SIXTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT PLAN

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

DATE: **RESOLUTION NO.**

CITY COUNCIL APPROVAL:

DATE: **ORDINANCE NO.**

SIXTH AMENDMENT

TO THE

PLATTE PURCHASE DEVELOPMENT PLAN

I. Introduction

The Sixth Amendment to the Platte Purchase Development Plan (the "Sixth Amendment") shall amend the Platte Purchase Development Plan, as approved by Ordinance No. 160415, and as subsequently amended by the First Amendment to the Plan, as approved by Ordinance No. 170971, the Second Amendment to the Plan, as approved by Ordinance No. 190264, the Third Amendment to the Plan, as approved by Ordinance No. 190826, the Fourth Amendment to the Plan, as approved by Ordinance No. 200205 and the Fifth Amendment to the Plan, as approved by Ordinance No. 200709 (collectively, referred to herein as the "Plan").

The Sixth Amendment to the Plan modifies the (a) description of the public improvements contemplated by the Plan, (b) Site Map, (c) Estimated Budget of Redevelopment Projects, (d) Sources Funds described by the Plan, (e) the Development Schedule, (f) Estimated Annual Increases in Assessed Value and the resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes (g) exhibits to the Plan with such other conforming changes that are in furtherance of the forgoing modifications.

II. Specific Amendments

The Platte Purchase Development Plan shall be amended as follows:

Amendment No. 1: Section I of the Plan, entitled "Summary," shall be deleted in its entirety and replaced with the following:

"The Platte Purchase Development Plan (the "Plan" or "Redevelopment Plan") provides for public infrastructure improvements within and adjacent to the Redevelopment Area, including street improvements, traffic signalization, trails, sanitary sewer lines and related improvements to support commercial development in an area generally located at the intersection of 152 Highway and N Platte Purchase Drive, extending north along the westside of N Platte Purchase Drive to a point approximately 1,200 feet south of NW 100th Street and extending 1,200 to 3,000 feet to the west of N Platte Purchase Drive; extending north along the eastside of N Platte Purchase Drive to N Fountain Hill Drive and 1,000 feet to the east of N Platte Purchase Drive; and extending south of M-152 along the east side of N Platte Purchase Drive to approximately NW 88th Street on the south and approximately 1,200 feet east of N Platte Purchase Drive; and extending south of M-152 along the west side of N Platte Purchase Drive approximately 1,800 feet, extending 600 to 1,000 feet west of N Platte Purchase Drive including approximately 76.715 acres of land."

It is anticipated that the road and infrastructure improvements will encourage construction of commercial development. The Redevelopment Area is 294 acres and it will consist of six (6) Redevelopment Project Areas and, by virtue of subsequent amendments to the Plan, may include an additional two (2) separate Redevelopment Project Areas for anticipated development that will include construction of commercial and retail uses, public educational buildings and related site improvements that support such development.

The estimated Redevelopment Project Costs to implement the road and public infrastructure improvements contemplated by the Plan are approximately $80,504,557 of which $74,290,557 is to be reimbursed from TIF Revenue (as hereafter defined). The Reimbursable Project Costs are identified on Exhibit 4A, attached to this Plan.

According to current records at the Clay County Assessor's Office, the total initial equalized assessed valuation of the portion of the Redevelopment Area located within Clay County is approximately $21,420. According to the current records at the Platte County Assessor's Office, the total initial equalized assessed valuation of the portion of the Redevelopment Area located within Platte County is approximately $93,823. The current combined ad valorem property tax levy is projected to be $7.713 per $100 of assessed valuation in Platte County and $7.4919 per $100 of assessed valuation in Clay County. The 2015 annual ad valorem tax revenue from the portion of the Redevelopment Area located in Clay County Redevelopment Area was approximately $1,605 and was approximately $7,237 for the portion of the Redevelopment Area located in Platte County. The total initial equalized assessed valuation of each Redevelopment Project Area will be determined prior to the time each Redevelopment Project Area is designated by Ordinance.

Pursuant to the Act, Economic Activity Taxes and Payment in Lieu of Taxes generated and collected within Redevelopment Project Areas for a twenty-three (23) year period may be used to pay reimbursable Redevelopment Project Costs.

No Payments in Lieu of Taxes deposited into the Special Allocation Fund will be used to pay or reimburse any reimbursable Redevelopment Project Costs during the period tax increment financing shall be authorized. The Payments In Lieu of Taxes generated within the Redevelopment Project Areas and deposited into the Special Allocation Fund shall be declared surplus and shall be remitted to the affected Taxing Districts in accordance with the Act.

The estimated Economic Activity Taxes generated within the Redevelopment Project Areas and the potential Redevelopment Project Areas, subject to appropriation by the City Council, that will be available to the pay reimbursable Redevelopment Project Costs are approximately $111,882,182.

Upon the reimbursement of all reimbursable Redevelopment Project Costs, any remaining Economic Activity Taxes, subject to Section 99.850 RSMo., shall be declared surplus and remitted to the affected Taxing Districts, in accordance with the Act."

Amendment No. 2: The following term defined under the Section entitled "Definitions" in Section I. of the Plan is hereby deleted in its entirety and replaced with the following:

> S. "Reimbursable Project Costs, "Seventy-Four Million, Two Hundred Ninety Thousand, Five Hundred Fifty Seven and no/100 Dollars ($74,290,557) of the Redevelopment Project Costs, as specifically identified on Exhibit 4A, attached hereto."

