

**FOURTH AMENDMENT**  
**PARVIN ROAD**  
**TAX INCREMENT FINANCING PLAN**  
**KANSAS CITY, MISSOURI**

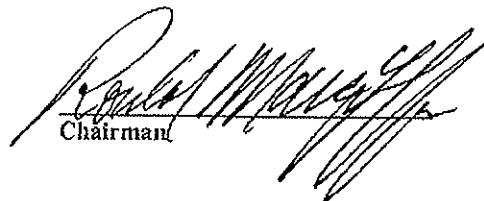
**TIF Commission Consideration:**

February 11, 2009                      2-11-09  
Date    Resolution No.

**City Council Approval:**

April 16, 2009                      090261  
Date    Ordinance No.

Attached herewith is a true and correct copy of the Parvin Road TIF Plan that was approved by the Tax Increment Financing Commission of Kansas City, Missouri by Resolution No. 2-11-09, on February 11, 2009.

  
Chairman

**FOURTH AMENDMENT  
TO THE  
PARVIN ROAD CORRIDOR TIF PLAN  
TAX INCREMENT FINANCING PLAN**

**I. Introduction**

The purpose of the Fourth Amendment to the Parvin Road Corridor Tax Increment Financing Plan (hereinafter the “Third Amendment”) is to amend the Parvin Road Tax Increment Financing Plan as adopted by the City Council of Kansas City, Missouri by way of Ordinance No. 001638 (hereinafter the “Plan”) and the First Amendment by Ordinance No. 010360 and the Third Amendment by Ordinance No. 070412. A Second Amendment was proposed but did not take effect. The Fourth Amendment proposes to amend the Redevelopment Costs. The Fourth Amendment does not alter or modify the intent of the Plan, except for those changes specifically mentioned herein.

**II. Specific Amendments**

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

**Amendment No. 1:** Delete the first paragraph of Section IV. A. Estimated Redevelopment Project Costs and insert the following:

Redevelopment Project Costs are estimated to be \$87,104,980 over the life of the Plan. The Plan proposes that \$67,805,614 in Redevelopment Project Costs be reimbursable from the Special Allocation Fund. These costs, along with the estimated Project Costs, are set forth in Exhibit 5.

**Amendment No. 2:** Delete Exhibit 5 of the Plan, entitled “Estimated Redevelopment Project Costs,” and insert Revised Exhibit 5, attached hereto.

