THE SANTA FE TAX INCREMENT FINANCING PLAN KANSAS CITY, MISSOURI

APPROVED BY THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI JULY 21, 1993

THE SANTA FE TAX INCREMENT FINANCING PLAN KANSAS CITY, MISSOURI

APPROVED BY THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI JULY 21, 1993

TABLE OF CONTENTS

	REQUIRED PLAN ELEMENTS	PAGE
l.	GENERAL DESCRIPTION	1
	A. SUMMARY B. REDEVELOPMENT AREA C. REDEVELOPMENT PROJECTS D. REDEVELOPMENT PLAN OBJECTIVES	1 1 1
II.	ESTIMATED REDEVELOPMENT PROJECT COSTS	2
111.	ANTICIPATED SOURCES OF FUNDS	2
	A. PAYMENT IN LIEU OF TAXES B. ECONOMIC ACTIVITY TAXES	2 3
IV.	EVIDENCE OF THE COMMITMENTS TO FINANCE	4
٧.	ANTICIPATED TYPE AND TERMS OF OBLIGATIONS	4
VI.	MOST RECENT EQUALIZED ASSESSED VALUATION	4
VII.	ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT	5
VIII.	GENERAL LAND USE	5
	STATUTORY FINDINGS	
IX.	EXISTING CONDITIONS	5
X.	BUT FOR TIF	5
XI.	CONFORMANCE TO THE COMPREHENSIVE PLAN	6
XII.	ESTIMATED DATE OF COMPLETION	6
YIII	RELOCATION ASSISTANCE DLAN	^

OTHER CONDITIONS

XIV.	ACQUISITON AND DISPOSITION	7
	A. ACQUISITION AND CLEARANCE B. ASSEMBLAGE AND DISPOSITION OF LAND	7 7
XV.	AFFIRMATIVE ACTION	7
XVI.	DESIGN REVIEW PROCESS	8
XVII.	ENTERPRISE ZONE	8
XVIII.	PROVISION OF PUBLIC FACILITIES	8
XIX.	REQUEST FOR PROPOSALS	8
XX.	TAX INCREMENT FINANCING	9
XXI.	PROVISIONS FOR AMENDING THE TAX INCREMENT PLAN	9

APPENDICES

EXHIBIT 1 - LOCATION AND LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA

EXHIBIT 2 - SITE PLAN

EXHIBIT 3 - SPECIFIC OBJECTIVES OF REDEVELOPMENT PLAN

EXHIBIT 4 - ESTIMATED REDEVELOPMENT PROJECT COSTS

EXHIBIT'S - SOURCE OF FUNDS

EXHIBIT 6 - ESTIMATED ANNUAL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES OVER THE LIFE OF THE REDEVELOPMENT PLAN

EXHIBIT 7 - DEVELOPER'S PROPOSAL

EXHIBIT 8 - EXISTING CONDITIONS STUDY

EXHIBIT 9 - DEVELOPMENT SCHEDULE

EXHIBIT 10 - RELOCATION PLAN

EXHIBIT 11 - LAND ACQUISITION AND DISPOSITION MAP

EXHIBIT 12 - AFFIRMATIVE ACTION POLICY

EXHIBIT 13 - DESIGN REVIEW PROCESS

EXHIBIT 14 - DEFINITION OF TERMS

REQUIRED PLAN ELEMENTS

I. GENERAL DESCRIPTION

A. <u>Summary</u>. The Santa Fe Tax Increment Financing Plan (the "Plan") calls for the reclamation of the site and development of the Redevelopment Area through the construction of approximately 724,000 square feet of retail, 837,000 square feet of office, 345,000 square feet of light industrial, 221,000 square feet of warehouse, 1,000 residential units, together with all necessary utilities, street improvements and appurtenances necessary to adequately address the blighted conditions within the Redevelopment Project Areas.

It is anticipated that Redevelopment Project Areas 1 through 1c, 2a through 2k, 3a, 3b, 3d and 4a through c (as shown on Exhibit 2 attached hereto) will be the most feasible to redevelop and will occur first. Anticipated redevelopment in these Redevelopment Project Areas are anticipated to be 724,000 square feet of retail, 250,000 square feet of office, 170,000 square feet of light industrial, 221,000 square feet of warehouse, together with all necessary utilities, street improvements and appurtenances necessary to adequately address the blighted conditions within the Redevelopment Project Areas.

The Redevelopment Area was previously designated as a 353 Urban Redevelopment Project in order to assist the developer with land reclamation and redevelopment activities. The 353 designation was proven insufficient to accomplish the necessary land reclamation activities. Therefore the Tax Increment Financing Commission and the City Council of Kansas City have authorized this Plan in order to accomplish the reclamation and redevelopment activities not feasible under the 353 designation.

- B. Redevelopment Area. The Redevelopment Area consists of approximately 513 acres bound by 87th Street on the north, Interstate 435 on the east, Bannister Road on the south and U.S. Highway 71 (the Bruce R. Watkins Freeway) on the west (the "Redevelopment Area") in Kansas City, Jackson County, Missouri (the "City") as described in Exhibit 1 attached hereto.
- C. <u>Redevelopment Projects</u>. The development activities within the Redevelopment Area will be undertaken in a series of approximately thirty-five (35) redevelopment projects (the "Redevelopment Projects"), each of which will be separately approved by ordinance in conformance with Missouri's Tax Increment Financing Statute. This Plan will be implemented by construction of the depicted development described on the site plan attached as <u>Exhibit 2</u> and described in the specific objectives of the Plan set forth in <u>Exhibit 3</u>.
- D. <u>Redevelopment Plan Objectives</u>. The general objectives of the Redevelopment Plan are:
 - 1. To eliminate conditions of blight which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof.
 - 2. To enhance the tax base of the City and the other Taxing Districts by developing the Redevelopment Area to its highest and best use, encouraging private investment in the surrounding area, increasing employment opportunities

and to discourage residents, commerce, industry and manufacturing from moving to another state.

- To increase employment and housing opportunities in the City.
- 4. To stimulate development which would not occur without Tax Increment Financing assistance.

Specific objectives of the Plan are set forth in Exhibit 3.

II. <u>ESTIMATED REDEVELOPMENT PROJECT COSTS</u>

Estimated redevelopment project costs for the Santa Fe Trail Project are projected to be approximately \$283,074,585 over the life of the Plan. The Plan proposes that approximately \$113,999,585 in Redevelopment Project Costs. The reimbursable Project Costs include: mine stabilization and land reclamation, including the use of the controlled blasting technique; streets, sewers and sidewalks to serve the Redevelopment Project Areas 1 through 1c, 2a through 2k, 3a, 3b, 3d and 4a through c as shown on Exhibit 2 attached hereto; construction of Hickman Mills between Bannister Road and 87th Street; and TIF related administration, legal and financial fees. Construction costs for Hickman Mills Road and land reclamation costs for the remaining Redevelopment Project Areas will be eligible for reimbursement after all other eligible reimbursable project costs have been paid in full and to the extent funds are available from the Special Allocation Fund.

Included as a part of the Redevelopment Project Costs are those costs of site acquisition, preparation and construction of public improvements necessitated by the Redevelopment Projects and any costs incidental to a redevelopment plan or redevelopment project. These costs, along with the estimated Project Costs, are set forth in Exhibit 4.

The Commission has determined that certain planning and special services expenses of the Commission which are not direct project costs are nonetheless reasonable and necessary for the operation of the Commission and are incidental costs to the project. These incidental costs will be recovered by the Commission from the Special Allocation Fund in an amount not to exceed five percent (5%) of the PILOTS and Economic Activity Taxes paid annually into the fund.

III. ANTICIPATED SOURCES OF FUNDS

Anticipated sources and amounts of funds to pay Redevelopment Project Costs and amounts to be available from those sources are shown on <u>Exhibit 5</u>. The expected source of funds to be used to reimburse eligible expenses include PILOTS and Economic Activity Tax proceeds.

If bonds are issued, bond proceeds will be deposited in a special construction fund for use in payment of Reimbursable Project Costs. If property is acquired by the Commission and sold or leased to a selected Developer, land disposition or lease proceeds will be utilized by the Commission for payment of Reimbursable Project Costs.

A. Payment in Lieu of Taxes. The total Payment in Lieu of Taxes ("PILOTS")

generated over the duration of the Plan is estimated to be approximately \$82,523,000. The resulting Payments in Lieu of Taxes available to pay redevelopment project costs by year are shown in Exhibit 6. Approximately \$41,375,000 is anticipated from development of Redevelopment Projects 1 through 1c, 2a through 2k, 3a, 3b, 3d and 4a through c as shown on Exhibit 2 attached hereto. The remaining \$41,148,000 is anticipated only if development occurs in the balance of the Redevelopment Area.

Calculations of expected proceeds of PILOTS are based on current real property assessment formulas and current property tax rates, both of which are subject to change due to many factors, including statewide reassessment, the effects of real property classification for real property tax purposes, and the roll back in tax levies resulting from reassessment or classification. Furthermore calculations are based on increases in assessments of 4% every other year that can be expected to result from inflation with no levy increases, which would also increase PILOTS.

The amount of PILOTS in excess of the funds deemed necessary by the Commission for implementation of this Plan, may be declared as surplus by the Commission. The declared surplus will be made available for distribution to the various Taxing Districts in the Redevelopment Area in the manner provided by the Act.

B. <u>Economic Activity Taxes</u>. Over the life of the Plan, the total Economic Activity Tax revenues are estimated to be approximately \$135,900,000. Of the total additional revenue from taxes imposed by the municipality or other taxing districts and which are generated by economic activities within the Redevelopment Project Areas, as defined in Section 99.845.3, fifty percent (50%), or approximately \$67,950,000 will be made available upon annual appropriation, to pay eligible Redevelopment Project Costs. Those Economic Activity Taxes available to pay project costs are shown in Exhibit 6. Approximately \$61,788,000 is anticipated for deposit in the Special Allocation Fund from development of Redevelopment Projects 1 through 1c, 2a through 2k, 3a, 3b, 3d and 4a through c as shown on Exhibit 2 attached hereto. The remaining \$6,162,000 is anticipated only if development occurs in the balance of the Redevelopment Area.

Anticipated Economic Activity Taxes are based upon projected net earnings taxes paid by businesses and employees, as well as sales tax. It is assumed that net earnings and sales tax revenues will increase due to inflation at a rate of 2% a year in addition to the assumed increases due to job creation and business expansion. The estimated PILOTS and Economic Activity Tax revenues are set forth in Exhibit 6 attached hereto.

The amount of Economic Activity Taxes in excess of the funds deemed necessary by the Commission for implementation of this Plan, may be declared as surplus by the Commission. The declared surplus will be made available for distribution to the various Taxing Districts in the Redevelopment Area in the manner provided by the Act.

The Plan requires that all affected businesses and property owners shall be identified and that the Commission shall be provided with documentation regarding payment of Economic Activity Taxes. The Commission shall make available information to the City of Kansas City regarding the identity and location of the affected businesses. It shall be the obligation and intent of the City of Kansas City to determine the Economic Activity taxes and to appropriate such funds into the Special Allocation Fund, no less frequently than yearly and no more frequently than quarterly, in accordance with the Act.

IV. EVIDENCE OF THE COMMITMENTS TO FINANCE

Any proposal submitted by a developer to implement this Plan shall include evidence of commitments to finance the Redevelopment Project Costs in addition to those allowable project costs to be paid out of the Special Allocation Fund. Such evidence shall be a part of this Plan and be attached hereto as Exhibit 7.

V. ANTICIPATED TYPE AND TERMS OF OBLIGATIONS

Without excluding other methods of financing, Bonds may be issued pursuant to this Plan for a term not to exceed 23 years from the adoption of the ordinance approving a redevelopment project within a redevelopment area, at an interest rate determined by the Issuing Body. In order to market such Bonds, it is estimated that available Project revenues must equal 125% - 175% of the annual debt service payments required for the retirement of the Bonds. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the Bonds or for reserves, sinking funds, or reimbursable project costs may be used to call Bonds in advance of their maturities or may become available for distribution annually to the Taxing Districts. Bonds may be sold in one or more series in order to implement this Plan. All obligations shall be retired no later than 23 years after the adoption of the ordinance approving the redevelopment project, the costs of which are to be paid from the proceeds thereof. No redevelopment project may be approved by Ordinance adopted more than ten years from the adoption of the ordinance approving the redevelopment plan under which the project is authorized. Therefore the latest date of retirement of the Bonds, if the ordinance approving the redevelopment plan is adopted in 1993, will be 2026.

VI. MOST RECENT EQUALIZED ASSESSED VALUATION

The total initial equalized assessed valuation of the areas selected for Redevelopment Projects, according to the Kansas City Assessor's records, is \$1,803,830. The current combined tax levy is projected to be \$8.56 (including 1987 M & M replacement surcharge tax) per \$100 assessed valuation on land and \$7.81 (including 1987 M & M replacement surcharge tax) per \$100 assessed valuation on improvements. The current annual tax revenue, without any property tax exemptions, is approximately \$154,396.