Amendment No. 3: Section III.C. of the Plan, entitled "The Public Infrastructure Improvements," shall be deleted in its entirety and replaced with the following paragraph:

"A. A Site Plan generally depicting the location of and describing the Public Infrastructure Improvements within and adjacent to the Redevelopment Area is attached as Exhibit 2B. Such Public Infrastructure Improvements shall include the following:

1. NW 88th Street east of N Platte Purchase Drive
2. Traffic Signals
   a. NW 88th & N Platte Purchase Drive
   b. NW 87th Terr & N Platte Purchase Drive
3. Sanitary Sewer Extension at 6,835 linear feet along Line Creek Parkway extension and east along NW Tiffany Springs Road extension; and south of MO-152 near N Platte Purchase Drive
4. NW Tiffany Springs Road from N Platte Purchase Drive to Line Creek Parkway
5. Line Creek Regional Detention Facility (Phase 1)
6. M-152 & N Platte Purchase Drive Interchange

7a. N. Platte Purchase Drive from M-152 to NW 95th Street (Phase 1)

7a.. N. Platte Purchase Drive from M-152 to Tiffany Springs Parkway (Phase 2)

7b. N. Platte Purchase Drive from Platte Purchase Park Entrance to NE 100th Street/Tiffany Springs Parkway

7c. Platte Purchase Drive from NE 108th Street/Shoal Creek Parkway to Platte Purchase Park entrance

9. Tiffany Springs Parkway from N Platte Purchase Drive west to Platte Purchase Park
10. Line Creek Parkway (Phase 1)
    Line Creek Parkway (Phase 2) : terminus to Tiffany Springs Parkway
11. Water and Sanitary Sewer Main Extension – Water Main and Sewer extension along N. Platte Purchase Drive, South approximately 2700 feet to the entrance of Platte Purchase Park, and including Water and Sewer Main extensions within Platte Purchase Park

12 Trails"

13. Sitework, new drive approaches, modifications to Platte Purchase Drive medians, public water, sewer, and other utilities.
14. Sitework, new drive approaches, earthwork, public water, sewer, and other utilities, new public roads connecting Platte Purchase, Tiffany Springs, and City owned soccer complex.
15. Sitework, new drive approaches, modifications to Platte Purchase Drive and Fountain Hills road for access, signalization, public water, sewer, and other utilities.

Amendment No. 4: 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 $80,504,557. The Reimbursable Project Costs, in the estimated amount of $74,290,557 are identified on Exhibit 4A, attached hereto.
>
> The Commission and City have determined that certain planning and special services expenses of the Commission and City ("Administrative Expenses"), which are not direct Redevelopment Project Costs, are nonetheless reasonable and necessary for the administration of the Plan by the City and Commission and are incidental costs to the Plan. The incidental costs will be recovered by the Commission and City from the Special Allocation Fund in an amount equal to 5% of Economic Activity Taxes paid annually into the Special Allocation Fund."

Amendment No. 5: Section IV.D. of the Plan, entitled "Economic Activity Taxes," shall be deleted in its entirety and replaced with the following paragraph:

> D. Economic Activity Taxes. The projected Economic Activity Taxes to be deposited in the Special Allocation Fund, in accordance with the Act, during the time Tax Increment Financing remains in effect, with respect to the Redevelopment Project Area, is $111,882,182 as shown in Exhibit 5, attached hereto, all of which will be made available, upon annual appropriation by the City, to pay eligible Reimbursable Project Costs, in accordance with the Redevelopment Agreement.

Amendment No. 6: Delete Exhibit 2.B of the Plan entitled "Site Plans" in its entirety and replace it with Exhibit 2.B "Site Plans," attached hereto.

Amendment No. 7: Delete Exhibit 4.A of the Plan entitled "Estimated Redevelopment Costs" in its entirety and replace it with Exhibit 4.A "Estimated Redevelopment Costs," attached hereto.

Amendment No. 8: Delete Exhibit 4.B of the Plan entitled "Redevelopment Schedule" in its entirety and replace it with Exhibit 4.B "Redevelopment Schedule," attached hereto.

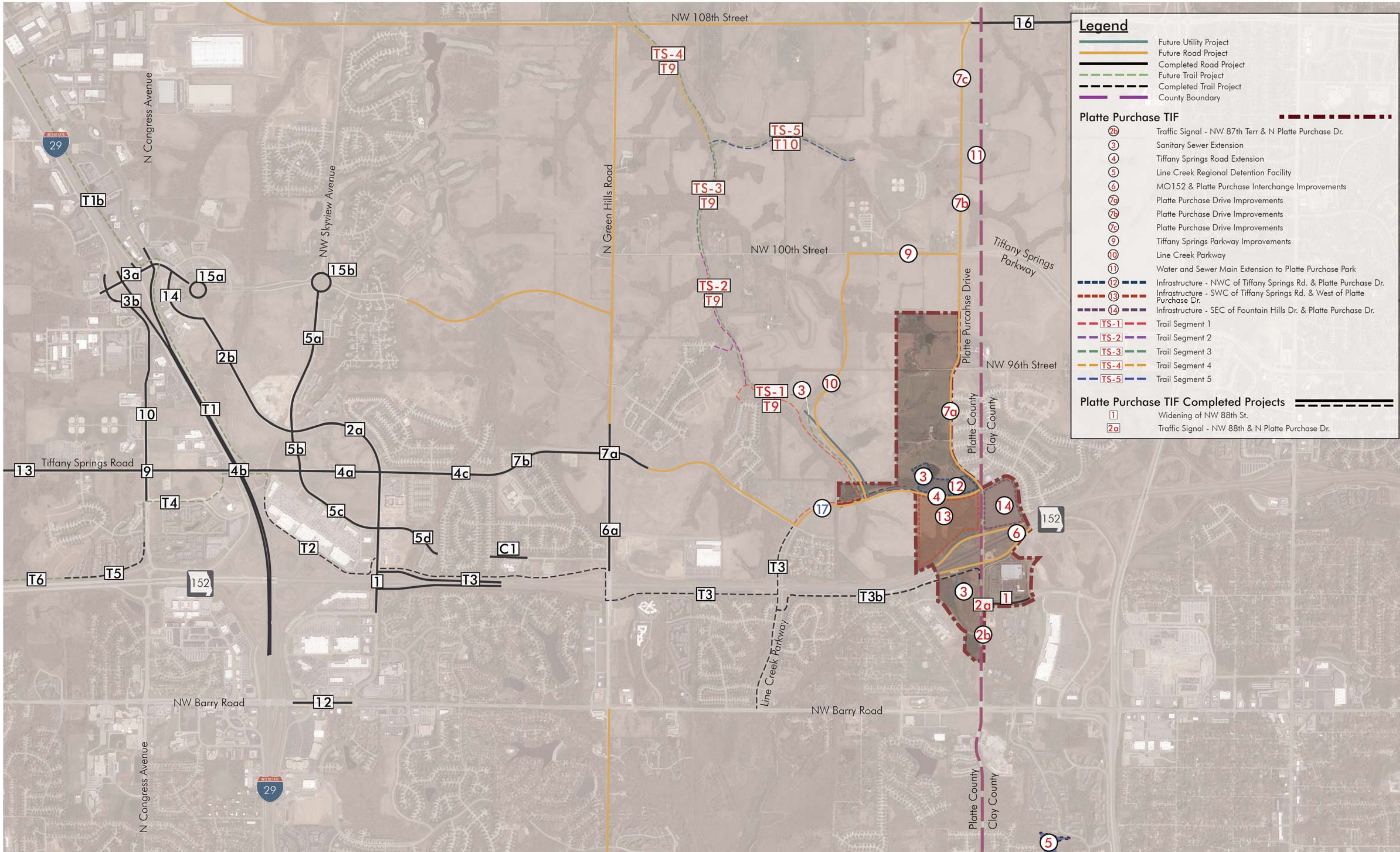
Amendment No. 9: Delete Exhibit 5 of the Plan entitled "Estimated Annual Increases in Assessed Value and the resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes" in its entirety and replace it with Exhibit 5 "Estimated Annual increases in Assessed Value and the resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes," attached hereto.