**AMENDMENT No. 2:**  
**EXHIBIT 5: ESTIMATED REDEVELOPMENT PROJECT COSTS**

PARVIN ROAD CORRIDOR TIF PLAN  
ESTIMATED COSTS

12/10/2008

Description	Project 1B-1, 1B-2	Project 2	Project 3A	Project 3B-1	Project 3D	Project 4	Total Cost Reimbursable	Project 3B-2*	Total Cost Non	Total Cost
Project Year	1	1	3	4	5	9		4	Reimbursable	
<b>REIMBURSABLE COST</b>							<b>REIMBURSABLE COST</b>			
Estimated Construction Cost	\$ 2,745,022	\$ 1,719,134	\$ 3,987,253	\$ 1,280,286	\$ 1,666,874	\$ 3,459,545	\$ 14,858,114	\$ 1,887,600	\$ 1,887,600	\$ 16,745,714
Signals/Intersection Improvements	\$ -	\$ -	\$ -	\$ -	\$ 145,323	\$ 765,000	\$ 910,323	\$ -	\$ -	
Infrastructure Relocation Contingency 10%	\$ 274,502	\$ 171,913	\$ 398,725	\$ 128,029	\$ 166,687	\$ 345,955	\$ 1,485,811	\$ -	\$ -	
Construction Contingency 15%	\$ 411,753	\$ 257,870	\$ 598,088	\$ 192,043	\$ 271,830	\$ 633,682	\$ 2,365,266	\$ 283,140	\$ 283,140	
<b>TOTAL REIMBURSABLE CONSTRUCTION COST</b>	<b>\$ 3,431,278</b>	<b>\$ 2,148,918</b>	<b>\$ 4,984,066</b>	<b>\$ 1,600,358</b>	<b>\$ 2,250,714</b>	<b>\$ 5,204,181</b>	<b>\$ 19,619,514</b>	<b>\$ 2,170,740</b>	<b>\$ 2,170,740</b>	<b>\$ 21,790,254</b>
Right Of Way Acquisition Cost	\$ -	\$ -	\$ -	\$ -	\$ 411,000	\$ -	\$ 411,000	\$ -	\$ -	
<b>TOTAL REIMBURSABLE PROPERTY ACQUISITION COST</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 411,000</b>	<b>\$ -</b>	<b>\$ 411,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 411,000</b>
Engineering/Surveying Fees 10%	\$ 343,128	\$ 214,892	\$ 498,407	\$ 160,036	\$ 225,071	\$ 520,418	\$ 1,961,951	\$ 217,074	\$ 217,074	
Project Management 4%	\$ 137,251	\$ 85,957	\$ 199,363	\$ 64,014	\$ 90,029	\$ 208,167	\$ 784,781	\$ 86,830	\$ 86,830	
Professional Services (Initial/Ongoing 4%)	\$ 225,000	\$ 85,957	\$ 199,363	\$ 64,014	\$ 106,469	\$ 208,167	\$ 888,969	\$ 86,830	\$ 86,830	
<b>TOTAL REIMBURSABLE PROFESSIONAL SERVICES COST</b>	<b>\$ 705,379</b>	<b>\$ 386,805</b>	<b>\$ 897,132</b>	<b>\$ 288,064</b>	<b>\$ 421,569</b>	<b>\$ 936,753</b>	<b>\$ 3,635,701</b>	<b>\$ 390,733</b>	<b>\$ 390,733</b>	<b>\$ 4,026,435</b>
TIF Administration Cost (Initial)	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	
TIF Administration Cost (Ongoing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>TOTAL REIMBURSABLE ADMINISTRATIVE COST</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 150,000</b>
<b>TOTAL REIMBURSABLE COST</b>	<b>\$ 4,286,656</b>	<b>\$ 2,535,723</b>	<b>\$ 5,881,198</b>	<b>\$ 1,888,422</b>	<b>\$ 3,083,282</b>	<b>\$ 6,140,934</b>	<b>\$ 23,816,215</b>			
<b>REIMBURSABLE COST AT 3% INFLATION</b>	<b>\$ 4,415,256</b>	<b>\$ 2,611,794</b>	<b>\$ 6,426,544</b>	<b>\$ 2,125,435</b>	<b>\$ 3,574,369</b>	<b>\$ 8,012,526</b>	<b>\$ 27,165,925</b>			
<b>REIMBURSABLE INTEREST COST</b>	<b>\$ 2,414,541</b>	<b>\$ 2,955,262</b>	<b>\$ 8,957,104</b>	<b>\$ 3,890,900</b>	<b>\$ 7,179,043</b>	<b>\$ 13,549,024</b>	<b>\$ 38,945,874</b>			
<b>REIMBURSABLE FINANCING COST</b>	<b>\$ 132,458</b>	<b>\$ 78,354</b>	<b>\$ 96,398</b>	<b>\$ 31,882</b>	<b>\$ 53,616</b>	<b>\$ 120,188</b>	<b>\$ 512,896</b>			
<b>SUB-TOTAL REIMBURSEABLE COSTS</b>	<b>\$ 6,962,255</b>	<b>\$ 5,645,410</b>	<b>\$ 15,480,046</b>	<b>\$ 6,048,217</b>	<b>\$ 10,807,028</b>	<b>\$ 21,681,738</b>	<b>\$ 66,624,695</b>			
<b>BUDGET CHANGES / COST OVERRUNS (09/25/02)</b>	<b>\$ -</b>	<b>\$ 501,776</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 509,072</b>	<b>\$ -</b>	<b>\$ 1,010,848</b>			
<b>BUDGET CHANGES / COST OVERRUNS (12/10/08)</b>	<b>\$ 150,000</b>	<b>\$ 20,071</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 170,071</b>			
<b>TOTAL REIMBURSEABLE COSTS</b>	<b>\$ 7,112,255</b>	<b>\$ 6,167,257</b>	<b>\$ 15,480,046</b>	<b>\$ 6,048,217</b>	<b>\$ 11,316,101</b>	<b>\$ 21,681,738</b>	<b>\$ 67,805,614</b>			
<b>NON REIMBURSABLE COST</b>										
Grading/Compaction Of Fills*	\$ 1,304,300	\$ 2,303,558	\$ 3,543,942	\$ -	\$ -	\$ 2,786,000	\$ 9,937,800	\$ -	\$ -	\$ 9,937,800
Land Cost (Current \$5,663/ac) inflated to development date	\$ 754,903	\$ 643,643	\$ 896,191	\$ 442,785	\$ 177,007	\$ 1,381,153	\$ 4,295,682	\$ 237,411	\$ 237,411	\$ 4,533,093
<b>TOTAL NON REIMBURSABLE COST</b>	<b>\$ 2,059,203</b>	<b>\$ 2,947,201</b>	<b>\$ 4,440,133</b>	<b>\$ 442,785</b>	<b>\$ 177,007</b>	<b>\$ 4,167,153</b>	<b>\$ 14,233,482</b>	<b>\$ 2,798,884</b>	<b>\$ 2,798,884</b>	<b>\$ 17,032,366</b>
<b>TOTAL NON REIMBURSABLE COST AT 3% INFLATION</b>	<b>\$ 2,120,979</b>	<b>\$ 3,035,617</b>	<b>\$ 4,851,853</b>	<b>\$ 498,358</b>	<b>\$ 205,200</b>	<b>\$ 5,437,189</b>	<b>\$ 16,149,197</b>	<b>\$ 3,150,169</b>	<b>\$ 3,150,169</b>	<b>\$ 19,299,366</b>
<b>TOTAL NON REIMBURSABLE PROJECT COST</b>	<b>\$ 2,120,979</b>	<b>\$ 3,035,617</b>	<b>\$ 4,851,853</b>	<b>\$ 498,358</b>	<b>\$ 205,200</b>	<b>\$ 5,437,189</b>	<b>\$ 16,149,197</b>	<b>\$ 3,150,169</b>	<b>\$ 3,150,169</b>	<b>\$ 19,299,366</b>
<b>GRAND TOTAL PROJECT COST</b>	<b>\$ 9,233,234</b>	<b>\$ 9,202,874</b>	<b>\$ 20,331,899</b>	<b>\$ 6,546,576</b>	<b>\$ 11,521,300</b>	<b>\$ 27,118,927</b>	<b>\$ 83,954,811</b>	<b>\$ 3,150,169</b>	<b>\$ 3,150,169</b>	<b>\$ 87,104,980</b>

- \*Indicates Non Reimbursable TIF Cost
- Amended 1/24/2006 to Exclude Project Area 3C from Projections.
- Amended 12/10/2008 for proposed budget amendments for Project Areas 1 & 2.