The Total Initial Equalized Assessed Valuation of an area selected for a redevelopment project will be determined when the individual Redevelopment Project is approved by ordinance. The municipality or the Commission may then issue tax increment bonds to finance redevelopment within the Redevelopment Project. PILOTS measured by subsequent increases in property tax revenue which would have resulted from increased valuation had Tax Increment Financing not been adopted, will be segregated from taxes resulting from the Total Initial Equalized Assessed Valuation as defined herein, and deposited in a special allocation fund earmarked for bond retirement or payment of Redevelopment Project Costs as defined herein.

VII. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

Upon completion of all of the Redevelopment Projects, the assessed valuation of the areas selected for Redevelopment Projects is anticipated to be approximately \$70,058,880. The increase in assessed valuation therefore is anticipated to be approximately \$68,255,050. The resulting Payments in Lieu of Taxes available to pay Redevelopment Project Costs by year are shown in Exhibit 6. When complete will yield an estimated \$5,316,000 in additional real property taxes annually. Approximately 46% of the additional real property taxes are expected upon completion of Redevelopment Projects 1 through 1c, 2a through 2k, 3a, 3b, 3d and 4a through c.

VIII. GENERAL LAND USE

The property within the Redevelopment Area currently contains a PACE membership warehouse at the southeast corner, with the remainder of the area being vacant or mined as a rock quarry. The proposed general land use for the Redevelopment Area is envisioned to be a mixture of uses including retail, office, hotel, light industrial and residential uses. The Site Plan, Exhibit 2, attached hereto and made part of this Redevelopment Plan, designates the intended predominant land use categories for which tracts in the area will be sold, leased, or otherwise conveyed. The individual Redevelopment Projects shall be subject to the applicable provisions of the Municipality's Zoning Ordinance as well as other codes and ordinances as may be amended from time to time.

STATUTORY FINDINGS

IX. EXISTING CONDITIONS

The Redevelopment Area, including each of the Redevelopment Projects contained therein, qualifies as a "Blighted Area" under Missouri's Tax Increment Financing Statute. A significant portion of the Redevelopment Area has been severely undermined and was previously found to be a "blighted area" as part of the 353 designation process. The conditions defined therein are here again found to be existent under Section 99.810 of the Act at the time of approval of this Plan.

These physical conditions preclude any further development and will continue to jeopardize health, safety and welfare without the adoption of this Tax Increment Financing Plan. Further, this Plan is feasible only if all of the specified Redevelopment Projects are designated as such under Missouri's Tax Increment Financing Statute.

A study of the Redevelopment Area has been conducted documenting existing conditions and is attached as <u>Exhibit 8</u>.

X. "BUT FOR TIF"

The Redevelopment Area has not been subject to growth and development by private enterprise, even with the availability of tax abatement under the 353 Urban Redevelopment Project designation, and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan. The availability of 353

assistance is found to be insufficient to accomplish the redevelopment of this area. The best and most economically viable use for the property in the Redevelopment Area is for a mixture of uses including retail, office, hotel, light industrial and residential uses. Because of the existing condition of the property within the Redevelopment Area, and particularly the condition and location of the area selected for redevelopment projects, the property has not been subject to growth or development in the past. The cost of curing the existing conditions and construction of the improvements contemplated by the Plan is not economically viable, if fully borne by the developer. The use of Tax Increment Financing makes the Plan feasible and thus attractive to private enterprise investment.

XI. CONFORMANCE TO THE COMPREHENSIVE PLAN

The Plan is generally consistent and conforms with the City's Comprehensive Plan. The uses proposed for the Redevelopment Area are generally consistent with the South Development Area Plan approved by Ordinance Number 38861 on January 15, 1971 and amended for the Redevelopment Area by Resolution Number 62713 on February 2, 1989. Additional revisions to the South Development Area Plan are needed to bring the Plan into complete compliance. The necessary revisions will be made to the area plan prior to approval of this Plan.

The redevelopment activities are also consistent with the BCR 353 Redevelopment Plan approved by Committee Substitute for Ordinance Number 920377, as amended on May 28, 1992 and the Major Street Plan approved by Ordinance Number 64073 on September 28, 1989.

XII. ESTIMATED DATE OF COMPLETION

The completion of the construction of the redevelopment projects is expected to occur in 2016. In any event, the completion of any redevelopment project and retirement of obligations incurred to finance redevelopment costs will be completed no later than twenty three (23) years from the adoption of the ordinance approving the redevelopment project within the Redevelopment Area, provided that no ordinance approving a redevelopment project shall be adopted later than ten (10) years from the adoption of the ordinance approving this Redevelopment Plan.

The Development Schedule is set forth in the attached Exhibit 9.

XIII. <u>RELOCATION ASSISTANCE PLAN</u>

No relocation is anticipated under the Plan. If necessary, relocation assistance will be available to all eligible displaced occupants in conformance with the Relocation Assistance Plan as set forth in Exhibit 10 or as may be required by other state, federal or local laws.

OTHER PLAN CONDITIONS AND CONSIDERATIONS

XIV. ACQUISITION AND DISPOSITION

A. Acquisition and Clearance. To achieve the redevelopment objectives of this Plan, property or interests therein, including easements and rights-of-way, identified on Exhibit 11, "Land Acquisition and Disposition Map", attached hereto, and made a part of this Plan, may be acquired by purchase, donation, lease or eminent domain in the manner provided for corporations in Chapter 523, R.S.Mo. by the Municipality or the Commission. The property acquired by the Municipality or the Commission may be cleared, and either (1) sold or leased for private redevelopment or (2) sold, leased, or dedicated for construction of public improvements or facilities. The Municipality or the Commission may determine that to meet the redevelopment objectives of the Redevelopment Plan, other properties listed on said map and not scheduled for acquisition should be acquired or certain property currently listed for acquisition should not be acquired. No property for a redevelopment project shall be acquired by eminent domain later than five (5) years from adoption of the ordinance approving the redevelopment Plan under which such project is authorized.

Individual structures may be exempted from acquisition if they are located so as not to interfere with the implementation of the objectives of this Redevelopment Plan or the Redevelopment Projects implemented pursuant to the Redevelopment Plan and their owner(s) agree to rehabilitate or redevelop their property, if necessary, in accordance with the objectives of this Redevelopment Plan.

Clearance and demolition activities will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tracts of land do not remain vacant for extended periods of time and so that the adverse affects of clearance activities may be minimized.

The Municipality or the Commission may devote property which it has acquired to temporary uses prior to such time as property is needed for redevelopment. Such uses may include, but are not limited to, parking or other uses the Municipality or the Commission may deem appropriate.

B. Assemblage and Disposition of Land. Land assemblage shall be conducted for (1) sale, lease or conveyance to private developers or (2) sale, lease, conveyance or dedication for the construction of public use, improvements or facilities. The terms of conveyance shall be incorporated in appropriate disposition agreements which may contain more specific planning and design controls than those stated in this Plan.

XV. <u>AFFIRMATIVE ACTION</u>

It is the Commission's policy to encourage participation in the bidding process by minority and women owned business concerns. The Commission has developed an affirmative action process and a minority business enterprise (MBE) participation goal of 15% and a women business enterprise (WBE) participation goal of 5% for both professional services and consultants and a similar goal for all construction activity within all phases of the redevelopment projects.

The Commission's Affirmative Action Policy is set forth in the attached Exhibit 12.

XVI. DESIGN REVIEW PROCESS

The Commission has adopted a design review process which shall be carried out to review all proposed improvements in the Redevelopment Area. This Design Review Process is attached hereto as Exhibit 13.

The following design controls shall apply to the Plan:

- A. <u>General</u>: New development shall be designed and constructed so that it is integrated into and complements the surrounding environment. Any buildings that remain shall be made to conform to the development guidelines as approved by the Commission.
- B. <u>Pedestrian Walkways</u>, <u>Streets and Open Walk Spaces</u>: Streets, pedestrian paths or open walk spaces shall be designed as an integral part of the overall site design, properly related to existing and proposed buildings and City streetscape elements.
- C. <u>Parking</u>: Parking areas shall be designed with careful regard given to orderly arrangement, landscaping, ease of access, and as an integral part of the total site design. Vehicular access to the parking areas shall minimize conflicts with other vehicular and pedestrian movements. Ingress and egress points shall be well distanced from intersections in order to avoid congestion and interference with traffic.
- D. <u>Landscape Design</u>: A coordinated landscape program shall be developed in the Redevelopment Area to incorporate the landscape treatment sought for open spaces, roads, sidewalks, and parking areas into a coherent and integrated arrangement.

XVII. ENTERPRISE ZONE

In the event mandatory abatement is sought or received pursuant to Section 135.215, R.S.Mo., as amended, such abatement shall not serve to reduce payments in lieu of taxes that would otherwise have been available pursuant to Section 99.845, R.S.Mo. without Commission approval. Said designation shall not relieve the assessor or other responsible official from ascertaining the amount of equalized assessed valuation of all taxable property annually as required by Section 99.855, R.S.Mo..

XVIII. PROVISION OF PUBLIC FACILITIES

Adequate public facilities and utilities will be assured to service each of the Redevelopment Project Areas.

XIX. REQUEST FOR PROPOSALS

Requests for proposals have been sent to developers. A developer will be selected to implement this Plan or components thereof (the "Developer"). If a Developer is selected who does not now own all the property required to implement the Plan, the

Developer, the Commission and the City will be required to identify the funds necessary for the acquisition or lease, of the property by purchase or eminent domain. The proposal of the Developer(s) selected must include evidence of financial commitments sufficient to complete the project. That proposal will then be attached to this Plan as Exhibit 7 and become a part of the Plan.

XX. TAX INCREMENT FINANCING

This Plan is adopted pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Missouri Revised Statutes, Section 99.800 through 99.865, 1990 (the "Act"). The Act enables municipalities to finance redevelopment costs with the revenue generated from PILOTS or Economic Activity Taxes. This Plan shall be filed of record against all properties in approved redevelopment project areas.

XXI. PROVISIONS FOR AMENDING THE TAX INCREMENT PLAN

This Redevelopment Plan or Projects may be amended pursuant to the provisions of the Act.

-				
-				
-				
_				
_				
-				
<u>.</u> .				
-				
_				
_				
-				
-				
-				
				
-				
				
_				
				
_				

EXHIBIT 1

LOCATION AND LEGAL DESCRIPTION OF THE REDEVELOPMENT AREA

The area which the Corporation proposes to redevelop is legally described as follows:

Portions of Sections 22, 23, 26 and 27 all in Township 48 North, Range 33 West of the Fifth Principal Meridian, in Kansas City, Jackson County, Missouri, bounded generally on the North by 87th Street, on the East by U.S. Interstate Route No. 435, on the South by Missouri State Route "W," commonly known as Bannister Road, and on the West by the right-of-way of the St. Louis and San Francisco Railway Company, and now part of the Burlington-Northern Railroad Company, as said street, highways and railway rightsor-way are now established, and all more particularly described as follows: Beginning at the point of intersection of the North line of the Southeast Quarter of said Section 22 with the Easterly line of said right-of-way of the St. Louis and San Francisco Railway Company; thence East along the North line of said 1/4 Section 1,046.46 feet to the Northeast corner thereof, being also the Southwest corner of the Northwest Quarter of said Section 23; thence North along the West line of said 1/4 Section 494.01 feet to its intersection with the Southerly line of said 87th Street; thence generally Easterly along said Southerly line the following courses and distances: Thence Southeasterly, making a Southeast angle of 59 33'24" with the last described course, a distance of 262.87 feet; thence Southeasterly, East and Northeasterly along a curve to the left, from the last described course as a tangent, having a radius of 411.89 feet and a central angle of 50 32', an arc distance of 363.28 feet; thence Northeasterly, tangent to the last described curve, 198.64 feet; thence Southeasterly, perpendicular to the last described course, 60 feet; thence Northeasterly, East and Southeasterly, along a curve to the right, from the last described course as a normal, having a radius of 92.27 feet and a central angle of 83 00'10", an arc distance of 133.67 feet; thence Southeasterly, tangent to the last described curve, 50 feet; thence Northeasterly, perpendicular to the last described course, 60 feet; thence Southeasterly, perpendicular to the last described course, 161.16 feet; thence Southeasterly and East along a curve to the left, from the last described course as a tangent, having a radius of 346.87 feet and a central angle of 61 50'40", an arc distance of 374.41 feet; thence East, tangent to the last described curve, 633.99 feet to an angle point; thence East, deflecting 0 12'19" right from the last described course 182.28 feet; thence South, perpendicular to the last described course 5 feet; thence East, perpendicular to the last described course, 100 feet; thence North, perpendicular to the last described course 5 feet; thence East, perpendicular to the last described course, 379.62 feet to an angle point; thence East deflecting 0 22'49" left from the last described course, 1,319.22 feet to a point on the West line of the Northeast Quarter of the Southeast Quarter of said Section 23; thence South along said West line, and no longer along the Southerly line of said 87th Street, making a Southwest angle of 90 46"30" with the last described course, a distance of 785 feet to a point which is 825 feet South of the Northwest corner of said 1/4-1/4 Section, measured along said West line; thence East, parallel with the North line of said 1/4-1/4 Section, 1,084.86 feet to a point on the Westerly line of said Route 435; thence generally Southwesterly along said Westerly line the following courses and distances: Thence Southwesterly, making a Southwest angle of 64 36'56" with the last described course, 258.58 feet to an angle point; thence Southwesterly, deflecting 14 02'10" left from the last described course, 206.16 feet to an angle point; thence Southwesterly deflecting 14 02'10' right from the last described course, 1,529.94 feet to a point on the North line of the Northeast Quarter of said Section 26; thence West along said North line, being also a jog in said westerly right-of-way line, deflecting 64 35'45" right from the last described course, a distance of