Amendment No. 10: Delete Exhibit 6 of the Plan entitled "Sources of Funds" in its entirety and replace it with Exhibit 6 "Sources of Funds," attached hereto.

<u>Amendment No. 5</u>

Exhibit 2.B

Site Plans



PLATTE PURCHASE TIF PROJECTS

Completed and Future Projects

2021.09.07

Sheet #3

For illustrative purposes only. Not a legal document.

<u>**Amendment No. 6**</u>

Exhibit 4.A

Estimated Redevelopment Project Costs

Exhibit 4A
Platte Purchase Redevelopment District

Estimated Redevelopment Costs

Public Imp. No.	Public Improvement Name	Public Improv. Length (LF)	Estimated Pub. Imp. Budget	Potential Funding From Other Sources		Platte Purchase RD Funding	Public Improvement Description
STREET AND PUBLIC IMPROVEMENT PROJECTS - COMPLETED							
1/2A	**NW 88th Street and Traffic Signal - Professional Services**		**$ 110,585**			**$ 110,585**	Widening of NW 88th Street and median
1/2A	**NW 88th Street and Traffic Signal - Construction**	1,500	**$ 978,415**			**$ 978,415**	reconstruction
STREET AND PUBLIC IMPROVEMENT PROJECTS - UNDER CONSTRUCTION AND/OR CURRENT PROJECTS							
3/4/7a/10/6/TS1/11							
NW TSR, M152 & N Platte Purchase Interchange, N Platte Purchase Dr, Line Creek Pkwy, Sanitary Sewer			**$ 14,382,000**			**$ 14,382,000**	
3	**Sanitary Sewer Extension**	6,835					
4	**NW Tiffany Springs Road**	3600					
	Roundabout (2 lane)	2 Each					One roundabout at each end of Tiffany Springs Rd
7a	**N Platte Purchase Drive - Phase 1**	2000					N Platte Purchase Drive from M152 to Tiffany Springs Parkway
10	**Line Creek Parkway - Phase 1**	1000					
	Water Main Extension						
6	**M152 & N Platte Purchase Dr Interchange**						
	Ramp Improvements		**$ 6,330,000**			**$ 6,330,000**	
	Signals and Intersection Improvements		**$ 2,302,000**			**$ 2,302,000**	
TS1	**Twin Creeks Trail System - Segment 1**	6100	**$ 1,338,000**	**$ 1,000,000**	Platte Co/KCMO	**$ 338,000**	
11	**Water and Sanitary Sewer Main Extension**	2700	**$ 2,300,000**	**$ 1,166,000**	Water Dept/Fed	**$ 1,134,000**	Water and sewer extension along N. Platte Purchase Drive, including water and sewer main within Platte Purchase Park
STREET AND PUBLIC IMPROVEMENT PROJECTS - FUTURE PROJECTS							
2B	**Traffic Signal - NW 87th Terr & N Platte Purchase Dr**		**$ 468,000**			**$ 468,000**	Traffic Signal and ADA Intersection upgrades per KCMO req.
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	$ 800,000	PIAC/WSD	$ 700,000	
	Basin Outfall		$ 770,000	$ 340,000	DFA Account	$ 430,000	
	Sanitary Sewer Upgrades (per WSD)		$ 399,000			$ 399,000	
	Subtotal		**$ 2,669,000**	**$ 1,140,000**		**$ 1,529,000**	
7a	**N Platte Purchase Drive - Phase 2**	4200	$ 3,474,000			$ 3,474,000	N Platte Purchase Drive from M152 to
	Water Main Extension (Transmission)	3000	$ 1,079,000			$ 1,079,000	Tiffany Springs Parkway
	Subtotal		**$ 4,553,000**			**$ 4,553,000**	
7b	**N. Platte Purchae Drive, between Platte Purchase Park Entrance and NE. 100th Street**	2600	**$ 4,758,000**			**$ 4,758,000**	
7c	**N. Platte Purchase Drive, between NE 108th Street and Platte Purchase Park**	2700	**$ 3,787,000**	**$ 330,000**	Federal Match	**$ 3,457,000**	
9	**Tiffany Springs Parkway**	2600	**$ 4,302,000**			**$ 4,302,000**	Tiffany Springs Parkway from N Platte Purchase Drive west to Platte Purchase Park entrance

