

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


TIF Commission Consideration:

2/8/2012                      28-12  
Date                                      Resolution No.

City Council Approval:

3/1/2012                      120173  
Date                                      Ordinance No.

Attached herewith is a true and correct copy of the [Plan] TIF Plan that was approved by the Tax Increment Financing Commission of Kansas City, Missouri by Resolution No. 28-12 on 2/8/12.

  
\_\_\_\_\_  
Chairman

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

**I. Introduction**

The purpose of the Seventh Amendment to the Parvin Road Corridor Tax Increment Financing Plan (hereinafter the “Seventh 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, the Third Amendment by Ordinance No. 070412, the Fourth Amendment by Ordinance No. 090261, the Fifth Amendment by Ordinance No. 090544 and the Sixth Amendment by Ordinance No. 100165. A Second Amendment was withdrawn by the developer prior to TIF Commission’s consideration. The Seventh Amendment provides for revisions to the Budget of Redevelopment Project Costs, but the net impact of the line-item changes do not result in an overall increase in Reimbursable Costs. The Seventh 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 Seventh Amendment, the Plan shall be amended as follows:

**Amendment No. 1:** 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

12/15/2011

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 Reimbursable	Total Cost
	1	1	3	4	5	9		4		
<b>REIMBURSABLE COST</b>	<b>REIMBURSABLE COST</b>									
Estimated Construction Cost	\$ 2,745,022	\$ 3,610,714	\$ 7,587,253	\$ 2,030,286	\$ 6,066,874	\$ 8,909,545	\$ 30,949,694	\$ 1,887,600	\$ 1,887,600	\$ 32,837,294
Signals/Intersection Improvements	\$ -	\$ -	\$ -	\$ -	\$ 145,323	\$ 765,000	\$ 910,323	\$ -	\$ -	
Infrastructure Relocation Contingency	\$ 274,502	\$ 171,913	\$ 398,725	\$ 128,029	\$ 166,687	\$ 345,955	\$ 1,485,811	\$ -	\$ -	
Construction Contingency	\$ 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>\$ 3,431,277</b>	<b>\$ 4,040,497</b>	<b>\$ 8,584,066</b>	<b>\$ 2,350,358</b>	<b>\$ 6,650,714</b>	<b>\$ 10,654,182</b>	<b>\$ 35,711,094</b>	<b>\$ 2,170,740</b>	<b>\$ 2,170,740</b>	<b>\$ 37,881,834</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	\$ 343,128	\$ 362,605	\$ 498,407	\$ 160,036	\$ 385,071	\$ 520,418	\$ 2,269,665	\$ 217,074	\$ 217,074	
Project Management 4%	\$ 137,251	\$ 161,620	\$ 343,363	\$ 94,014	\$ 266,029	\$ 426,167	\$ 1,428,444	\$ 86,830	\$ 86,830	
Professional Services (Initial/Ongoing)	\$ 225,000	\$ 85,957	\$ 199,363	\$ 64,014	\$ 106,469	\$ 208,167	\$ 888,970	\$ 86,830	\$ 86,830	
<b>TOTAL REIMBURSABLE PROFESSIONAL SERVICES COST</b>	<b>\$ 705,379</b>	<b>\$ 610,182</b>	<b>\$ 1,041,133</b>	<b>\$ 318,064</b>	<b>\$ 757,569</b>	<b>\$ 1,154,752</b>	<b>\$ 4,587,079</b>	<b>\$ 390,733</b>	<b>\$ 390,733</b>	<b>\$ 4,977,812</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>\$ 4,650,679</b>	<b>\$ 9,625,199</b>	<b>\$ 2,668,422</b>	<b>\$ 7,819,283</b>	<b>\$ 11,808,934</b>	<b>\$ 40,859,173</b>			
<b>REIMBURSABLE COST AT 3% INFLATION</b>	<b>\$ 4,415,256</b>	<b>\$ 4,726,750</b>	<b>\$ 10,170,544</b>	<b>\$ 2,905,435</b>	<b>\$ 8,310,369</b>	<b>\$ 13,680,526</b>	<b>\$ 44,208,880</b>			
<b>REIMBURSABLE INTEREST COST</b>	<b>\$ 664,541</b>	<b>\$ 819,306</b>	<b>\$ 5,257,104</b>	<b>\$ 510,900</b>	<b>\$ 2,179,043</b>	<b>\$ 12,472,024</b>	<b>\$ 21,902,918</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>\$ 5,212,255</b>	<b>\$ 5,624,410</b>	<b>\$ 15,524,046</b>	<b>\$ 3,448,217</b>	<b>\$ 10,543,028</b>	<b>\$ 26,272,738</b>	<b>\$ 66,624,694</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 (4/16/09)</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>\$ 5,362,255</b>	<b>\$ 6,146,257</b>	<b>\$ 15,524,046</b>	<b>\$ 3,448,217</b>	<b>\$ 11,052,100</b>	<b>\$ 26,272,738</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>\$ 7,483,234</b>	<b>\$ 9,181,874</b>	<b>\$ 20,375,899</b>	<b>\$ 3,946,576</b>	<b>\$ 11,257,300</b>	<b>\$ 31,709,927</b>	<b>\$ 83,954,811</b>	<b>\$ 3,150,169</b>	<b>\$ 3,150,169</b>	<b>\$ 87,104,981</b>

1. \*Indicates Non Reimbursable TIF Cost