55.35 feet; thence Southwesterly, deflecting 64 35'45" left from the last described course, 2,346.32 feet to an angle point; thence deflecting 9 13'48" right from the last described course, 405.25 feet to an angle point; thence deflecting 22 15'51" right form the last described course, 177.42 feet to an intersection with the North line of said Route "W" (Bannister Road); thence West along said North line the following courses and distances: Thence West, deflecting 33 13'44" right from the last described course. 346.08 feet to an angle point; thence West, deflecting 0 13'41" right from the last described course, 1,541.69 feet to an angle point; thence West, deflecting 8 31'51" right from the last described course, 101.12 feet to an angle point; thence West, deflecting 8 31'51" left from the last described course, 154.66 feet to an intersection with the Easterly line of said St. Louis & San Francisco Railway Company right-of-way; thence generally Northwesterly along said Easterly line, the following courses and distances: Thence Northwesterly along a curve to the right having a radius of 1,860.08 feet, a central angle of 26"11'28" and an initial tangent which deflects 46 29'21" right from the last described course, an arc distance of 850.28 feet; thence Northwesterly, tangent to the last described curve, 1.182.27 feet; thence Northwesterly along a curve to the right, from the last described course as a tangent, having a radius of 2,814.93 feet and a central angle of 7 44'20" an arc distance of 380.22 feet; thence Northwesterly, tangent to the last described curve, 403.85 feet; thence Northwesterly along a curve to the left, from the last described course as a tangent, having a radius of 2,914.93 feet and a central angle of 7 18'29", an arc distance of 371.80 feet; thence Northwesterly, tangent to the last described curve, 1,292.87 feet; thence Northwesterly along a curve to the left, from the last described course as a tangent, having a radius of 2,914.93 feet and a central angle of 6 44'15", an arc distance of 342.77 feet; thence Northwesterly, tangent to the last described curve, 659.97 feet to the point of beginning. Containing 513.073 acres, more or less.

_					
-					
		•			
-					
_				•	
-					
-					r
-					
-					
_					
-					
-					
-					
-					
•					

SANTA FE REDEVELOPMENT AREA SITE PLAN dana in 4F 11 LH hal 101 2.1805

EXHIBIT 2

•			
•			
-			
-			
-			C
-			
-			_
_			
••			
 -			
-			
_			
_			
-			

EXHIBIT 3

SPECIFIC OBJECTIVES OF REDEVELOPMENT PLAN

- 1. To cure the blighted conditions currently existing on the properties with those areas selected for redevelopment projects by means of mine stabilization and land reclamation, clearance of deteriorating buildings and structures, provision for adequate street layout, utilities, and other site improvements, and removal of other unsanitary and unsafe conditions.
- 2. To construct approximately 724,000 square feet of retail, 250,000 square feet of office, 170,000 square feet of light industrial, 221,000 square feet of warehouse in Redevelopment Project Areas 1 through 1c, 2a through 2k, 3a, 3b, 3d and 4a through c.
- 3. To construct approximately 15,000 square feet of retail, 587,000 square feet of office, 175,000 square feet of light industrial and 1,000 multifamily units in Redevelopment Project Areas 3c through f, 4b, 4d through i and 5.
- 4. To create a safe environment conducive to quality retail development.
- 5. To install, repair, construct, reconstruct and relocate streets, utilities, sidewalk improvements, essential to the preparation of the areas selected for redevelopment projects.
- 6. To construct a north-south street connecting Bannister Road to 87th Street which will provide access to Project Areas 1 through 3b, along with all necessary utilities, sidewalk improvements and appurtenances.
- 7. To make the following improvements to Bannister Road in compliance with City standards and guidelines:
 - A. Construct one eastbound left turn lane which will be located at the Bannister-Hickman Mills Drive (relocated) intersection and make necessary traffic signal modifications as needed. The lane is to be constructed at the time Hickman Mills is connected to Bannister Road.
 - B. Construct one westbound right turn lanes which will be located at the Bannister-Hickman Mills Drive (relocated) intersection and make necessary traffic signal modifications as needed. The lane is to be constructed at the time Hickman Mills approach connection to Bannister is constructed.
 - C. Widen Bannister Road to construct a second eastbound left turn lane on Bannister Road at relocated Hickman Mills Drive and construct a second eastbound left turn lane at the signalized entrance to the commercial development located directly south of the Redevelopment Area at such time as the City determines the need for each second turn land when the level of traffic service for the intersection increases beyond level D as determined by the City Engineer..
 - D. Construct at the north approach to Bannister Road opposite the entrance to the commercial development located directly south of the Redevelopment Area, two left turn lanes, one through land and two right turn lanes.

- 8. To make the following improvements to 87th Street in compliance with City standards and guidelines:
 - A. Construct a minimum three lane street cross section at 87th Street on the easternmost arterial street to provide left and right turn lanes northbound to 87th Street and construct a westbound left turn lane on 87th Street to the eastern arterial street.
 - B. Widen 87th Street by one and one half lanes as contiguous parcels are platted; provided that any improvement to 87th Street shall extend from the west lane of the parcel contiguous to 87th Street and extend easterly to the easternmost arterial street and construct additional lanes as required to serve the site.
 - C. Dedicate right of way along the south side of 87th Street for a total of 65 feet from the center line and dedicate 130 feet of right of way for 87th Street (relocated) proposed to cut through the northwest corner of the Redevelopment Area.
 - D. Improve 87th Street to four lanes with westbound turn between the easternmost arterial street and I-435.
 - E. Design 87th Street as an arterial with street lighting and sidewalks and a landscape median subject to the concurrence of the City.
- 9. To construct, upgrade and refurbish utilities, and other infrastructure facilities serving the areas selected for redevelopment projects as well as other areas contiguous thereto.
- 10. To vacate any existing public rights-of-way inconsistent with the Plan and to make them a part of the Redevelopment Area.
- 11. To replat the land into parcels suitable for redevelopment in accordance with this Redevelopment Plan in accordance with City requirements.
- 12. To enhance the tax base and economy by inducing development of the Redevelopment Area to its highest and best use, and to encourage private investment in surrounding areas.
- 13. To promote the health, safety, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development
- 14. To provide development/business opportunities in the areas selected for redevelopment projects and the surrounding areas.
- 15. To stimulate construction employment opportunities and increased demand for secondary and support services for the surrounding commercial area.
- 16. To develop the site as an attractive location for commercial and residential projects.
- 17. To provide attractive landscaped buffers along Bruce R. Watkins Freeway, Bannister Road and 87th Street.

18. To have the developer retain an independent registered engineer, expert in mine land stabilization to certify to the City, through the Director of Public Works, that the subject property has been reclaimed over the mines and area affected thereby and can be built upon prior to any construction over such land; such engineer selected by developer shall have in force a policy of professional liability insurance with limits of liability of not less than \$1,000,000.00 and the Director of Public Works shall have absolute discretion to approve or disapprove the selection of such engineer. Further, that the developer agrees to retain an independent registered structural engineer to certify to the City, through the Director of the Codes Administration, that the buildings and appurtenances can be safely constructed on the reclaimed land in question; such engineer shall be acceptable to and previously approved by the Director of Codes Administration.

	·		
•			
-			-
-			
-			
-			
_			

EXHIBIT 4

ESTIMATED REDEVELOPMENT PROJECT COSTS

	R	EIMBURSABLE AMOUNT	PROJECT EXPENSE
COM	MMISSION EXPENSES		
1.	Estimated Reimbursable Costs for Plan * Implementation*		
	A. Legal B. Agenda C. Staff Time D. Miscellaneous	\$30,000 2,000 40,000 4,000	\$30,000 2,000 40,000 4,000
2.	Final Development Plan Approval Fees (\$.05 per square foot @ 2,127,000 s.f. and \$50 per Dwelling Unit @ 1000 units)	156,350	156,350
3.	Plan Administration and TIF General Expenses	330,000	330,000
SUB	TOTAL COMMISSION EXPENSES	562,350	562,350
<u>PRO.</u>	EVELOPMENT PROJECT COSTS F JECTS 1 - 1C; 2A - K; 3A, B & D; 4A - C	FOR	
1.	Land Acquisition	\$ 0	\$ 0
2.	Building Demolition	750,000	0
3.	Bullding Construction (250,000 s.f. Office @ \$75/s.f. & 1,100,000 s.f. other space @ \$50/s.f.)	73,750,000	0
4.	Mine Stabilization & Land Reclamation	52,995,110	52,995,110
5.	Public Works Projects (streets, sewers, sidewalks)	6,760,835	6,760,835

6.	Legal, Professional & Financial Fees Related to Issuance of TIF Bonds and collection of TIF Revenues	<u>1,312,500</u>	<u>1,312,500</u>
SUB	TOTAL	135,568,445	61,068,445
REDI PRO. AND	EVELOPMENT PROJECT JECTS 3C, E & F; 4D - I; 5	COSTS FOR	
1.	Land Acquisition	\$ 0	\$ 0
2.	Building Demolition	250,000	0
3.	Building Construction (587,000 s.f. Office @ \$75/s.f.; 190,000 s.f. other space @ \$50/s.f.; 1000 d.u. @ \$40,800/ d.u.)	94,325,000	0
4.	Mine Stabilization & Land Reclamation	51,067,990	51,067,990
5.	Hickman Mills Street Improvements	1,113,300	1,113,300
6.	Legal, Professional & Financial Fees Related to Issuance of TIF Bonds and collection of TIF Revenues	<u>187,500</u>	187,500
SUBT	TOTAL	146,943,790	52,368,790
·			
TOTA	L	\$283,074,585	\$113,999,585

^{*} The selected developer shall pay all fees and expenses of the TIF Commission for Plan preparation, approval and implementation including, but not limited to, staff time, agenda costs, legal fees, printing and publication of notices. The selected developer shall be billed for these expenses by the Commission as needed. These expenses shall be considered reimbursable project costs to the developer from the Special Allocation Fund.

In addition, up to five percent (5%) of the annual PILOTS and Economic Activity Taxes deposited in the Special Allocation Fund may be retained by the TIF Commission to cover incidental expenses incurred by the TIF Commission. This amount will be figured and allocated prior to allocation of any other reimbursable costs.

- Mine stabilization and land reclamation includes site work required to bring to rough grade each building site for its intended construction purpose. This assumes use of controlled blasting, as well as conventional methods of reclamation. Using this technique, the cost of land reclamation for the whole Redevelopment Area is estimated to be approximately \$104,063,096. If conventional techniques are necessary, total reclamation costs are estimated to be approximately \$166,797,337.
- The costs incurred to construct Hickman Mills Drive between Bannister Road and 87th Street shall be eligible for reimbursement after all other eligible reimbursable project expenses have been paid in full and to the extent funds are available from the Special Allocation Account.

REVISED

O

EXHIBIT 5

A. SOURCE OF FUNDS FOR ALL ESTIMATED REDEVELOPMENT PROJECT COSTS

 Estimated Amount of Reimbursable Costs from PILOTS and Operation and Activity Taxes within proposed Redevelopment Project Areas

\$113,999,585

 Estimated Private Investment and other Sources within proposed Redevelopment Project Areas

\$169,075,000

TOTAL

\$283,074,585

B. BONDS

The total estimated amount of PILOTS and Economic Activity Taxes over twenty-three years available to reimburse project costs is \$150,473,000. The Commission may dedicate part or all of this amount to help support the issuance of bonds to defray the cost of the projects. This amount of PILOTS will support approximately \$67,850,600 in bonds over 23 years assuming an interest rate of 8%. (No coverage ratio was included as part of the calculation of the bonds.)