10	**Line Creek Parkway - Phase 2**	5500	$ 7,818,000			$ 7,818,000
	Roundabout		$ 2,158,000			$ 2,158,000
	Water Main Extension		$ 842,000			$ 842,000
	Subtotal		**$ 10,818,000**			**$ 10,818,000**
	Twin Creeks Village West CID Infrastructure -					
12	**NWC of Tiffany Springs RD & Platte Purchase DR**					
	Site Work		$ 332,358			$ 332,358
	Utilities, Roadways and Related Improvements		545,060			545,060
	Contingency		83,192			83,192
	Subtotal		**$ 960,610**			**$ 960,610**
	Twin Creeks Village West CID Infrastructure -					
13	**SWC of Tiffany Springs RD & West of Platte Purchase DR**					
	Site Work		$ 6,460,523			$ 6,460,523
	Utilities, Roadways and Related Improvements		737,180			737,180
	Contingency		715,520			715,520
	Roadways and Related Improvements		4,043,965			4,043,965
	Traffic Signal		225,000			225,000
	Design		298,800			298,800
	Subtotal		**$ 12,480,988**			**$ 12,480,988**
	Twin Creeks Village East CID Infrastructure -					
14	**SEC of Fountain Hills DR & Platte Purchase DR**					
	Site Work		$ 715,707			$ 715,707
	Utilities, Roadways and Related Improvements		870,165			870,165
	Traffic Signal		450,000			450,000
	Contingency		191,087			191,087
	Subtotal		**$ 2,226,959**			**$ 2,226,959**
TS	**Twin Creeks Trail System**					
TS2	Twin Creeks Trail System - Segment 2	3975	$ 872,000	$ 872,000	Platte Co/KCMO	$ -
TS3	Twin Creeks Trail System - Segment 3	2900	$ 636,000	$ 128,000	Platte Co/KCMO	$ 508,000
TS4	Twin Creeks Trail System - Segment 4	3900	$ 855,000	$ 701,000	Platte Co/KCMO	$ 154,000
TS5	Twin Creeks Trail System - Segment 5	4000	$ 877,000	$ 877,000	Platte Co/KCMO	$ -
	Subtotal		**$ 3,240,000**	**$ 2,578,000**		**$ 662,000**
COMMISSION EXPENSES						
	A. Legal		$ 500,000			$ 500,000
	B. Plan Admin, Staff Time, Misc.		$ 150,000			$ 150,000
	Subtotal		**$ 650,000**			**$ 650,000**
OTHER EXPENSES						
	A. Legal		$ 600,000			$ 600,000
	B. Construction Period Interest		$ 500,000			$ 500,000
	* C. Arterial Impact Fees		$ 750,000			$ 750,000
	Subtotal		**$ 1,850,000**			**$ 1,850,000**
		Projected Total	**$ 80,504,557**	**$ 6,214,000**		**$ 74,290,557**

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 5% of the construction, utility and right of way

Budgets for Projects 1-11 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 Infrastucture 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 Infrastucture Improvements essential to the preparation of Redevelopment Project B and also located in Arterial Street Impact Fee Benefit District E, and for Public Infrastucture 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.

<u>Amendment No. 7</u>

Exhibit 4.B

Redevelopment Schedule

Platte Purchase Redevelopment District
Redevelopment Schedule

Public Imp. Number	Public Infrasture Improvement Name	Substantially Complete**
1	**NW 88th Street**	**2017**
2A	**Traffic Signal - NW 88th & N Platte Purchase Dr**	**2017**
2B	**Traffic Signal - NW 87th Terr & N Platte Purchase Dr**	*
3	**Sanitary Sewer Extension**	**2021**
4	**NW Tiffany Springs Road**	**2021**
5	**Line Creek Regional Detention Facility (Phase 1)**	*
6	**M152 & N Platte Purchase Dr Interchange**	*
7A	**N Platte Purchase Drive - Phase 1**	**2021**
7A	**N Platte Purchase Drive - Phase 2**	*
7B	**N Platte Purchase Drive**	*
7C	**N Platte Purchase Drive**	*
9	**Tiffany Springs Parkway**	*
10	**Line Creek Parkway - Phase 1**	**2021**
10	**Line Creek Parkway - Phase 2**	*
11	**Water and Sanitary Sewer Main Extension**	*
12	**Infrastructure at the NWC of NW Tiffany Springs Road and N Platte Purchase Drive**	*
13	**Infrastructure at the SWC of NW Tiffany Springs Road and N Platte Purchase Drive**	*
14	**Infrastructure at the SEC of NW Fountain Hills Drive and N Platte Purchase Drive**	*
TS	**Twin Creeks Trail System**	*
TS1	Twin Creeks Trail System - Segment 1	
TS2	Twin Creeks Trail System - Segment 2	
TS3	Twin Creeks Trail System - Segment 3	
TS4	Twin Creeks Trail System - Segment 4	
TS5	Twin Creeks Trail System - Segment 5	

* Public Improvements will be completed as revenue is available and development occurs; provided, however, all Public Infrasturture Improvements shall be completed within twenty-tree (23) years of the last approved Redevelopment Project Area by Ordinance.

**Each Public Improvement shall be considered substantially complete when all construction work is accomplished, with the exception of the installation of landscaping, ground cover and signs not related to safety or traffic flow.

<u>Amendment No. 8</u>

Exhibit 5

Estimated Annual Increases in Assessed Value and

the Resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes

Platte Purchase Redevelopment Plan
Public Revenues Projections (Summary)

TIF REVENUE		TOTAL GROSS		TOTAL NPV 5% DISCOUNT RATE
ALL PROJECTS				
PILOTS (23 YEARS)	$	-	$	-
EATS (23 YEARS)		111,882,182		41,311,079
TOTAL TIF REVENUE	**$**	**111,882,182**	**$**	**41,311,079**

NOTES

ALL AMOUNTS ABOVE ARE NET OF ADMINISTRATIVE FEES.

