

**FIRST AMENDMENT
TO
PLATTE PURCHASE
DEVELOPMENT PLAN**

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

11/8/17	11-06-17
DATE	RESOLUTION No.

CITY COUNCIL APPROVAL:

12/14/17	170971
DATE	ORDINANCE No.

**FIRST AMENDMENT
TO THE
PLATTE PURCHASE DEVELOPMENT PLAN**

I. Introduction

The First Amendment to the Platte Purchase Development Plan (the “First Amendment”) shall amend the Platte Purchase Development Plan as approved by Ordinance No. 160415 (referred to herein as the “Original Plan”).

The proposed First Amendment to the Plan (a) modifies the Estimated Budget of Redevelopment Projects, (b) modifies the proposed location of NW Tiffany Springs Road between N. Platte Purchase Drive and Line Creek Parkway, such that, by virtue of the First Amendment, the alignment of such road improvement will be approximately 750 linear feet north of the location set forth on Exhibit 2B, entitled “Map: Site Plans,” to the Original Plan, and (c) includes all conforming changes within the exhibits to the Plan that are in furtherance of the forgoing modifications.

II. Specific Amendments

The Platte Purchase Development Plan shall be amended as follows:

Amendment No. 1: The third paragraph of Section I of the Plan, entitled “Summary,” shall be deleted in its entirety and replaced with the following paragraph:

“The estimated Redevelopment Project Costs to implement the road and public infrastructure improvements contemplated by the Plan are approximately \$64,825,000 of which, \$60,107,000 is to be reimbursed from TIF Revenue (as hereafter defined). The Reimbursable Project Costs are identified on Exhibit 4A, attached to this Plan.”

Amendment No. 2: The first paragraph of Section IV.A. of the Plan, entitled “Estimated Redevelopment Project Costs,” shall be deleted in its entirety and replaced with the following paragraph:

“A. Estimated Redevelopment Project Costs. The total cost to the Redeveloper to implement the Public Infrastructure Improvements, undertaken on behalf of the City and, which will be dedicated to the City upon completion, is estimated to be \$64,825,000. The Reimbursable Project Costs, in the estimated amount of \$60,107,000 are identified on Exhibit 4A, attached hereto.”

Amendment No. 3: Delete Exhibit 2B of the Plan entitled “Map: Site Plans” in its entirety and replace it with Exhibit 2B “Map: Site Plans,” attached hereto.

Amendment No. 4: Delete Exhibit 4A of the Plan entitled “Estimated Redevelopment Costs” in its entirety and replace it with Exhibit 4A “Estimated Redevelopment Costs,” attached hereto.

Amendment No. 5: Delete Exhibit 6 of the Plan entitled “Projected Sources and Uses of Funds” in its entirety and replace it with Exhibit 6 “Sources of Funds,” attached hereto.