REVISED 7/20/93

	σ
•	
·	
- -	
-	
∴	
ــــــــــــــــــــــــــــــــــــــ	
-	
Ca	
-	
pub	

EXHIBIT 6

ESTIMATED ANNUAL PAYMENTS IN LIEU OF TAXES AND

ECONOMIC ACTIVITY TAXES OVER THE LIFE OF THE REDEVELOPMENT PLAN

	100%	50% OF ECONOMIC	ANNUAL	CUMULATIVE
YEAR	PILOT	ACTIVITY TAXES	TOTAL	TOTAL
	****		****	
1993	\$100,000	\$465,000	\$565,000	\$565,000
1994	237,000	827,000	1,064,000	1,629,000
1995	324,000	1,056,000	1,380,000	3,009,000
1996	336,000	1,146,000	1,482,000	4,491,000
1997	574,000	1,541,000	2,115,000	6,606,000
1998	776,000	1,913,000	2,689,000	9,295,000
1999	907,000	2,094,000	3,001,000	12,296,000
2000	1,028,000	2,313,000	3,341,000	15,637,000
2001	1,263,000	2,370,000	3,633,000	19,270,000
2002	1,428,000	2,470,000	3,898,000	23,168,000
2003	1,647,000	2,534,000	4,181,000	27,349,000
2004	1,816,000	2,620,000	4,436,000	31,785,000
2005	1,992,000	3,596,000	5,588,000	37,373,000
2006	2,327,000	3,703,000	6,030,000	43,403,000
2007	2,619,000	3,799,000	6,418,000	49,821,000
2008	2,956,000	3,031,000	5,987,000	55,809,000
2009	3,175,000	3,105,000	6,280,000	62,088,000
2010	3,418,000	3,180,000	6,598,000	68,686,000
2011	3,642,000	3,246,000	6,888,000	75,574,000
2012	3,852,000	3,330,000	7,182,000	82,756,000
2013	4,103,000	3,412,000	7,515,000	90,271,000
2014	4,366,000	3,469,000	7,835,000	98,106,000
2015	4,548,000	3,510,000	8,058,000	106,164,000
2016	4,131,000	1,988,000	6,119,000	112,283,000
2017	4,208,000	2,025,000	6,233,000	118,516,000
2018	4,300,000	2,068,000	6,368,000	124,884,000
2019	3,390,000	470,000	3,860,000	128,744,000
2020	3,445,000	480,000	3,925,000	132,669,000
2021	3,529,000	490,000	4,019,000	136,688,000
2022	3,591,000	501,000	4,092,000	140,780,000
2023	2,829,000	402,000	3,231,000	144,011,000
2024	2,855,000	409,000	3,264,000	147,275,000
2025	2,811,000	387,000	3,198,000	150,473,000
TOTAL	82,523,000	67,950,000	150,473,000	150,473,000

PACE STORE - EXISTING

ESTIMATED ANNUAL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES

YEAR	100% PILOT	50% OF ECONOMIC ACTIVITY TAXES	ANNUAL TOTAL	CUMULATIVE TOTAL
1993	\$100,000	\$419,000	\$519,000	\$519,000
1994	100,000	428,000	528,000	1,047,000
1995	. 104,000	436,000	540,000	1,587,000
1996	104,000	445,000	549,000	2,136,000
1997	108,000	454,000	562,000	2,698,000
1998	108,000	463,000	571,000	3,269,000
1999	113,000	472,000	585,000	3,854,000
2000	113,000	482,000	595,000	4,449,000
2001	118,000	491,000	609,000	5,058,000
2002	118,000	501,000	619,000	5,677,000
2002	124,000	511,000	635,000	6,312,000
2004	124,000	522,000	646,000	6,958,000
2005	128,000	531,000	659,000	7,617,000
2006	128,000	542,000	670,000	8,287,000
2007	135,000	553,000	688,000	8,975,000
2008	135,000	564,000	699,000	9,674,000
2009	140,000	576,000	716,000	10,390,000
2010	140,000	586,000	726,000	11,116,000
2011	145,000	598,000	743,000	11,859,000
2012	145,000	610,000	755,000	12,614,000
2012	152,000	623,000	775,000	13,389,000
2013	152,000	635,000	787,000	14,176,000
2014 2015	158,000	648,000	806,000	14,982,000
2013	138,000	<u> </u>		
TOTAL	2,892,000	12,090,000	14,982,000	14,982,000

Existing 138,000 s.f. PACE Warehouse.

TIF Reimbursable Project Costs: none.

PROJECT 1A

ESTIMATED ANNUAL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES

	100%	50% OF ECONOMIC	ANNUAL	CUMULATIVE
YEAR	PILOT	ACTIVITY TAXES	TOTAL	TOTAL
1993	\$0	\$3,000	\$3,000	\$3,000
1994	. 8,00 0	26,000	34,000	37,000
1995	18,000	45,000	63,000	100,000
1996	18,000	46,000	64,000	164,000
1997	19,000	48,000	67,000	231,000
1998	19,000	49,000	68,000	299,000
1999	19,000	50,000	69,000	368,000
2000	19,000	51,000	70,000	438,000
2001	21,000	52,000	73,000	511,000
2002	21,000	52,000	73,000	584,000
2002	22,000	53,000	75,000	659,000
2004	22,000	54,000	76,000	735,000
2005	23,000	55,000	78,000	813,000
2006	23,000	56,000	79,000	892,000
2007	24,000	58,000	82,000	974,000
2008	24,000	59,000	83,000	1,057,000
2009	25,000	60,000	85,000	1,142,000
2010	25,000	62,000	87,000	1,229,000
2010	27,000	63,000	90,000	1,319,000
2011	27,000	64,000	91,000	1,410,000
2012	28,000	65,000	93,000	1,503,000
2013	28,000	66,000	94,000	1,597,000
	•	<u>68,000</u>	97,000	1,694,000
<u>2015</u>	<u>29,000</u>	00,000	<u></u>	
TOTAL	489,000	1,205,000	. 1,694,000	1,694,000

Proposed Construction: Two 7,500 s.f. pads adjacent to PACE built over 2 years.

TIF Reimbursable Project Costs: none.

PROJECT 1B ESTIMATED ANNUAL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES

	100%	50% OF ECONOMIC	ANNUAL	CUMULATIVE
YEAR	PILOT	ACTIVITY TAXES	TOTAL	TOTAL
1993	\$0	\$39,000	\$39,000	\$39,000
1994	118,000	339,000	457,000	496,000
1995	179,000	480,000	659,000	1,155,000
1996	179,000	489,000	668,000	1,823,000
19 97	186,000	499,000	685,000	2,508,000
1998	186,000	510,000	696,000	3,204,000
1999	193,000	519,000	712,000	3,916,000
2000	193,000	530,000	723,000	4,639,000
2001	202,000	540,000	742,000	5,381,000
2002	202,000	551,000	753,000	6,134,000
2003	210,000	563,000	773,000	6,907,000
2004	210,000	573,000	783,000	7,690,000
2005	218,000	585,000	803,000	8,493,000
2006	218,000	597,000	815,000	9,308,000
2007	228,000	609,000	837,000	10,145,000
2008	228,000	621,000	849,000	10,994,000
2009	237,000	633,000	870,000	11,864,000
2010	237,000	646,000	883,000	12,747,000
2011	247,000	659,000	906,000	13,653,000
2012	247,000	672,000	919,000	14,572,000
2013	257,000	686,000	943,000	15,515,000
2014	257,000	699,000	956,000	16,471,000
<u>2015</u>	<u>267,000</u>	<u>713,000</u>	980,000	<u>17,451,000</u>
TOTAL	4,699,000	12,752,000	17,451,000	17,451,000

Proposed Construction: 100,000 s.f. Home Quarters in 1993

53,000 s.f. retail in 1994

TIF Reimbursable Project Costs:

Public Improvements: Street Improvements \$234,825

 Sanitary Sewers
 56,400

 Storm Drainage
 239,000

 Water
 179,000

 Street Lighting
 73,000

Streetscape/Landscape 19,300

Bannister Road Improvements 827,450

Land Reclamation: Conventional \$4,412,628
Controlled Blasting 2,752,992

TOTAL \$1,628,975

PROJECT 1C

ESTIMATED ANNUAL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES

YEAR	100% PILOT	50% OF ECONOMIC ACTIVITY TAXES	ANNUAL TOTAL	CUMULATIVE TOTAL
1993	\$ 0	\$4,000	\$4,000	\$4,000
1994	11,000	34,000	45,000	49,000
1995	23,000	95,000	118,000	167,000
1996	35,000	91,000	126,000	293,000
1997	36,000	93,000	129,000	422,000
1998	36,000	95,000	131,000	553,000
1999	37,000	97,000	134,000	687,000
. 2000	37,000	98,000	135,000	822,000
2001	40,000	100,000	140,000	962,000
2002	40,000	103,000	143,000	1,105,000
2003	41,000	105,000	146,000	1,251,000
2004	41,000	107,000	148,000	1,399,000
2005	43,000	109,000	152,000	1,551,000
2006	43,000	111,000	154,000	1,705,000
2007	46,000	113,000	159,000	1,864,000
2008	46,000	116,000	162,000	2,026,000
2009	47,000	118,000	165,000	2,191,000
2010	47,000	120,000	167,000	2,358,000
2011	50,000	123,000	173,000	2,531,000
2012	50,000	125,000	175,000	2,706,000
2013	52,000	127,000	179,000	2,885,000
2014	52,000	131,000	183,000	3,068,000
<u>2015</u>	<u>54,000</u>	133,000	<u>187,000</u>	3,255,000
TOTAL	907,000	2,348,000	3,255,000	3,255,000

Proposed Construction: Three 7,500 s.f. retail pads built over three years.

TIF Reimbursable Project Costs: none.

PROJECT 2B

ESTIMATED ANNUAL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES

	100%	50% OF ECONOMIC	ANNUAL	CUMULATIVE
YEAR	PILOT	ACTIVITY TAXES	TOTAL	TOTAL
1996	\$0	\$35,000	\$35,00 0	\$35,000
1997	108,000	296,000	404,000	439,000
1998	122,000	343,000	465,000	904,000
1999	167,000	449,000	616,000	1,520,000
2000	174,000	459,000	633,000	2,153,000
2001	174,000	468,000	642,000	2,795,000
2002	181,000	477,000	658,000	3,453,000
2003	181,000	487,000	668,000	4,121,000
2004	188,000	497,000	685,000	4,806,000
2005	188,000	507,000	695,000	5,501,000
2006	196,000	516,000	712,000	6,213,000
2007	196,000	527,000	723,000	6,936,000
2008	205,000	537,000	742,000	7,678,000
2009	205,000	548,000	753,000	8,431,000
2010	213,000	559 ,0 00	772,000	9,203,000
2011	213,000	570,000	783,000	9,986,000
2012	221,000	581,000	802,000	10,788,000
2013	221,000	593,000	814,000	11,602,000
2014	230,000	605,000	835,000	12,437,000
2015	230,000	617,000	847,000	13,284,000
2016	240,000	630,000	870,000	14,154,000
2017	240,000	642,000	882,000	15,036,000
2018	<u>249,000</u>	655,000	904,000	<u>15,940,000</u>
TOTAL	4,342,000	11,598,000	15,940,000	15,940,000

Proposed Construction: 96,000 s.f. in 1996

12,000 s.f. in 1997

40,000 s.f. in 1998

TIF Reimbursable Project Costs:

Public Improvements: Street Improvements \$434,895

Sanitary Sewers 149,800 Storm Drainage 372,035 183,835 Water Street Lights 192,335

Streetscape/Landscape 47,770 TOTAL \$1,380,670

Land Reclamation: Conventional \$13,237,884

Controlled Blasting 8,258,976

PROJECT 2C ESTIMATED ANNUAL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES

	100%	50% OF ECONOMIC	ANNUAL	CUMULATIVE
YEAR	PILOT	ACTIVITY TAXES	TOTAL	TOTAL
1996	\$0	\$6,00 0	\$6,000	\$6,000
1997	16,000	79,000	95,000	101,000
1998	125,000	338,000	463,000	564,000
1999	133,000	371,000	504,000	1,068,000
2000	. 183,000	480,000	663,000	1,731,000
2001	189,000	494,000	683,000	2,414,000
2002	196,000	503,000	699,000	3,113,000
2003	196,000	513,000	709,000	3,822,000
2004	204,000	524,000	728,000	4,550,000
2005	204,000	534,000	738,000	5,288,000
2006	212,000	544,000	756,000	6,044,000
2007	212,000	555,000	767,000	6,811,000
2008	222,000	567,000	789,000	7,600,000
2009	222,000	578,000	800,000	8,400,000
2010	231,000	590,000	821,000	9,221,000
2011	231,000	602,000	833,000	10,054,000
2011	249,000	613,000	853,000	10,907,000
2012	240,000	625,000	865,000	11,772,000
2013	249,000	638,000	887,000	12,659,000
2015	249,000	651,000	900,000	13,559,000
2016	260,000	664,000	924,000	14,483,000
2017	260,000	677,000	937,000	15,420,000
2017	270,000	691,000	961,000	16,381,000
TOTAL	4,544,000	11,837,000	16,381,000	16,381,000

Proposed Construction: 14,000 s.f. in 1996

96,000 s.f. in 1997 7,000 s.f. in 1998 40,000 s.f. in 1999 5,000 s.f. in 2000

TIF Reimbursable Project Costs:

Public Improvements: Street Improvements \$511,570

 Sanitary Sewers
 149,800

 Storm Sewers
 372,035

 Water
 183,835

 Street Lights
 192,335

Streetscape/Landscape 47,770 \$

TOTAL \$1,457,345

Land Reclamation: Conventional \$13,237,884 Controlled Blasting \$8,258,976

PROJECTS 2D - 2G

ESTIMATED ANNUAL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES

	100%	50% OF ECONOMIC	ANNUAL	CUMULATIVE
YEAR	PILOT	ACTIVITY TAXES	TOTAL	TOTAL
1996	\$0	\$6,000	\$6,000	\$6,000
1997	16,000	49,000	65,000	71,000
1998	33,000	90,000	123,000	194,000
1999	41,000	112,000	153,000	347,000
2000	51,000	134,000	185,000	532,000
2001	59,000	156,000	215,000	747,000
2002	70,000	175,000	245,000	992,000
2003	70,000	178,000	248,000	1,240,000
2004	72,000	182,000	254,000	1,494,000
2005	72,000	186,000	258,000	1,752,000
2006	75,000	189,000	264,000	2,016,000
2007	75,000	193,000	268,000	2,284,000
2008	79,000	197,000	276,000	2,560,000
2009	79,000	201,000	280,000	2,840,000
2010	82,000	205,000	287,000	3,127,000
2011	82,000	209,000	291,000	3,418,000
2012	86,000	213,000	299,000	3,717,000
2013	86,000	217,000	303,000	4,020,000
2014	89,000	221,000	310,000	4,330,000
2015	89,000	227,000	316,000	4,646,000
2016	93,000	231,000	324,000	4,970,000
2017	93,000	235,000	328,000	5,298,000
2018	97,000	240,000	337,000	5,635,000
TOTAL	1,589,000	4,046,000	5,635,000	5,635,000

Proposed Construction: Eight 7,200 s.f. retail pads. Two to be built in each of the first two years and one pad per year thereafter.