Platte Purchase Redevelopment Plan
EATs Assumptions

GROWTH AND OTHER RATES

ANNUAL GROWTH RATE SALES	1%	YEAR 1 SALES DISCOUNT	50%
PAD SITE VACANCY RATE	0%	ADMINISTRATIVE FEE (MAXIMUM)	5%
TIMELY SALES TAX PAYMENT	2%	DISCOUNT RATE / INTEREST RAT	5%
STATE'S COLLECTION FEE	1%		

SALES TAX RATES	RATE	PORTION CAPTURED BY TIF
CLAY COUNTY		
COUNTY GENERAL	0.875%	50%
ZOOLOGICAL TAX DISTRICT	0.125%	50%
CITY - CAP IMPROVEMENTS	1.000%	50%
MASS TRANSIT/KCATA	0.413%	0%
MASS TRANSIT - CITY	0.463%	50%
LOCAL PARKS	0.500%	50%
FIRE	0.250%	50%
PUBLIC SAFETY	0.250%	50%
CID (Project C)	1.000%	50%
STATE GENERAL	3.000%	0%
STATE OTHER	1.225%	0%
PLATTE COUNTY		
COUNTY GENERAL	1.375%	50%
CITY - CAP IMPROVEMENTS	1.000%	50%
MASS TRANSIT/KCATA	0.413%	0%
MASS TRANSIT - CITY	0.463%	50%
LOCAL PARKS	0.500%	50%
FIRE	0.250%	50%
PUBLIC SAFETY	0.250%	50%
CID (Projects D & E)	1.000%	50%
STATE GENERAL	3.000%	0%
STATE OTHER	1.225%	0%

RETAIL SALES REVENUES	PROJ A	PROJ B	PROJ C
BASELINE YEAR	$ -	$ -	$ -
YEAR 1	$ 75,000,000	$ 14,050,000	$ 9,458,853
YEAR 2	$ 90,000,000	$ 21,075,000	$ 14,188,280
YEAR 3	$ 108,000,000	$ 28,100,000	$ 28,100,000
YEAR 4	$ 129,600,000	$ 28,381,000	$ 28,381,000

RETAIL SALES REVENUES	PROJ D	PROJ E	PROJ F
BASELINE YEAR	$ -	$ -	$ -
YEAR 1	$ 19,563,750	$ 3,480,625	$ -
YEAR 2	$ 29,345,625	$ 5,220,938	$ -
YEAR 3	$ 39,127,500	$ 6,961,250	$ -
YEAR 4	$ 39,518,775	$ 7,030,863	$ -

POST-REDEVELOPMENT TAXABLE SALES PER SQUARE FOOT

PROJECT A

USE	BUILDING SF	BASE SALES	ANNUAL SALES
RETAIL	150,000	-	$ 75,000,000
TOTAL	150,000	-	$ 75,000,000

PROJECT B

USE	BUILDING SF	BASE SALES	ANNUAL SALES
RETAIL	140,500	-	$ 28,100,000
COMMERCIAL	15,000	-	-
TOTAL	155,500	-	28,100,000

PROJECT C

USE	BUILDING SF	BASE SALES	ANNUAL SALES
RETAIL	98,935	-	$ 18,917,706
COMMERCIAL	17,300	-	-
TOTAL	116,235	-	18,917,706

PROJECT D

USE	BUILDING SF	BASE SALES	ANNUAL SALES
RETAIL	136,800	-	$ 34,200,000
HOTEL (180 Rooms)			4,927,500
COMMERCIAL	21,000	-	-
TOTAL	157,800	-	39,127,500

PROJECT E

USE	BUILDING SF	BASE SALES	ANNUAL SALES
RETAIL	27,845	-	$ 6,961,250
COMMERCIAL	11,725	-	-
TOTAL	39,570	-	6,961,250

PROJECT F

USE	BUILDING SF	BASE SALES	ANNUAL SALES
RETAIL	-	-	$ -
COMMERCIAL	3,000	-	-
TOTAL	3,000	-	-

Platte Purchase Redevelopment Plan
EATs Projections

PROJECT A

TIF YEAR	ANNUAL SALES INCREMENT	CLAY COUNTY TOTAL TAXES SUBJECT TO TIF	CITY TOTAL TAXES SUBJECT TO TIF	ZOOLOGICAL TOTAL TAXES SUBJECT TO TIF	TOTAL TAX SUBJECT TO EATS CAPTURE	ADMINISTRATIVE FEE	50% EATS
1	$ 75,000,000	$ 636,694	$ 1,791,838	$ 90,956	$ 2,519,488	$ (62,987)	$ 1,196,757
2	90,000,000	764,033	2,150,206	109,148	3,023,386	(75,585)	1,436,108
3	108,000,000	916,839	2,580,247	130,977	3,628,063	(90,702)	1,723,330
4	129,600,000	1,100,207	3,096,296	157,172	4,353,675	(108,842)	2,067,996
5	155,520,000	1,320,248	3,715,556	188,607	5,224,411	(130,610)	2,481,595
6	158,630,400	1,346,653	3,789,867	192,379	5,328,899	(133,222)	2,531,227
7	161,803,008	1,373,586	3,865,664	196,227	5,435,477	(135,887)	2,581,851
8	165,039,068	1,401,058	3,942,977	200,151	5,544,186	(138,605)	2,633,488
9	168,339,850	1,429,079	4,021,837	204,154	5,655,070	(141,377)	2,686,158
10	171,706,647	1,457,661	4,102,274	208,237	5,768,171	(144,204)	2,739,881
11	175,140,779	1,486,814	4,184,319	212,402	5,883,535	(147,088)	2,794,679
12	178,643,595	1,516,550	4,268,005	216,650	6,001,206	(150,030)	2,850,573
13	182,216,467	1,546,881	4,353,365	220,983	6,121,230	(153,031)	2,907,584
14	185,860,796	1,577,819	4,440,433	225,403	6,243,654	(156,091)	2,965,736
15	189,578,012	1,609,375	4,529,241	229,911	6,368,527	(159,213)	3,025,050
16	193,369,572	1,641,563	4,619,826	234,509	6,495,898	(162,397)	3,085,551
17	197,236,964	1,674,394	4,712,223	239,199	6,625,816	(165,645)	3,147,263
18	201,181,703	1,707,882	4,806,467	243,983	6,758,332	(168,958)	3,210,208
19	205,205,337	1,742,039	4,902,597	248,863	6,893,499	(172,337)	3,274,412
20	209,309,444	1,776,880	5,000,649	253,840	7,031,369	(175,784)	3,339,900
21	213,495,633	1,812,418	5,100,662	258,917	7,171,996	(179,300)	3,406,698
22	217,765,546	1,848,666	5,202,675	264,095	7,315,436	(182,886)	3,474,832
23	222,120,856	1,885,639	5,306,728	269,377	7,461,745	(186,544)	3,544,329