Amendment No. 3

Exhibit 2B

Map: Site Plans

Amendment No. 4

Exhibit 4A

Estimated Redevelopment Project Costs

**Exhibit 4A
Platte Purchase Redevelopment District**

Estimated Redevelopment Costs

Public Imp. Number	Public Improvement Name	Public Improv. Length (LF)	Estimated Pub. Imp. Budget	Potential Funding From Other Sources	Platte Purchase RD Funding	Public Improvement Description
1/2A	NW 88th Street and Traffic Signal - Professional Services		\$ 100,532.00		\$ 100,532.00	
1/2A	NW 88th Street and Traffic Signal - Construction	1500	\$ 894,468.00		\$ 894,468.00	Street widening, median reconstruction and traffic signal at NW 88th Street and N Platte Purchase Drive
2B	Traffic Signal - NW 87th Terr & N Platte Purchase Dr		\$ 468,000.00		\$ 468,000.00	Traffic Signal and ADA Intersection upgrades per KCMO req.
3	Sanitary Sewer Extension	6900	\$ 1,986,000.00		\$ 1,986,000.00	
4	NW Tiffany Springs Road Roundabout (2 lane)	3600 2 Each	\$ 4,791,000.00 \$ 2,158,000.00		\$ 4,791,000.00 \$ 2,158,000.00	One roundabout at each end of Tiffany Springs Road
	Water Main Extension		\$ 467,000.00		\$ 467,000.00	
			\$ 7,416,000.00		\$ 7,416,000.00	
5	Line Creek Regional Detention Facility (Phase 1)					East Fork of Line Creek Regional Detention Facility - Phase 1 of Upper Basin
	Basin Embankment and Grading		\$ 1,500,000.00	\$ 800,000.00 PIAC/WSD	\$ 700,000.00	
	Basin Outfall		\$ 770,000.00	\$ 340,000.00 DFA Account	\$ 430,000.00	
	Sanitary Sewer Upgrades (per WSD)		\$ 399,000.00		\$ 399,000.00	
			\$ 2,669,000.00	\$ 1,140,000.00	\$ 1,529,000.00	
6	M152 & N Platte Purchase Dr Interchange					
	Ramp Improvements		\$ 6,330,000.00		\$ 6,330,000.00	
	Signals and Intersection Improvements		\$ 2,302,000.00		\$ 2,302,000.00	
			\$ 8,632,000.00		\$ 8,632,000.00	
7A	N Platte Purchase Drive	6200	\$ 7,474,000.00		\$ 7,474,000.00	N Platte Purchase Drive from M152 to Tiffany Springs
	Water Main Extension (Transmission)	3000	\$ 1,079,000.00		\$ 1,079,000.00	Parkway
			\$ 8,553,000.00		\$ 8,553,000.00	
7B	N Platte Purchase Drive	2700	\$ 3,787,000.00		\$ 3,787,000.00	N Platte Purchase Drive from Tiffany Springs Parkway to
	Water Main Extension (Transmission)	2700	\$ 971,000.00		\$ 971,000.00	Platte Purchase Park entrance
			\$ 4,758,000.00		\$ 4,758,000.00	
7C	N Platte Purchase Drive	2700	\$ 3,787,000.00		\$ 3,787,000.00	N Platte Purchase Drive from Platte Purchase Park entrance
	Water Main Extension (Transmission)	2700	\$ 971,000.00		\$ 971,000.00	to Shoal Creek Parkway
			\$ 4,758,000.00		\$ 4,758,000.00	
8	Old Tiffany Springs Road	1400	\$ 992,000.00		\$ 992,000.00	Half Street Improvement from Line Creek Parkway west to Genesis subdivision
9	Tiffany Springs Parkway	2600	\$ 4,302,000.00		\$ 4,302,000.00	Tiffany Springs Parkway from N Platte Purchase Drive west to Platte Purchase Park entrance
10	Line Creek Parkway	6500	\$ 9,818,000.00		\$ 9,818,000.00	
	Roundabout (2 lane)	2 Each	\$ 2,158,000.00		\$ 2,158,000.00	One roundabout at each end of Line Creek Parkway
	Water Main Extension		\$ 842,000.00		\$ 842,000.00	
			\$ 12,818,000.00		\$ 12,818,000.00	
TS	Twin Creeks Trail System					
TS1	Twin Creeks Trail System - Segment 1	6100	\$ 1,338,000.00	\$ 1,000,000.00 Platte County	\$ 338,000.00	
TS2	Twin Creeks Trail System - Segment 2	3975	\$ 872,000.00	\$ 872,000.00 KCMO	\$ -	
TS3	Twin Creeks Trail System - Segment 3	2900	\$ 636,000.00	\$ 128,000.00 KCMO	\$ 508,000.00	
TS4	Twin Creeks Trail System - Segment 4	3900	\$ 855,000.00	\$ 701,000.00	\$ 154,000.00	
TS5	Twin Creeks Trail System - Segment 5	4000	\$ 877,000.00	\$ 877,000.00	\$ -	
			\$ 4,578,000.00	\$ 3,578,000.00	\$ 1,000,000.00	
COMMISSION EXPENSES						
	A. Legal		\$ 250,000.00		\$ 250,000.00	
	B. Plan Admin, Staff Time, Misc.		\$ 150,000.00		\$ 150,000.00	
			\$ 400,000.00		\$ 400,000.00	
OTHER EXPENSES						
	A. Legal		\$ 250,000.00		\$ 250,000.00	
	B. Construction Period Interest		\$ 500,000.00		\$ 500,000.00	
	* C. Arterial Impact Fees		\$ 750,000.00		\$ 750,000.00	
			\$ 1,500,000.00		\$ 1,500,000.00	
Projected Total			\$ 64,825,000.00	\$ 4,718,000.00	\$ 60,107,000.00	

Project budgets include professional services, hard construction cost, utility relocations, right of way acquisition (if required) and contingency; provided, however, such contingency shall not exceed ___% of the construction, utility and right of way acquisition costs.

Budgets for Projects 1-10 include developer's project management fees, which shall not exceed 5% of the related construction costs.