TIF Reimbursable Project Costs: none.

PROJECTS 2H - 2K ESTIMATED ANNUAL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES

YEAR	100% PILOT	50% OF ECONOMIC ACTIVITY TAXES	ANNUAL TOTAL	CUMULATIVE TOTAL
1996	\$0	\$28,000	\$28,000	\$28,000
1997	85,000	23,000	108,000	136,000
1998	147,000	25,000	172,000	308,000
1999	204,000	24,000	228,000	536,000
2000	258,000	13,000	271,000	807,000
2001	258,000	13,000	271,000	1,078,000
2002	269,000	14,000	283,000	1,361,000
2003	269,000	14,000	283,000	1,644,000
2004	281,000	14,000	295,000	1,939,000
2005	281,000	14,000	295,000	2,234,000
2006	292,000	15,000	307,000	2,541,000
2007	292,000	15,000	307,000	2,848,000
2008	304,000	15,000	319,000	3,167,000
2009	304,000	16,000	320,000	3,487,000
2010	317,000	16,000	333,000	3,820,000
2011	317,000	16,000	333,000	4,153,000
2012	331,000	17,000	348,000	4,501,000
2013	331,000	17,000	348,000	4,849,000
2014	345,000	17,000	362,000	5,211,000
2015	345,000	18,000	363,000	5,574,000
2016	359,000	18,000	377,000	5,951,000
2017	359,000	18,000	377,000	6,328,000
2018	374,000	19,000	393,000	6,721,000
TOTAL	6,322,000	399,000	6,721,000	6,721,000

Proposed Construction:

Project 2H: A 50,000 s.f. and a 26,000 s.f. warehouse structure in 1996. Project 2I: A 20,000 s.f. and a 35,000 s.f. warehouse structure in 1997

Project 2J: Two 25,000 s.f. warehouse structures in 1998. Project 2K: A 40,000 s.f. warehouse structure in 1999.

TIF Reimbursable Project Costs:

Public Improvements: Street Improvements @ \$68,225 (for each of 4 Projects)

Sanitary Sewers 37,450 (for each Project)
Storm Drainage 93,010 (for each Project)
Water 45,960 (for each Project)
Street Lights 48,085 (for each Project)

Streetscape/Landscape 11,940 (for each Project) TOTAL \$1,218,680

Land Reclamation: Conventional \$3,309,471 (for each Project) TOTAL \$13,327,880

Controlled Blasting 2,064,744 (for each Project) TOTAL \$8,258,980

PROJECT 3A

ESTIMATED ANNUAL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES

YEAR	100% PILOT	50% OF ECONOMIC ACTIVITY TAXES	ANNUAL TOTAL	CUMULATIVE TOTAL
2000	\$0	\$11,000	\$11,000	\$11,000
2001	34,000	14,000	48,000	59,000
2002	70,000	17,000	87,000	146,000
2003	104,000	20,000	124,000	270,000
2004	141,000	12,000	153,000	423,000
2005	141,000	12,000	153,000	<i>5</i> 76 ,00 0
2006	148,000	12,000	160,000	736,000
2007	148,000	13,000	161,000	897,000
2008	154,000	13,000	167,000	1,064,000
2009	154,000	13,000	167,000	1,231,000
2010	161,000	14,000	175,000	1,406,000
2010	161,000	14,000	175,000	1,581,000
2011	167,000	14,000	181,000	1,762,000
2012	167,000	14,000	181,000	1,943,000
2014	175,000	15,000	190,000	2,133,000
	175,000	15,000	190,000	2,323,000
2015	182,000	15,000	197,000	2,520,000
2016	182,000	16,000	198,000	2,718,000
2017	· ·	16,000	206,000	2,924,000
2018	190,000	16,000	206,000	3,130,000
2019	190,000	16,000	213,000	3,343,000
2020	197,000	17,000	214,000	3,557,000
2021	197,000	•	223,000	3,780,000
2022	206,000	17,000	223,000	2,.00,000
TOTAL	3,444,000	336,000	3,780,000	3,780,000

Proposed Construction: Four 30,000 s.f. light industrial buildings over 4 years.

TIF Reimbursable Project Costs: none

Land Reclamation: Conventional \$7,324,962 Controlled Blasting 4,569,970

PROJECT 3B

ESTIMATED ANNUAL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES

YEAR	100% PILOT	50% OF ECONOMIC ACTIVITY TAXES	ANNUAL TOTAL	CUMULATIVE TOTAL
				
2000	\$0	\$19,000	\$19,000	\$19,0 00
2001	56,000	5,000	61,000	80,000
2002	59,000	5,000	64,000	144,000
2003	59,000	5,000	64,000	208,000
2004	62,000	5,000	67,000	275,000
2005	62,000	5,000	67,000	342,000
2006	65,000	6,000	71,000	413,000
2007	65,000	6,000	71,000	484,000
2008	68,000	6,000	74,000	558,000
2009	68,000	6,000	74,000	632,000
2010	71,000	6,000	77,000	709,000
2011	71,000	6,000	77,000	786,000
2012	74,000	6,000	80,000	866,000
2013	74,000	6,000	80,000	946,000
2014	78,000	6,000	84,000	1,030,000
2015	78,000	7,000	. 85,000	1,115,000
2016	81,000	7,000	88,000	1,203,000
2017	81,000	7,000	88,000	1,291,000
2018	85,000	7,000	92,000	1,383,000
2019	85,000	7,000	92,000	1,475,000
2020	88,000	7,000	95,000	1,570,000
2021	88,000	7,000	95,000	1,665,000
2022	93,000	8,000	101,000	<u>1,766,000</u>
TOTAL	1,611,000	155,000	1,766,000	1,766,000

Proposed Construction: 50,000 s.f. light industrial building.

TIF Reimbursable Project Costs: none

Land Reclamation: Conventional \$3,662,481 Controlled Blasting 2,284,980

PROJECT 3D

ESTIMATED ANNUAL PAYMENTS IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES

YEAR	100% PILOT	50% OF ECONOMIC ACTIVITY TAXES	ANNUAL TOTAL	CUMULATIVE TOTAL
2002	\$0	\$27,000	\$27,000	\$27,000
2002	84,000	20,000	104,000	131,000
2004	89,000	20,000	109,000	240,000
2005	89,000	21,000	110,000	350,000
2006	92,000	21,000	113,000	463,000
2007	92,000	22,000	114,000	577,000
2007	97,000	22,000	119,000	696,000
2009	97,000	23,000	120,000	816,000
2010	101,000	23,000	124,000	940,000
2011	101,000	23,000	124,000	1,064,000
2011	106,000	24,000	130,000	1,194,000
2012	106,000	24,000	130,000	1,324,000
2013	110,000	25,000	135,000	1,459,000
2014	110,000	25,000	135,000	1,594,000
2015	115,000	26,000	141,000	1,735,000
2017	115,000	26,000	141,000	1,876,000
2017	119,000	27,000	146,000	2,022,000
	119,000	27,000	146,000	2,168,000
2019	125,000	28,000	153,000	2,321,000
2020	125,000	29,000	154,000	2,475,000
2021	•	29,000	159,000	2,634,000
2022	130,000	30,000	160,000	2,794,000
2023	130,000	30,000	166,000	2,960,000
<u>2024</u>	<u>136,000</u>	. 30,000		•——
TOTAL	2,388,000	572,000	2,960,000	2,960,000

Proposed Construction: One 50,000 s.f. office building.

TIF Reimbursable Project Costs: none

Land Reclamation: Conventional \$7,324,960 Controlled Blasting 4,569,970

PROJECT 4A - 4C

ESTIMATED ANNUAL PAYMENT IN LIEU OF TAXES AND ECONOMIC ACTIVITY TAXES

	100%	50% OF ECONOMIC	ANNUAL	CUMULATIVE
YEAR	PILOT	ACTIVITY TAXES	TOTAL	TOTAL
2003	\$0	\$0	\$0	\$0
2004	\$0	\$27,000	\$27,000	\$27,000
2005	84,000	883,000	967,000	994,000
2006	174,000	903,000	1,077,000	2,071,000
2007	258,000	923,000	1,181,000	3,252,000
2008	354,000	80,000	434,000	3,686,000
2009	354,000	82,000	436,000	4,122,000
2010	370,000	83,000	453,000	4,575,000
2011	370,000	85,000	455,000	5,030,000
2012	387,000	87,000	474,000	5,504,000
2013	387,000	88,000	475,000	5,979,000
2014	404,000	90,000	494,000	6,473,000
2015	404,000	92,000	496,000	6,969,000
2016	422,000	94,000	516,000	7,485,000
2017	422,000	96,000	518,000	8,003,000
2018	440,000	98,000	538,000	8,541,000
2019	440,000	99,000	539,000	9,080,000
2020	459,000	101,000	560,000	9,640,000
2021	459,000	103,000	<i>56</i> 2,000	10,202,000
2022	480,000	106,000	586,000	10,788,000
2023	480,000	108,000	588,000	11,376,000
2024	500,000	110,000	610,000	11,986,000
2025	500,000	112,000	612,000	12,598,000
TOTAL	8,148,000	4,450,000	12,598,000	12,598,000

Proposed Construction: Four 50,000 s.f. office buildings built over 4 years.

TIF Reimbursable Project Costs: none

Street Improvements to 87th Street: \$1,075,165 (proposed for construction after Projects 4A - 4C)

Land Reclamation: Conventional \$11,252,201 each for 4A and 4C

Controlled Blasting 7,020,130

EXHIBIT 6 PROJECTS 3C-F; 4B,D-I; 5

ESTIMATED ANNUAL PAYMENTS IN LIEU OF TAXES AND

ECONOMIC ACTIVITY TAXES OVER THE LIFE OF THE REDEVELOPMENT PLAN

YEAR	100 % PILOT	50% OF ECONOMIC ACTIVITY TAXES	ANNUAL TOTAL	CUMULATIVE TOTAL
		••••	- - -	
2000	\$0	\$36,000	\$36,000	\$36,000
2001	112,000	37,000	149,000	185,000
2002	202,000	45,000	247,000	432,000
2003	287,000	65,000	352,000	784,000
2004	382,000	83,000	465,000	1,249,000
2005	459,000	154,000	613,000	1,862,000
2006	661,000	191,000	852,000	2,714,000
2007	848,000	212,000	1,060,000	3,774,000
2008	1,040,000	234,000	1,274,000	5,048,000
2009	1,243,000	251,000	1,494,000	6,542,000
2010	1,423,000	270,000	1,693,000	8,235,000
2011	1,627,000	278,000	1,905,000	10,140,000
2012	1,771,000	304,000	2,075,000	12,215,000
2013	2,002,000	327,000	2,329,000	14,544,000
2014	2,197,000	321,000	2,518,000	17,062,000
2015	2,360,000	296,000	2,656,000	19,718,000
2016	2,379,000	303,000	2,682,000	22,400,000
2017	2,456,000	308,000	2,764,000	25,164,000
2018	2,476,000	315,000	2,791,000	27,955,000
2019	2,556,000	321,000	2,877,000	30,832,000
2020	2,576,000	328,000	2,904,000	33,736,000
2021	2,660,000	334,000	2,994,000	36,730,000
2022	2,682,000	341,000	3,023,000	39,753,000
2023	2,219,000	264,000	2,483,000	42,236,000
2024	2,219,000	269,000	2,488,000	44,724,000
2025	<u>2,311,000</u>	<u>275,000</u>	<u>2,586,000</u>	47,310,000
TOTAL	41,148,000	6,162,000	47,310,000	47,310,000

Proposed Construction: 1,000 Multifamily units over 6 year beginning in 2005.

7,500 s.f. of retail in 2004 and 2005.

175,000 s.f. of light industrial between 2000 and 2004.

587,000 s.f. of office between 2004 and 2016.