TOTAL GROSS	$ 33,572,978	$ 94,483,951	$ 4,796,140	$ 132,853,068	$ (3,321,327)	$ 63,105,207
TOTAL NPV	$ 18,329,288	$ 51,583,855	$ 2,618,470	$ 72,531,613	$ (1,813,290)	$ 34,452,516

PROJECT B

TIF YEAR	ANNUAL SALES INCREMENT	PLATTE COUNTY TOTAL TAXES SUBJECT TO TIF	CITY TOTAL TAXES SUBJECT TO TIF	TOTAL TAX SUBJECT TO EATS CAPTURE	ADMINISTRATIVE FEE	**TOTAL EATS**
1	$ 14,050,000	$ 187,431	$ 335,671	$ 523,102	$ (13,078)	**$ 248,473**
2	21,075,000	281,146	503,507	784,652	(19,616)	**372,710**
3	28,100,000	374,861	671,342	1,046,203	(26,155)	**496,946**
4	28,381,000	378,610	678,055	1,056,665	(26,417)	**501,916**
5	28,664,810	382,396	684,836	1,067,232	(26,681)	**506,935**
6	28,951,458	386,220	691,684	1,077,904	(26,948)	**512,004**
7	29,240,973	390,082	698,601	1,088,683	(27,217)	**517,124**
8	29,533,382	393,983	705,587	1,099,570	(27,489)	**522,296**
9	29,828,716	397,923	712,643	1,110,566	(27,764)	**527,519**
10	30,127,003	401,902	719,770	1,121,671	(28,042)	**532,794**
11	30,428,273	405,921	726,967	1,132,888	(28,322)	**538,122**
12	30,732,556	409,980	734,237	1,144,217	(28,605)	**543,503**
13	31,039,882	414,080	741,579	1,155,659	(28,891)	**548,938**
14	31,350,281	418,221	748,995	1,167,216	(29,180)	**554,427**
15	31,663,783	422,403	756,485	1,178,888	(29,472)	**559,972**
16	31,980,421	426,627	764,050	1,190,677	(29,767)	**565,571**
17	32,300,225	430,893	771,690	1,202,583	(30,065)	**571,227**
18	32,623,228	435,202	779,407	1,214,609	(30,365)	**576,939**
19	32,949,460	439,554	787,201	1,226,755	(30,669)	**582,709**
20	33,278,955	443,950	795,073	1,239,023	(30,976)	**588,536**
21	33,611,744	448,389	803,024	1,251,413	(31,285)	**594,421**
22	33,947,862	452,873	811,054	1,263,927	(31,598)	**600,365**
23	34,287,340	457,402	819,165	1,276,567	(31,914)	**606,369**

TOTAL GROSS	$ 9,180,044	$ 16,440,625	$ 25,620,669	$ (640,517)	$ 12,169,818
TOTAL NPV	$ 5,173,612	$ 9,265,469	$ 14,439,080	$ (360,977)	$ 6,858,563

1. STATE ALLOWS RETAILERS TO RETAIN 2% PAYMENT DISCOUNT FOR ALL SALES TAXES FILED AND PAID BY DUE DATE.
2. STATE COLLECTION FEE OF 1%.
3. PROJECTIONS INCLUDE ONLY SALES TAXES. OTHER ECONOMIC ACTIVITY TAXES TO BE ADDED LATER.
4. PROJECT A PROJECTIONS BASED UPON 155,000 SQUARE FEET OF RETAIL SPACE.
PROJECT B PROJECTIONS BASED UPON 140,500 SQUARE FEET OF RETAIL AND 15,000 SQUARE FEET OF COMMERCIAL SPACE.

Platte Purchase Redevelopment Plan
EATs Projections

PROJECT C

TIF YEAR	ANNUAL SALES INCREMENT	CLAY COUNTY TOTAL TAXES SUBJECT TO TIF	CITY TOTAL TAXES SUBJECT TO TIF	ZOOLOGICAL TOTAL TAXES SUBJECT TO TIF	CID TOTAL TAXES SUBJECT TO TIF	TOTAL TAX SUBJECT TO EATS CAPTURE	ADMINISTRATIVE FEE	50% EATS
1	$ 9,458,853	$ 80,299	$ 225,983	$ 11,471	$ 91,770	$ 409,523	$ (10,238)	$ 194,523
2	14,188,280	120,448	338,975	17,207	137,655	614,284	(15,357)	291,785
3	28,100,000	238,548	671,342	34,078	272,626	1,216,594	(30,415)	577,882
4	28,381,000	240,933	678,055	34,419	275,352	1,228,760	(30,719)	583,661
5	28,948,620	245,752	691,617	35,107	280,860	1,253,336	(31,333)	595,334
6	29,527,592	250,667	705,449	35,810	286,477	1,278,402	(31,960)	607,241
7	30,118,144	255,680	719,558	36,526	292,206	1,303,970	(32,599)	619,386
8	30,720,507	260,794	733,949	37,256	298,050	1,330,050	(33,251)	631,774
9	31,334,917	266,010	748,628	38,001	304,011	1,356,651	(33,916)	644,409
10	31,961,616	271,330	763,601	38,761	310,092	1,383,784	(34,595)	657,297
11	32,600,848	276,757	778,873	39,537	316,293	1,411,459	(35,286)	670,443
12	33,252,865	282,292	794,450	40,327	322,619	1,439,689	(35,992)	683,852
13	33,917,922	287,938	810,339	41,134	329,072	1,468,482	(36,712)	697,529
14	34,596,281	293,696	826,546	41,957	335,653	1,497,852	(37,446)	711,480
15	35,288,206	299,570	843,077	42,796	342,366	1,527,809	(38,195)	725,709
16	35,993,970	305,562	859,938	43,652	349,214	1,558,365	(38,959)	740,223
17	36,713,850	311,673	877,137	44,525	356,198	1,589,533	(39,738)	755,028
18	37,448,127	317,907	894,680	45,415	363,322	1,621,323	(40,533)	770,129
19	38,197,089	324,265	912,573	46,324	370,588	1,653,750	(41,344)	785,531
20	38,961,031	330,750	930,825	47,250	378,000	1,686,825	(42,171)	801,242
21	39,740,252	337,365	949,441	48,195	385,560	1,720,561	(43,014)	817,267
22	40,535,057	344,112	968,430	49,159	393,271	1,754,972	(43,874)	833,612
23	41,345,758	350,994	987,799	50,142	401,137	1,790,072	(44,752)	850,284
	TOTAL GROSS	$ 6,293,342	$ 17,711,264	$ 899,049	$ 7,192,391	$ 32,096,046	$ (802,401)	$ 15,245,622
	TOTAL NPV	$ 3,444,062	$ 9,692,575	$ 492,009	$ 3,936,071	$ 17,564,717	$ (439,118)	$ 8,343,241