* Arterial Street Impact Fees of \$250,000 for Public Infrastructure Improvements essential to the preparation of Redevelopment Project A and located in Arterial Street Impact Fee Benefit District E; and the first \$500,000 of Arterial Street Impact Fees for Public Infrastructure Improvements essential to the preparation of Redevelopment Project B and also located in Arterial Street Impact Fee Benefit District E, and for Public Infrastructure Improvements essential to the preparation of Redevelopment Project Areas C and D each located in Arterial Street Impact Fee Benefit District A. Each Arterial Impact Fee Benefit Area is depicted on the Site Plans attached as Exhibit 2A to the Plan.

Amendment No. 5

Exhibit 6

Sources of Funds

Other Sources*	\$4,718,000
Amount of Reimbursable Costs from Economic Activity Taxes	\$60,107,000
TOTAL	\$64,825,000

B. BONDS The total estimated amount of Economic Activity Taxes during the period Tax Increment Financing is authorized and available to fund reimbursable Redevelopment Project Costs and Administrative Costs in the Act is approximately \$92,721,827. The Commission may dedicate part or these entire amounts to help support the issuance of bonds.

*Other sources may include contributions from Public Improvements Advisory Committee (PIAC), Kansas City Water Services, Platte County, Line Creek Regional Detention Development Contributions and Federal Grants

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Accepting and approving the recommendations of the Tax Increment Financing Commission as to the First Amendment to the Platte Purchase Development Plan.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, RSMo, as amended (the "TIF Act"), the City Council of Kansas City, Missouri (the "City Council") by Ordinance No. 54556 passed on November 24, 1982, and thereafter repealed and amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, passed on January 28, 2010, Ordinance No. 130986, passed on December 19, 2013, and Committee Substitute for Ordinance No. 140823, As Amended, passed on June 18, 2015, created Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, the City Council accepted the recommendation of the Commission, approved the Platte Purchase Development Plan (the "Redevelopment Plan") and designated a Redevelopment Area in Ordinance No. 160415; and

WHEREAS, a First Amendment to the Plan ("First Amendment") was proposed to the Commission and the Commission, having been duly constituted and its members appointed, after proper notice was given, met in public hearing on November 8, 2017, and after receiving the comments of all interested persons and taxing districts, closed the public hearing and adopted its Resolution No. 11-06-17 (the "Resolution") recommending to the City Council the approval of the First Amendment to the Redevelopment Plan; and

WHEREAS, the First Amendment to the Plan (a) provides for certain modifications to the Budget of Redevelopment Project Costs, (b) modifies the proposed location of NW Tiffany Springs Road between N. Platte Purchase Drive and Line Creek Parkway, such that the alignment of the road improvement will be approximately 750 linear feet north of the location in the Plan, and (c) includes all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Commission concerning the First Amendment as set forth in the Resolution are hereby accepted and the First Amendment is hereby approved and adopted.

Section 2. That all terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

Section 3. That the City Council hereby finds that good cause has been shown for the First Amendment of the Plan and that the findings of the Council with regard to

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Redevelopment Plan are not affected by and apply equally to the First Amendment to the Redevelopment Plan.

Section 4. That in accordance with the recommendations of the Commission as set forth in the Resolution, the City Council hereby finds that:

(a) The Redevelopment Area described in the Redevelopment Plan and the First Amendment is an economic development area and the redevelopment 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 their operations to another state; or result in increased employment in the municipality; or result in preservation or enhancement of the tax base of the municipality.

(b) 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 Redevelopment Plan and the First Amendment.

(c) The First Amendment conforms to FOCUS, the comprehensive plan for the development of the City as a whole.

(d) The area selected for the Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements.

(e) The estimated dates of completion of each respective Redevelopment Project and retirement of obligations incurred to finance Redevelopment Project Costs, have been stated in the First Amendment and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.

(f) The First Amendment includes a plan for relocation assistance for business and residences.

(g) A cost-benefit analysis, in this case a tax impact analysis, showing the impact of the implementation of the Redevelopment Plan on each taxing district at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act and has not been modified by virtue of the First Amendment.

(h) The First Amendment does not include the initial development or redevelopment of any gambling establishment.

Section 5. That the Commission is authorized to issue obligations in one or more series of bonds secured by the Platte Purchase Account of the Special Allocation Fund to

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finance Redevelopment Project Costs identified by the Redevelopment Plan and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of, land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan pursuant to the power delegated to it by the City. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, as amended by the First Amendment, the City Council approves the pledge of all funds that are deposited into the Platte Purchase Account of the Special Allocation Fund to the payment of Redevelopment Project Costs within the Redevelopment Area and authorizes the Commission to pledge such funds on its behalf.

Approved as to form and legality:



Brian T. Rabinreau
Assistant City Attorney



Authenticated as Passed



Sly James, Mayor



Marilyn Sanders, City Clerk

DEC 14 2017

Date Passed