TIF Reimbursable Project Costs:

Hickman Mills Road 1,113,300

INSERTED

•			
,			
₽ in			
· ·			
			
_			
			•
_			
-			_
-			
-			
•			
•			
	•		

EXHIBIT 7 DEVELOPER'S PROPOSAL

5

LAW OFFICES

Polsinelli, White, Vardeman & Shalton

A PROFESSIONAL CORPORATION

ST. LOUIS OFFICE
ONE METROPOLITAN SOUARE
211 NORTH BÉOADWAY, SUITE 1440
ST. LOUIS, MISSOURI 63102
(314) 231-1950
FAX (314) 231-1776

PLAZA STEPPES BUILDING 700 WEST 47TH STREET, SUITE 1000 KANSAS CITY, MISSOURI 64112-1802 (816) 753-1000 FAX (816) 753-1536

KANSAS OFFICE
UGHTON PI,AZA I
7300 COLLEGE BLVU., SUITE 300
OVERLAND PARK, KANSAS 66210
(913) 451-8786
... FAX (913) 451-8205

May 19, 1993

HAND DELIVERED

Mr. Mark Bunnell Tax Increment Financing Commission 10 Petticoat Lane, Suite 250 -Kansas City, MO 64106

Re: Santa Fe Trail TIF Plan

PWV&S File No.: N1600/25935

Dear Mark:

Enclosed please find 10 copies of Mason Land Reclamation's revised Proposal for the Development of the Santa Fe Trail Tax Increment Financing Plan dated May 19, 1993. This revised Proposal contains the information requested by the Commission regarding mine stabilization, land reclamation, and public works projects. The revised Proposal also contains the letters for commitments of financing and the completed HUD form 6004 (9-69).

Additionally, enclosed please find the analysis of the 353 contract, as requested by the Commission, and the documentation reflecting the City's approval of the proposed mine stabilization methodology on a test site.

I hope all of this information will allow for the Commission to recommend approval of the Plan and Mason Land Reclamation as the approved developer at the upcoming hearing. For your information, we have met with the school district on several occasions and are quite close to reaching an agreement regarding the project.

Very truly yours,

James C. Bowers, Jr.

JCB:ms

Enclosures

cc: Ms. Laura Whitener (w/enclosures)

Ms. Patricia A. Elbert (w/enclosures)

Mr. Michael Mahoney (w/enclosures)

Mr. Aaron G. March

Ms. Elaine Iler

N1600/25935

PWVS: M:\JCBOW\LTR.MAY\122599.1

MASON LAND RECLAMATION'S PROPOSAL

FOR DEVELOPMENT OF THE SANTA FE TRAIL TAX INCREMENT FINANCING PLAN

April 9, 1993 Revised April 14, 1993 Revised May 19, 1993

PROPOSAL FOR THE REDEVELOPMENT OF THE SANTA FE TRAIL REDEVELOPMENT AREA

I. <u>IDENTITY OF REDEVELOPER</u>

Mason Land Reclamation, a Missouri corporation submits this proposal for the implementation of the Santa Fe Trail Tax Increment Financing Plan (the "Plan") in response to the request for proposals dated March 29, 1993 (the "RFP"), published by the Tax Increment Financing Commission of Kansas City, Missouri, the ("Commission").

Mason Land Reclamation ("MLR") and its wholly owned subsidiary, BCR Redevelopment Corporation ("BCR") have been involved with the redevelopment of the Redevelopment Plan Area as defined in the RFP since 1986. Since 1986, BCR has thoroughly investigated the unique characteristics of the Redevelopment Plan Area and has expended vast sums of money to explore the various methods through which the Redevelopment Plan Area can be redeveloped. Most recently, MLR and BCR were successful in developing the least blighted portion of the Redevelopment Plan Area the "PACE SITE." The utilization of payments in lieu of taxes and economic activity taxes from the PACE SITE, which was developed under the parameters of the Amended B.C.R. Development Plan, will allow for the acceleration of the redevelopment of the remaining portions of the Redevelopment Plan Area which have more difficult development characteristics.

II. <u>DEVELOPMENT</u> PLAN

- A. <u>Land Acquisition</u>. MLR is the owner of the entire Redevelopment Plan Area with the exception of the PACE SITE. The owner of the PACE SITE has agreed to allow its property to be placed within the Redevelopment Plan Area in order to hasten the redevelopment of the Redevelopment Plan Area.
- B. General Description of Construction. MLR proposes to develop the Redevelopment Plan Area in five overall phases each of which will have numerous sub-phases and constructing therein approximately 803,000 square feet of retail space; 436,000 square feet of warehouse space; 530,000 square feet of light industrial space; 4,996,000 square feet of office space; 150,000 square feet of hotel space; 1,284 multi-family dwelling units and a 19,000 square feet clubhouse, together with all necessary utilities, street improvements and appurtenances.

Subject to the approval of the Commission, MLR wishes to reserve the right to designate the size and location of structures and appurtenances thereto and determine the final size and sequence in which each of the phases and sub-phases shall be developed. In all events, the total square footage of

the commercial, office and warehouse structures constructed will not exceed the total square footage proposed in the Plan.

- C. <u>Construction Budget/Allocation of Costs</u>. MLR's estimated construction budget is attached hereto as <u>Exhibits A</u>, <u>A-1</u>, <u>A-2</u> and <u>A-3</u>. MLR proposes that <u>Exhibit 4</u> of the Plan be modified to reflect the estimates set forth in <u>Exhibits A</u>, <u>A-1</u>, <u>A-2</u> and <u>A-3</u>. The allocation of public and private participation by estimated dollar amount and category of cost between the developer and TIF revenue is set forth on <u>Exhibit A</u>.
- D. <u>Schedule</u>. MLR proposes to follow the schedule set forth on the attached <u>Exhibit B-1</u>, as further detailed in <u>Exhibit B-2</u>.
- E. Financing. MLR has already committed significant equity by purchasing the vast majority of the property within the Redevelopment Plan Area. MLR further commits that upon its selection as the Developer that it will provide additional funds for normal equity financing. MLR will provide firm commitments for financing of the debt portion of the project by phase or sub-phase when the Plan is approved and individual leases for each sub-phase are signed. Attached hereto as Exhibits C-1 and C-2 are letters of financing from financial institutions stating their interest in financing the project.

III. MBE/WBE PARTICIPATION

MLR will strive to reach a goal of participation of 15% participation by minority and 5% women business enterprises in all phases of the project. This goal will be attained through the use of MBE/WBE contractors and suppliers to the project. MLR will work with the Commission to accomplish its affirmative action goals.

IV. MISCELLANEOUS

- A. <u>Control</u>. MLR will enter into a Redevelopment Contract under the Plan in order to allow the City and the Commission to maintain firm control over the development process, and, to the greatest extent possible, ensure the completion of the overall project.
- B. <u>Contingencies</u>. The following are specific contingencies to MLR's Proposal:
 - 1. Selection of MLR as the Developer of the Plan.
 - Approval of development plans, i.e. zoning plans, plats and all necessary permits by the City.

- 3. Ability of MLR to secure an economical and engineeringly feasible mine reclamation program which permits MLR to reclaim the Redevelopment Plan Area.
- 4. Ability of MLR to attract tenants to the project.
- 5. Ability of MLR to *capture* TIF Revenues generated by Redevelopment Projects in Phase I.
- 6. Approval of a Plan which utilizes MLR's Proposed Exhibit 4. including 4-A. 4-B and 4-C.
- 7. Termination of the Amended B.C.R. Development Plan and B.C.R. Redevelopment Corporation's obligations thereunder.
- <u>Description of building materials and design.</u> nature and character of the building materials are not known at this time. However, all new development will create an integrated and unified design. Furthermore, streets, pedestrian paths or open walk spaces will be designed as an integral part of the overall site design, properly related to existing and proposed buildings. Parking areas will be designed with careful regard to orderly arrangement, landscaping, ease of access and as an integral part of the total site design. Vehicular access to the parking areas will minimize conflicts with other vehicular and pedestrian movements. Ingress and egress points will be well distanced from intersections in order to avoid congestion and interference with traffic. Finally, a coordinated landscape program will be developed in the area to incorporate the landscape treatment sought for open spaces, roads, sidewalks and parking areas into a coherent and integrated arrangement.

A proposed site plan drawn at a scale of approximately 1 inch equals 200, showing the limits of property, approximate property dimensions, building locations and size, parking layout, ingress and egress to and from the site, landscape areas and adjoining streets is attached hereto as $\underline{Exhibit\ D}$.

D. <u>Anticipated Sales Values</u>. Given the nature of this project, anticipated sale values or rents to be charged are not known at this time. A plan for marketing the properties will be implemented in phases as the Redevelopment Plan Area is reclaimed and developed.

V. SUBMISSION

A. <u>Copies</u>. Three copies of this submission are hereby filed with Mr. Mark Bunnell, Executive Director/Secretary, Tax Increment Financing Commission, 10 Petticoat Lane, Suite 250, Kansas City, Missouri 64106.

B. <u>Representation</u>. The official representative of MLR is Polsinelli, White, Vardeman & Shalton, 700 West 47th Street, Suite 1000, Kansas City, Missouri 64112 (James C. Bowers, Jr., Aaron G. March).

EXHIBIT A

EXHIBIT 4

ESTIMATED REDEVELOPMENT PROJECT COSTS

	REI	MBURSABLE AMOUNT	PROJECT EXPENSE
COM	IMISSION EXPENSES		
1.	Estimated Reimbursable Costs for Plan * Implementation*		
	A. Legal B. Agenda C. Staff Time D. Miscellaneous	\$30,000 2,000 40,000 4,000	\$30,000 2,000 40,000 4,000
2.	Final Development Plan Approval Fees (\$.05 per square foot @ 2,127,000 s.f. and \$50 per Dwelling Unit @ 1000 units)	156,350	156,350
3.	Plan Administration and TIF General Expenses	330,000	330,000
SUB	TOTAL COMMISSION EXPENSES	562,350	562,350
<u>PRO</u>	EVELOPMENT PROJECT COSTS FO JECTS 1 - 1C; 2A - K; 3A, B & D; 4A - C	<u>OR</u>	
1.	Land Acquisition	\$ 0	\$ 0
2.	Building Demolition	750,000	0
3.	Building Construction (250,000 s.f. Office @ \$75/s.f. & 1,100,000 s.f. other space @ \$50/s.f.)	73,750,000	0
4.	Mine Stabilization & Land Reclamation	52,995,110	52,995,110
5.	Public Works Projects (streets, sewers, sidewalks)	6,760,835	6,760,835

6.	Legal, Professional & Financial Fees Related to Issuance of TIF Bonds and collection of TIF Revenues	<u>1,312,500</u>	<u>1,312,500</u>
SUB	STOTAL	135,568,445	61,068,445
RED PRO AND	EVELOPMENT PROJECT C DECIS 3C, E & F: 4D - I: 0.5	OSTS FOR	
1.	Land Acquisition	\$ 0	\$ 0
2.	Building Demolition	250,000	0
3.	Building Construction (587,000 s.f. Office @ \$75/s.f.; 190,000 s.f. other space @ \$50/s.f.; 1000 d.u. @ \$40,800/ d.u.)	94,325,000	0
4.	Mine Stabilization & Land Reclamation	51,067,990	51,067,990
5.	Hickman Mills Street Improvements (streets, sewers, sidewalks)	1,113,300	1,113,300
6.	Legal, Professional & Financial Fees Related to Issuance of TIF Bonds and collection of TIF Revenues	<u>187,500</u>	<u>187,500</u>
SUB	TOTAL	146,943,790	<u>52,368,790</u>
τοτ	AL	\$283,074,585	\$113,999,585

^{*} The selected developer shall pay all fees and expenses of the TIF Commission for Plan preparation, approval and implementation including, but not limited to, staff time, agenda costs, legal fees, printing and publication of notices. The selected developer shall be billed for these expenses by the Commission as needed. These expenses shall be considered reimbursable project costs to the developer from the Special Allocation Fund.

in addition, up to five percent (5%) of the annual PILOTS and Economic Activity Taxes deposited in the Special Allocation Fund may be retained by the TIF Commission to cover incidental expenses incurred by the TIF Commission. This amount will be figured and allocated prior to allocation of any other reimbursable costs.

- Mine stabilization and land reclamation includes site work required to bring to rough grade each building site for its intended construction purpose. This assumes use of controlled blasting, as well as conventional methods of reclamation. Using this technique, the cost of land reclamation for the whole Redevelopment Area is estimated to be approximately \$104,063,096. If conventional techniques are necessary, total reclamation costs are estimated to be approximately \$166,797,337.
- The costs incurred to construct Hickman Mills Drive between Bannister Road and 87th Street shall be eligible for reimbursement after all other eligible reimbursable project expenses have been paid in full and to the extent funds are available from the Special Allocation Account.