PROJECT D

TIF YEAR	ANNUAL SALES INCREMENT	PLATTE COUNTY TOTAL TAXES SUBJECT TO TIF	CITY TOTAL TAXES SUBJECT TO TIF	CID TOTAL TAXES SUBJECT TO TIF	TOTAL TAX SUBJECT TO EATS CAPTURE	ADMINISTRATIVE FEE
1	$ 19,563,750	$ 260,985	$ 467,401	$ 189,808	$ 918,194	$ (22,955)
2	29,345,625	391,478	701,101	284,711	1,377,291	(34,432)
3	39,127,500	521,971	934,802	379,615	1,836,388	(45,910)
4	39,518,775	527,190	944,150	383,411	1,854,751	(46,369)
5	39,913,963	532,462	953,591	387,245	1,873,299	(46,832)
6	40,313,102	537,787	963,127	391,118	1,892,032	(47,301)
7	40,716,233	543,165	972,759	395,029	1,910,952	(47,774)
8	41,123,396	548,596	982,486	398,979	1,930,062	(48,252)
9	41,534,630	554,082	992,311	402,969	1,949,362	(48,734)
10	41,949,976	559,623	1,002,234	406,999	1,968,856	(49,221)
11	42,369,476	565,219	1,012,257	411,069	1,988,545	(49,714)
12	42,793,171	570,872	1,022,379	415,179	2,008,430	(50,211)
13	43,221,102	576,580	1,032,603	419,331	2,028,514	(50,713)
14	43,653,313	582,346	1,042,929	423,524	2,048,800	(51,220)
15	44,089,846	588,170	1,053,358	427,760	2,069,287	(51,732)
16	44,530,745	594,051	1,063,892	432,037	2,089,980	(52,250)
17	44,976,052	599,992	1,074,531	436,358	2,110,880	(52,772)
18	45,425,813	605,992	1,085,276	440,721	2,131,989	(53,300)
19	45,880,071	612,052	1,096,129	445,128	2,153,309	(53,833)
20	46,338,872	618,172	1,107,090	449,580	2,174,842	(54,371)
21	46,802,260	624,354	1,118,161	454,076	2,196,590	(54,915)
22	47,270,283	630,597	1,129,343	458,616	2,218,556	(55,464)
23	47,742,986	636,903	1,140,636	463,202	2,240,742	(56,019)
	TOTAL GROSS	$ 12,782,640	$ 22,892,546	$ 8,833,263	$ 44,971,652	$ (1,124,291)
	TOTAL NPV	$ 7,203,932	$ 12,901,588	$ 5,088,418	$ 25,344,744	$ (633,619)

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2. STATE COLLECTION FEE OF 1%.
3. PROJECTIONS INCLUDE ONLY SALES TAXES. OTHER ECONOMIC ACTIVITY TAXES TO BE ADDED LATER.
4. PROJECT C PROJECTIONS BASED UPON 124,000 SQUARE FEET OF RETAIL AND 28,000 SQUARE FEET OF COMMERCIAL SPACE.
PROJECT D PROJECTIONS BASED UPON 63,500 SQUARE FEET OF RETAIL AND 6,000 SQUARE FEET OF COMMERCIAL SPACE.

