | | 20247 | | 20248 | | 20249 | | 20250 | | 20251 | | 20252 | | 20253 | | 20254 | | 20255 | | 20256 | | 20257 | | 20258 | | 20259 | | 20260 | | 20261 | | 20262 | | 20263 | | 20264 | | 20265 | | 20266 | | 20267 | | 20268 | | 20269 | | 20270 | | 20271 | | 20272 | | 20273 | | 20274 | | 20275 | | 20276 | | 20277 | | 20278 | | 20279 | | 20280 | | 20281 | | 20282 | | 20283 | | 20284 | | 20285 | | 20286 | | 20287 | | 20288 | | 20289 | | 20290 | | 20291 | | 20292 | | 20293 | | 20294 | | 20295 | | 20296 | | 20297 | | 20298 | | 20299 | | 20300 | | 20301 | | 20302 | | 20303 | | 20304 | | 20305 | | 20306 | | 20307 | | 20308 | | 20309 | | 20310 | | 20311 | | 20312 | | 20313 | | 20314 | | 20315 | | 20316 | | 20317 | | 20318 | | 20319 | | 20320 | | 20321 | | 20322 | | 20323 | | 20324 | | 20325 | | 20326 | | 20327 | | 20328 | | 20329 | | 20330 | | 20331 | | 20332 | | 20333 | | 20334 | | 20335 | | 20336 | | 20337 | | 20338 | | 20339 | | 20340 | | 20341 | | 20342 | | 20343 | | 20344 | | 20345 | | 20346 | | 20347 | | 20348 | | 20349 | | 20350 | | 20351 | | 20352 | | 20353 | | 20354 | | 20355 | | 20356 | | 20357 | | 20358 | | 20359 | | 20360 | | 20361 | | 20362 | | 20363 | | 20364 | | 20365 | | 20366 | | 20367 | | 20368 | | 20369 | | 20370 | | 20371 | | 20372 | | 20373 | | 20374 | | 20375 | | 20376 | | 20377 | | 20378 | | 20379 | | 20380 | | 20381 | | 20382 | | 20383 | | 20384 | | 20385 | | 20386 | | 20387 | | 20388 | | 20389 | | 20390 | | 20391 | | 20392 | | 20393 | | 20394 | | 20395 | | 20396 | | 20397 | | 20398 | | 20399 | | 20400 | | 20401 | | 20402 | | 20403 | | 20404 | | 20405 | | 20406 | | 20407 | | 20408 | | 20409 | | 20410 | | 20411 | | 20412 | | 20413 | | 20414 | | 20415 | | 20416 | | 20417 | | 20418 | | 20419 | | 20420 | | 20421 | | 20422 | | 20423 | | 20424 | | 20425 | | 20426 | | 20427 | | 20428 | | 20429 | | 20430 | | 20431 | | 20432 | | 20433 | | 20434 | | 20435 | | 20436 | | 20437 | | 20438 | | 20439 | | 20440 | | 20441 | | 20442 | | 20443 | | 20444 | | 20445 | | 20446 | | 20447 | | 20448 | | 20449 | | 20450 | | 20451 | | 20452 | | 20453 | | 20454 | | 20455 | | 20456 | | 20457 | | 20458 | | 20459 | | 20460 | | 20461 | | 20462 | | 20463 | | 20464 | | 20465 | | 20466 | | 20467 | | 20468 | | 20469 | | 20470 | | 20471 | | 20472 | | 20473 | | 20474 | | 20475 | | 20476 | | 20477 | | 20478 | | 20479 | | 20480 | | 20481 | | 20482 | | 20483 | | 20484 | | 20485 | | 20486 | | 20487 | | 20488 | | 20489 | | 20490 | | 20491 | | 20492 | | 20493 | | 20494 | | 20495 | | 20496 | | 20497 | | 20498 | | 20499 | | 20500 | | 20501 | | 20502 | | 20503 | | 20504 | | 20505 | | 20506 | | 20507 | | 20508 | | 20509 | | 20510 | | 20511 | | 20512 | | 20513 | | 20514 | | 20515 | | 20516 | | 20517 | | 20518 | | 20519 | | 20520 | | 20521 | | 20522 | | 20523 | | 20524 | | 20525 | | 20526 | | 20527 | | 20528 | | 20529 | | 20530 | | 20531 | | 20532 | | 20533 | | 20534 | | 20535 | | 20536 | | 20537 | | 20538 | | 20539 | | 20540 | | 20541 | | 20542 | | 20543 | | 20544 | | 20545 | | 20546 | | 20547 | | 20548 | | 20549 | | 20550 | | 20551 | | 20552 | | 20553 | | 20554 | | 20555 | | 20556 | | 20557 | | 20558 | | 20559 | | 20560 | | 20561 | | 20562 | | 20563 | | 20564 | | 20565 | | 20566 | | 20567 | | 20568 | | 20569 | | 20570 | | 20571 | | 20572 | | 20573 | | 20574 | | 20575 | | 20576 | | 20577 | | 20578 | | 20579 | | 20580 | | 20581 | | 20582 | | 20583 | | 20584 | | 20585 | | 20586 | | 20587 | | 20588 | | 20589 | | 20590 | | 20591 | | 20592 | | 20593 | | 20594 | | 20595 | | 20596 | | 20597 | | 20598 | | 20599 | | 20600 | | 20601 | | 20602 | | 20603 | | 20604 | | 20605 | | 20606 | | 20607 | | 20608 | | 20609 | | 20610 | | 20611 | | 20612 | | 20613 | | 20614 | | 20615 | | 20616 | | 20617 | | 20618 | | 20619 | | 20620 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