REVISED

ESTIMATED REDEVELOPMENT PROJECT COSTS¹

	I B and C	П	П	ľ	V	TOTAL
ınd Acquisition	-0-	-0-	-0-	-0-	-0-	-Q-
iilding Demolition ²	-0-	750,000	-0-	- 0-	250,000	1,000,000
ilding Construction	9,350,000	31,850,000	93,750,000	349,730,000	\$2,360,000	537,040,000
ine Stabilization ³	4,412,628 (CONV) 2,752,992 (C.B.)	39,713,652 (CONV) 24,776,928 (C.B.)	36,624,812 (CONV) 22,849,833 (C.B.)	45,008,805 (CONV) 28,080,518 (C.B.)	41,037,440 (CONV) 25,602,825 (C.B.)	166,797,337 (CONV) 104,063,096 (C'B.)
blic Works	1,869,5624	5,946,668	5,432,017	3,517,930	3,565,542 ⁵	20,331,719
ofessional Fees, e.g. gal, Survey, Title,	750,000	187,500	005'281	187,500	187,500	1,500,000
egal and Administrative TF) ⁶	200,000	200,000	200,000	110,000	105,565	815,565
liscellaneous: Impact Fee	V 310,770	531,630	940,000	4,155,850	315,900	6,254,150
STAL?	16,892,960	79,179,450	137,134,329	402,710,085	97,821,947	733,738,771
eveloper Funded	9,660,770 (57%)	32,381,630 (41%)	94,690,000 (69%)	353,885,850 (88%)	52,675,900 (54%)	543,294,150 (74%)
IF Funded	7,232,190 (43%)	46,797,820 (59%)	42,444,329 (31%)	48,824,235 (12%)	45,146,047 (46%)	190,444,621 (26%)

Preliminary estimates. Actual costs may be different. Professional service costs and financing costs are not included in the estimated totals shown. Professional service costs and financing costs shall be considered as reimbursable project costs to the Developer from the Special Allocation Fund.

Preliminary Allocation of Costs between Phase II and V which have buildings.

Preliminary Estimate:

CONV = conventional mine reclamation methodology, full excavation, refill and grade to rough grade (\$10.13/a.f.) C.B. = controlled blasting where applicable, CONV where not applicable and grade to rough grade (\$6.32/a.f.)

4. Including Bannister Road improvements and detention pond relocation.

Including 87th Street improvements.

Does not include professional fees associated with issuance of TIF Bonds or other financing. ø.

(I reflects conventional (CONV) mine stabilization.

Exhibit A-1

Estimated Reclamation Costs

1. Estimated Volumes of Space Undermined:

Approximately 90% of the entire 500 acres is mined.

Of that total area mined, approximately 16% of the area is columns, and 84% of the area is void area.

500 Acres X 90% = 450 Acres Undermined 450 Acres X 84% = 378 Acres of Void Area

2. 450 Acres (2/3 of which has 72' of rock)

450 acres x .66 = 297 acres 297 acres x 43,560 eq. ft. = 12,937,320 eq. ft. 12,937,320 eq. ft. x 72' = 931,487,040 cubic ft. 9321,487,040 - 27 = 34,499,520 cubic yrds.

450 Acres (1/3 of which has 12' of rock)

450 acres x .S3 = 148.5 acres 148.5 acres x 43,560 sq. ft. = 6,468,660 sq. ft. 6,468,660 sq. ft. x 12' = 77,623,920 cubic ft. $77,623,920 \stackrel{?}{\cdot} 27 = 2,874,960$ cubic yrds.

> 34,499,520 cubic yrds <u>2.874,960</u> 37,374,480 cubic yrds.

Open plt adjustment:

2.374.480 35.000.000 cubic yrds.

450 Acres (1/3 of which has had overburden removed, leaving 300 acres with approximately 31' of overburden)

300 acres x 43,560 sq. ft. = 13,068,000 sq. ft. 13,068,000 sq. ft. x 31' = 405,108,000 cubic yrds. 405,108,000 - 27 = 15,004,000 cubic yrds. Say - 15,000,000 cubic yrds.

Summary of Overburden:

35,000,000 Cubic Yards of Rock
15,000,000 Cubic Yards of Other
50,000,000 Cubic Yards of Total Overburden

3. Conventional Reclamation Costs VS Controlled Blasting Costs:

Conventional Reclamation is accomplished by blasting and excavating the overburden and then placing a controlled fill back in the same area to the desired elevation. This cost has been verified by construction estimates on Phase I-B and actual bids taken on Phase I-E, the construction of the PACE project.

Conventional Reclamation Cost = \$10.13/sq. ft.

378 acres x 43,580 sq. ft. = 16,465,680 sq. ft. 16,465,680 sq. ft. x \$10.13/sq. ft. = \$166,797,000

prubble

mi is 378 April

Controlled Blasting technique is accomplished by blasting the of overburden with charges located at a uniform, predetermined vertical and horizontal spacing, in a blasting configuration that will cause the rock rubie from the blast to be directed downward towards the mine floor and at the same time cause the rubble to be compacted due to the energy from the blast. The blasting would progress from the bottom upward. Thus, compacted rock rubble will rise toward the ground surface and fill the resulting free space from the blasting with the compacted rock rubble.

Controlled Blasting Costs = \$6.32/sq. ft.

378 acres x 43,560 sq. ft. = 16,465,680 sq. ft. 16,465,680 sq. ft. x \$6.32/sq. ft. = \$104,063,097

Opinion of Probable Construction Cost

for

Development Plan Santa Fe Trails T.LF. Plan

Bannister Road and I-435 Kansas City, Missouri

Prepared By:

LTD: Engineering, Inc. Consulting Engineers and Land Surveyors 10322 N.W. Prairie View Road Kansas City, Missouri 64153

SUMMARY BY PHASE OF DEVELOPMENT

COST

PHASE 1 - PUBLIC IMPROVEMENTS PHASE 2 - PUBLIC IMPROVEMENTS PHASE 3 - PUBLIC IMPROVEMENTS PHASE 4 - PUBLIC IMPROVEMENTS	•	\$ 1,042,112.50 \$ 5,946,668.00 \$ 5,432,017.50 \$ 3,517,930.00
PHASE 5 - PUBLIC IMPROVEMENTS BANNISTER ROAD IMPROVEMENT 87TH STREET IMPROVEMENTS		\$ 2,490,377.50 \$ 827,450.00 \$ 1,075,165.00

TOTAL ESTIMATED CONSTRUCTION COST

\$20,331,720.50

GENERAL NOTES

Assumptions and conditions are as noted:

- The opinion of probable constructions costs included herein are based the conceptual site plan dated April 13, 1993. No design work has been performed to date, therefore costs will vary based on the final layout and construction plans.
- No costs are included for any site grading required to bring the site to within two tenths of a foot (0.2") of finish grade. The costs of finish grading of the public roadway rights-of-way are included in the estimates.
- 3. The costs of relocation of the Kansas City Power & Light overhead power lines across the site ere not included. This cost will vary with the proposed alignment of the power lines. Based on preliminary information available from KCP&L, an estimated cost would be approximately \$750,000. Power lines must be relocated prior to blasting for the mine reclamation work.
- The costs of installing gas, telephone and other such utilities to serve the proposed sites are not included.
- The cost of constructing the proposed takes is assumed to be included in the earthwork estimate prepared by others.
- No costs have been included in this estimate for development of the individual sites including; parking lot paving, retaining walls, utility service lines, pavement marking, engineering, surveying, or construction staking.
- No costs have been included for the construction of the 91st Street interchange at I-435 or the construction of the of a feeder/collector road along I-435.
- Streetscape and Landscaping costs provided herein are for street trees and seeding for the public street rights-of-way, as required by the city.
- 9. This opinion of construction cost does not include TIF bond costs or interest costs. The item shown as bonds is for performance and maintenance bonds required by the city or permits to construct the public improvements.

OPINION OF CONSTRUCTION COST LTD2 ENGINEERING, INC. KANSAS CITY, MISSOURI SANTA FE TRAILS, T.I.F. PLAN PHASE 1 PUBLIC IMPROVEMENTS KANSAS CITY, MISSOURI DATE PREPARED 5/7/93

REVISED: N/A

	KARSAS CITT, HISSOAT	<u>-</u>	CANSAS CIII, M		REALPED: N/W
	ITEN	TIMU YTSTHAUD		TOTAL COST	MOTES
eite	INPROVENENT WORK				
	THE ROTENERS WORK				
•	FINE GRADING (R.O.W. ONLY)	14850 S.Y.	\$2,50	\$37,125.00	4 11
STRE	ET IMPROVEMENTS & PAVING				
	12" ASPRALT CONC. PAVENERT	7900 S.T.	\$19.00	\$150,100.00	NICHAN MILLS DRIVE
	CONCRETE CURB & GUTTER	4200 L.F.	\$5.00	\$33,600.00	•
	4' CONCRETE SIDEWALK	2000 L.F.	\$7.00	\$14,000.00	
SANI	TARY SEVER IMPROVEMENTS				
	8" SANITARY SEWER (V.C.P.)	1150 L.F.	\$36.00	\$41,400.00	•
	MANHOLES 5/-0*	5 EA.	\$3,000.00	\$15,000.00	
STORI	M DRAINAGE IMPROVEMENTS				
	RCP STORM PIPE	2100 L.F.	\$50.00	\$105,000.00	
	CATCH BASINS	9 Ea.	\$3,000.00	\$27,000.00	
	MANHOLES		\$2,800.00		
	FLARED END SECTIONS 36"	2 Ea.		\$1,500.00	
	DETENTION BASIN MODIFICATIONS	1 4.3.	\$100,000.00	*190,000.00	
. WATER	DISTRIBUTION SYSTEM IMPROVEME	NTS			
	8" D.I.P. WATER MAIN	2200 L.F.	\$35.00	\$77,000.00	HONE QUARTERS SITE
	8H D.1.P. WATER MAIN	1200 L.F.	\$35.00	•	RELOCATION ON BANNISTER
	12" D.I.P. WATER MAIN	1000 L.F.	\$60,00	\$60,000.00	NICKHAN MILLS DRIVE
STREE	T LIGHTING			•	
	STREET LIGHTING	1 L.s.	\$73,000.00	\$73,000.00	,
	TRAFFIC SIGNALIZATION	1 L.S.	\$0.00	\$0.00	
STREE	TSCAPING & LANDSCAPING				
	STREETSCAPING	1 L.S.	\$16,000.00	\$16,000.00	
	SEEDING	1.5 AC.	\$1,200.00	\$1,800.00	
	EROSION CONTROL	3 AC.	\$500.0 0	\$1,500.00	*
	TOTAL 1	ESTIMATED CONSTR	UCTION COST	\$801,625.00	
		CONTINGENCIES &		\$160,325.00	
		PERMITS 2 7%		\$56,113.75	
		BONDS a 3X	•	\$24,048.75	
				**========	
	;	TOTAL ESTIMATED	COST	\$1,042,112.50	

OPINION OF CONSTRUCTION COST LTD2 ENGINEERING, INC. KANSAS CITY, NISSOURI

SANTA FE TRAILS, T.I.F. PLAN PHASE 2 PUBLIC IMPROVEMENTS KANSAS CITY, MISSOURI

DATE PREPARED: 5/7/93

REVISED: N/A

		s CITY, KISSOURI		ANSAS CLIT, MI		REVISED: N/A
***			TINU YTITHAUD	UNIT COST	TOTAL COST	NOTES
•••					* *	
1.	SITE IMPROV	PEKENT WORK				
	FINE (FRADING (R.O.W. OKLY)	13800 E.Y.	\$2.50	834,500.00	NICKNAN MILLS DRIVE
	FINE C	ERADING (R.G.W. OKLY)	51450 s.Y.		\$128,625.00	. DRIVE A
		FRADING (R.O.W. OKLY)	32800 \$.Y.		-	DRIVE B
	FINE C	RADING (R.O.V. OKLY)	13350 s.v.	\$2.50	\$33,375.00	PIST STREET
2.	STREET INP	ROVENERTS & PAVING				
	12"	ASPHALT CONC. PAVENENT	4800 E.Y.	\$19.00	\$91,200.00	NICKHAR MILLS DRIVE
	10*	ASPHALT CONC. PAVEHENT	29800 S.Y.	\$16.00	\$476,800.0 0	DRIVE A
,	104	ASPHALT CONC. PAVEMENT	18750 S.Y.	\$16.00	\$300,000.00	DRIVE B
	12"	ASPHALT CONC. PAVEMENT	7900 s.Y.	\$19.00	•	91ST STREET
	CONCRE	ETE CURB & GUTTER	3400 L.F.	\$8.00	\$27,200.00	NICKMAN NILLS DRIVE
	CONCRE	TE CURB & CUTTER	18520 L.F.	\$8.00	\$148,160.00	DRIVE A
	CONCRE	TE CURB & GUTTER	11800 L.F.	\$8.00	\$94,400.00	DRIVE &
	CONCRE	TE CURB & GUTTER	4800 L.F.	\$8.00	\$38,400.00	91ST STREET
	41 DOI	ICRETE SIDEWALK	1300 L.F.		\$9,100.00	HICKNAH MILLS DRIVE
		ICRETE SIDEWALK	9300 L.F.		-	DRIVE A
		ICRETE SIDEWALK	5900 L.F.	\$7.00	-	DRIVE 8
	4' CON	ICRETE SIDEWALK	2400 L.F.	\$7.00	\$16,800.00	91ST STREET
3.	SANITARY SE	EWER IMPROVEMENTS			•	
	8= SAN	ITTARY SEWER (V.C.P.)	9650 L.F.	\$36.00	#347,400.00	
	HANHOL	ES 5'+0"	34 EA.	\$3,000.00	\$102,000.00	•
4.	STORM DRAIN	IAGE IMPROVENENTS				
	RCP ST	TORM PIPE	17350 L.F.	\$50.00	\$867,500.00	
	CATCH	BASINS .	65 £a.	\$3,000.00	\$195,000.00	
	KANKOL	.23	17 Eu	\$2,800.00	\$47,600.00	
	FLARED	END SECTIONS	Ş Es.	- \$750.00	\$6,000.00	
5.	WATER DISTR	LIBUTION SYSTEM IMPROVENE	NTS			
	24 D.1	LP. WATER MAIN	6500 L.F.	\$35.00	\$227,500.00	
	12" D.	1.P. WATER MAIN	5400 L.F.	\$60.00	\$324,000.00	HICKHAN HILLS DRIVE & DRIVE A
6.	STREET LIGH	ITING AND SIGNALIZATION				
	STRFF	LIGHTING	1 L.S.	\$400,000.00	\$400,000.00	•
		E SIGNALS	1 L.S.	\$177,000.00		HICKNAN MILLS DRIVE & DRIVE A
	19691		*	2,000.00		Transcri titand distr a distr s