Platte Purchase Redevelopment Plan
EATs Projections

PROJECT E

TOTAL EATS	TIF YEAR	ANNUAL SALES INCREMENT	PLATTE COUNTY TOTAL TAXES SUBJECT TO TIF	CITY GENERAL	CITY TOTAL TAXES SUBJECT TO TIF	CID TOTAL TAXES SUBJECT TO TIF	TOTAL TAX SUBJECT TO EATS CAPTURE	ADMINISTRATIVE FEE	**TOTAL EATS**
$ 436,142	1	$ 3,480,625	$ 46,432	16,885	$ 16,885	$ 33,769	$ 97,086	$ (2,427)	**$ 46,116**
654,213	2	5,220,938	69,649	25,327	25,327	50,654	145,629	(3,641)	**69,174**
872,284	3	6,961,250	92,865	33,769	33,769	67,538	194,172	(4,854)	**92,232**
881,007	4	7,030,863	93,793	34,107	34,107	68,213	196,114	(4,903)	**93,154**
889,817	5	7,101,171	94,731	34,448	34,448	68,896	198,075	(4,952)	**94,086**
898,715	6	7,172,183	95,679	34,792	34,792	69,585	200,055	(5,001)	**95,026**
907,702	7	7,243,905	96,635	35,140	35,140	70,280	202,056	(5,051)	**95,977**
916,779	8	7,316,344	97,602	35,492	35,492	70,983	204,077	(5,102)	**96,936**
925,947	9	7,389,507	98,578	35,846	35,846	71,693	206,117	(5,153)	**97,906**
935,207	10	7,463,402	99,564	36,205	36,205	72,410	208,179	(5,204)	**98,885**
944,559	11	7,538,036	100,559	36,567	36,567	73,134	210,260	(5,257)	**99,874**
954,004	12	7,613,417	101,565	36,933	36,933	73,865	212,363	(5,309)	**100,872**
963,544	13	7,689,551	102,581	37,302	37,302	74,604	214,487	(5,362)	**101,881**
973,180	14	7,766,446	103,606	37,675	37,675	75,350	216,631	(5,416)	**102,900**
982,912	15	7,844,111	104,642	38,052	38,052	76,104	218,798	(5,470)	**103,929**
992,741	16	7,922,552	105,689	38,432	38,432	76,865	220,986	(5,525)	**104,968**
1,002,668	17	8,001,777	106,746	38,817	38,817	77,633	223,196	(5,580)	**106,018**
1,012,695	18	8,081,795	107,813	39,205	39,205	78,410	225,428	(5,636)	**107,078**
1,022,822	19	8,162,613	108,891	39,597	39,597	79,194	227,682	(5,692)	**108,149**
1,033,050	20	8,244,239	109,980	39,993	39,993	79,986	229,959	(5,749)	**109,230**
1,043,380	21	8,326,682	111,080	40,393	40,393	80,785	232,258	(5,806)	**110,323**
1,053,814	22	8,409,948	112,191	40,797	40,797	81,593	234,581	(5,865)	**111,426**
1,064,352	23	8,494,048	113,313	41,205	41,205	82,409	236,927	(5,923)	**112,540**
$ 21,361,535		TOTAL GROSS	$ 2,274,184	$ 826,976	$ 826,976	$ 1,653,952	$ 4,755,113	$ (118,878)	$ 2,258,679
$ 12,038,753		TOTAL NPV	$ 1,281,666	$ 466,060	$ 466,060	$ 932,121	$ 2,679,846	$ (66,996)	$ 1,272,927

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Platte Purchase Redevelopment Plan
EATs Projections

PROJECT F

TIF YEAR	ANNUAL SALES INCREMENT	PLATTE COUNTY TOTAL TAXES SUBJECT TO TIF	CITY GENERAL	CITY TOTAL TAXES SUBJECT TO TIF	CID TOTAL TAXES SUBJECT TO TIF	TOTAL TAX SUBJECT TO EATS CAPTURE	ADMINISTRATIVE FEE	**TOTAL EATS**
1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2	-	-	-	-	-	-	-	**-**
3	-	-	-	-	-	-	-	**-**
4	-	-	-	-	-	-	-	**-**
5	-	-	-	-	-	-	-	**-**
6	-	-	-	-	-	-	-	**-**
7	-	-	-	-	-	-	-	**-**
8	-	-	-	-	-	-	-	**-**
9	-	-	-	-	-	-	-	**-**
10	-	-	-	-	-	-	-	**-**
11	-	-	-	-	-	-	-	**-**
12	-	-	-	-	-	-	-	**-**
13	-	-	-	-	-	-	-	**-**
14	-	-	-	-	-	-	-	**-**
15	-	-	-	-	-	-	-	**-**
16	-	-	-	-	-	-	-	**-**
17	-	-	-	-	-	-	-	**-**
18	-	-	-	-	-	-	-	**-**
19	-	-	-	-	-	-	-	**-**
20	-	-	-	-	-	-	-	**-**
21	-	-	-	-	-	-	-	**-**
22	-	-	-	-	-	-	-	**-**
23	-	-	-	-	-	-	-	**-**
TOTAL GROSS		$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL NPV		$ -	$ -	$ -	$ -	$ -	$ -	$ -

ALL PROJECT AREAS - NET EATS

TIF YEAR	GROSS EATS	ADMINISTRATIVE FEE	**TOTAL NET EATS**
1	$ 1,259,744	$ (62,987)	**$ 1,196,757**
2	1,773,244	(88,662)	**1,684,581**
3	2,411,119	(120,556)	**2,290,563**
4	3,466,178	(173,309)	**3,292,869**
5	4,437,480	(221,874)	**4,215,606**
6	4,730,639	(236,532)	**4,494,107**
7	4,810,734	(240,537)	**4,570,197**
8	4,892,285	(244,614)	**4,647,671**
9	4,975,321	(248,766)	**4,726,555**
10	5,059,870	(252,993)	**4,806,876**
11	5,145,959	(257,298)	**4,888,661**
12	5,233,620	(261,681)	**4,971,939**
13	5,322,881	(266,144)	**5,056,737**
14	5,413,773	(270,689)	**5,143,085**
15	5,506,328	(275,316)	**5,231,011**
16	5,600,576	(280,029)	**5,320,547**
17	5,696,551	(284,828)	**5,411,723**
18	5,794,284	(289,714)	**5,504,570**
19	5,893,810	(294,691)	**5,599,120**
20	5,995,164	(299,758)	**5,695,406**
21	6,098,379	(304,919)	**5,793,460**
22	6,203,491	(310,175)	**5,893,317**
23	6,310,538	(315,527)	**5,995,011**
24	2,614,065	(130,703)	**2,483,361**
25	2,004,314	(100,216)	**1,904,098**
26	1,120,371	(56,019)	**1,064,352**
	$ 117,770,718	$ (5,888,536)	**$ 111,882,182**
	$ 41,311,079	$ (2,174,267)	**$ 41,311,079**

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4. PROJECT E PROJECTIONS BASED UPON 8,000 SQUARE FEET OF COMMERCIAL SPACE.
   PROJECT F PROJECTIONS BASED UPON 3,000 SQUARE FEET OF COMMERCIAL SPACE.

Amendment No. 9

Exhibit 6

Sources of Funds

Other Sources*	$6,214,000
Amount of Reimbursable Costs from Economic Activity Taxes	$74,290,557
TOTAL	$80,504,557

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 $111,882,182. 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