7. STREETSCAPING & LANDSCAPING

STREETSCAPING | 1 L.S. #119,200.00 #119,200.00 #12,600.00 #12,

TOTAL ESTINATED CONSTRUCTION COST \$4,574,360.00
CONTINGENCIES 8 20% \$914,872.00
PERMITS 8 7% \$320,205.20
BONDS 8 3% \$137,230.80

TOAL ESTINATED COST \$5,946,668.00

OPINION OF CONSTRUCTION COST LTD2 ENGINEERING, INC. KANSAS CITY, MISSOURI SANTA FE TRAILS
PHASE 3 PUBLIC INPROVEMENTS
KANSAS CITY, MISSOURI

DATE PREPARED: 5/7/93
FOR: _______
REVISED: N/A

-					*****
_	LTEN	TINU YTITHAND	UNIT COST	TOTAL COST	HOTES
_					
٦.	SITE IMPROVENENT WORK				
	FINE GRADING (R.O.W. ONLY)	113400 s.Y.	\$2.50	\$283,500.00	NICKWAN MILLS DRIVE
	FINE GRADING (R.O.W. ONLY)			\$92,625.00	PIST STREET
2.	STREET IMPROVEMENTS & PAYING				
	12" ASPHALT CONG. PAVENENT	32100 £.Y.	\$19.00	\$609,900.00	NICKNAN MILLS DRIVE
	12" ASPHALT CONC. PAVEHENT			\$387,600.00	91ST STREET
		19700 L.F.	\$5.00	\$157,600.00	NICIOUM MILLS DRIVE
	CONCRETE CLIRG & GLITTER	13000 L.F.	\$8.00	\$194,000.00	91ST STREET
	4º CONCRETE SIDEWALK	8900 L.F.		\$62,300.00	NICHAN HILLS DRIVE
	4' CONCRETE SIDEWALK	6600 L.F.	\$7.00	\$46,200.00	PIST STREET
3.	SANITARY SEWER IMPROVEMENTS				
	8" SANITARY SEWER (V.C.P.)	4800 L.F.	\$36.00	\$172,800.00	
	MANHOLES 5'-0"		\$3,000.00		
4.	STORM DRAINAGE IMPROVEMENTS				
	RCP STORM PIPE	14600 L.F.	\$50. 0 0	\$730,000,00	
	CATCH BASINS		\$3,000.00		
	MANHOLES	11 Ea.		\$30,800.00	
	FLARED END SECTIONS	9 Ea.		\$6,750.00	
	REINFORCED CONCRETE BOX	350 L.F.	\$560.00		
5.	WATER DISTRIBUTION SYSTEM IMPROVEMEN	NTS			
	84 D.I.P. WATER MAIN	3300 L.F.	\$35.00	\$115,500.00	
	12" D.I.P. WATER MAIN	4450 L.F.		\$267,000.00	MICKHAN MILLS DRIVE
		,			
۰.	STREET LIGHTING AND SIGNALIZATION				
	STREET LIGHTING	1 L.S.	\$401,000.00	\$401,000.00	
	TRAFFIC SIGNALS	1 L.S.		\$139,000.00	
				•	

7. STREETSCAPING & LANDSCAPING

 \$TREETSCAPING
 1 L.S.
 \$110,800.00
 \$110,800.00

 \$EEDING
 20.5 AC.
 \$1,200.00
 \$24,600.00

 EROSION CONTROL
 31 AC.
 \$500.00
 \$15,500.00

\$5,432,017.50

OPINION OF CONSTRUCTION COST LTD2 ENGINEERING, INC. KANSAS CITY, MISSOURI SANTA FE TRAILS, T.I.F. PLAN PHASE 4 PUBLIC INPROVEMENTS KANSAS CITY, MISSOURI DATE PREPARED: \$/7/93

REVISED: N/A

		·	*********		
	žten	TINU YTITKALD		TOTAL COST	NOTES
				,	
1.	SITE IMPROVEMENT WORK				
	FIRE GRADING (R.O.W. ONLY)	41900 S.Y.		\$104,750.00	
	FINE GRADING (R.O.W. ONLY)	7800 S.Y.	\$2.50	\$19,500.00	PIST STREET
2.	STREET INPROVENENTS & PAYING				
	10" ASPHALT CONC. PAVENEHT	24500 s.Y.	\$16.00	\$392,000.00	ORIVE A
	12" ASPHALT CONC. PAVENENT	4100 s.y.	\$19.00	\$77,900.00	91ST STREET
	CONCRETE CURB & GUTTER	15100 L.F.		\$120,800.00	ORIVE A
	CONCRETE CURB & GUTTER	2600 L.F.		\$20,800.00	PIST STREET
	4" CONCRETE SIDEWALK	7600 L.F.		\$53,200.00	DRIVE A
	4' CONCRETE SIDEWALK	1300 L.F.		\$9,100.00	91ST STREET
3.	SANITARY SEVER IMPROVEMENTS				
	8" SANITARY SEWER (V.C.P.)	7900 L.F.	\$36.00	\$284,400.00	
	MANHOLES 54-0"	28 EA.	\$3,000.00	\$84,000.00	
4.	STORM DRAINAGE IMPROVEMENTS				
	RCP STORM PIPE	13100 L.F.	\$50.00	\$655,000.00	
	CATCH BASINS	62 Ea.	\$3,000.00	\$186,000.00	
	MANHOLES		\$2,800.00		
	FLARED END SECTIONS	2 Ea.		\$1,500.00	
5.	WATER DISTRIBUTION SYSTEM IMPROVEME	NTS			
	84 D.I.P. WATER MAIN	700 L.F.	\$35.00	\$24,500.00	
	12" D.I.P. WATER HAIN	3900 L.F.		\$234,000.00	DRIVE A
6.	STREET LIGHTING AND SIGNALIZATION				
•	STREET LIGHTING	1 L.S.	\$342,000.00	\$342,000.00	

7. STREETSCAPING & LANDSCAPING

STREETSCAPING	1 L.S.	\$55,200.00	\$55,200.00
\$EED1KG	4.5 AC.	\$1,200.00	\$5,400.00
EROSION CONTROL	10.5 AC.	\$500.00	\$5,250.00

TOTAL ESTIMATED CONSTRUCTION COST #2,7C5,100.00 ### \$2,7C5,100.00 ### \$2,7C5,100

OPINION OF CONSTRUCTION COST LTD2 ENGINEERING, INC. KANSAS CITY, MISSOURI

SANTA FE TRAILS, T.I.F. PLAN PHASE 5 PUBLIC IMPROVEMENTS KANSAS CITY, MISSOURI DATE PREPARED: 5/7/93

REVISED: N/A

. STR	FINE GRADING (R.O.W. ONLY) LEET IMPROVEMENTS & PAVING 104 ASPNALT CONC. PAVENENT	9450 s.Y.		\$23,625 . 00	DRIVE C
. STR	FINE GRADING (R.O.W. OMLY)	9450 s.Y.	\$2.50	\$23,625.00	DRIVE C
	REET IMPROVEMENTS & PAVING	9450 E.Y.	\$2.50	\$23,625.00	DRIVE C
TAN .	10" ASPHALT CONC. PAVENERT		•		• "
TAN		5500 s.y.	\$16.00	\$55,000.00	DRIVE C
_ RAW	CONCRETE CURB & GUTTER	3500 L.F.	\$8.00	\$25,000.00	DRIVE C
_ SAN	4' CONCRETE SIDEMALK	1700 L.F.	\$7.00	\$11,900.00	, DRIVE C
	ITARY SEVER INPROVEMENTS				
	8" SANITARY SEVER (V.C.P.)	5300 L.F.	\$36.00	\$190,800,00	
	MANHOLES 5'-0"		\$3,000.00		
. STO	RM DRAINAGE IMPROVEMENTS				
	MA REVIEWER SHEEFERING				
	RCP STORM PIPE	9300 L.F.	\$50.00	\$465,000.00	
	CATCH BASINS	39 Ea.	\$3,000.00	\$117,000.00	
	MANHOLES		\$2,600.00		
	REINFORCED CONCRETE BOX	1200 L.F.	\$560.90	\$672,000.00	
. WATE	ER DISTRIBUTION SYSTEM IMPROVEMENT	rs			
	6" D.I.P. WATER MAIN	5550 L.F.	\$35.00	\$194,250.00	
_ STRE	EET LIGHTING AND SIGNALIZATION				
	STREET LIGHTING	· 1 L.S.	\$31,500.00	\$31,500.00	
. STRE	ETSCAPING & LANDSCAPING	,			
	STREETSCAPING	1 L.S.	\$12,000.00	\$12,000.00	
	SEEDING	1 AC.	\$1,200.00	\$1,200.00	
	EROSION CONTROL	2 AC.	\$500.00	\$1,000.00	

TOTAL ESTIMATED CONSTRUCTION COST	\$1,915,675.00
CONTINGENCIES @ 20X	\$383,135.00
PERMITS A 7%	\$134,097.25
BOHDS & 3X	\$57,470.25
	EEBESSEETSSEE
TOTAL ESTIMATED COST	\$2,490,377.50

OPINION OF CONSTRUCTION COST LTD2 ENGINEERING, INC. KANSAS CITY, NISSOURI

SANTA FE TRAILS, T.I.F. PLAN BANNISTER ROAD IMPROVEMENTS KANSAS CITY, MISSOURI

DATE PREPARED 5/7/93

REVISED: N/A

	ETEN	TIMU YTTYWWO	UNIT COST	TOTAL COST	MOTES
•	SITE IMPROVEMENT WORK				
	FIRE GRADING (R.O.W. ONLY)	6700 S.Y.	\$2.5 0	\$16,750.00	
	STREET IMPROVEMENTS & PAYING				
	12" CONC. PAVENENT	4000 S.Y.	\$25.00	\$100,000.00	
	CONCRETE CURB & GUTTER	1500 L.F.		\$12,000.00	
	4' CONCRETE SIDEWALK	, 1400 L.F.	\$7.00	\$9,800.00	
5.	UTILITY RELOCATIONS				
	GAS LINE	1500 L.F.	\$60,00	\$90,000.00	
	FIBER OPTIC TELEPHONE	1500 L.F.	\$150.00	\$225,000.00	
4.	STORM DRAINAGE IMPROVEMENTS				
	RCP STORM PIPE	1500 L.F.	\$50.00	\$75,000.00	
	CATCH BASINS	4 Es.	\$3,000.00	\$12,000.00	
	CONCRETE BOX EXTENSION	1 L.S.	\$42,000.00	\$42,000.00	
5.	STREET LIGHTING				-
	STREET LIGHTING	1 L.S.	\$16,000.00	\$16,000.00	
	TRAFFIC SIGNALIZATION	1 L.\$.	\$30,000.00	\$30,000.00	
6.	STREETSCAPING & LANDSCAPING	٠			
	STREETSCAPING	, 1 L.S.	\$6,000.00		
	SEEDING	1 AC.	\$1,200.00	\$1,200.00	
	EROSION CONTROL	1.5 AC.	\$500.00	\$750.00	

TOTAL ESTIMATED CONSTRUCTION COST	\$636,500.00
CONTINGENCIES & 20%	\$127,300.00
PERMITS @ 7%	\$44,555.00
BONDS & 3%	\$19,095.00

TOTAL ESTIMATED COST	#R27 ASO OO

OPINION OF CONSTRUCTION COST LTD2 ENGINEERING, INC. KANSAS CITY, NISSOURI

SANTA FE TRAILS, T.I.F. PLAN 87TH STREET MODIFICATIONS KANSAS CITY, MISSOURI

DATE PREPARED 5/7/93

NOTES

REVISED: N/A

		CHANTITY UKIT	UNIT COST	
	SITE IMPROVEMENT WORK		,	
	FINE GRADING (R.O.W. ONLY)	31800 £.Y.	\$2.50	\$79,500.00
2.	STREET IMPROVEMENTS & PAVING			·
	12" ASPHALT CONCRETE PAVENENT	11750 S.T.	\$19.00	\$223,250.00
	CONCRETE CURB & GUTTER	8800 L.F.	\$8.00	\$70,400.00
	4' CONCRETE SIDEWALK	4400 L.F.	\$7.00	\$30,800.00
3.	STREET LIGHTING			
	STREET LIGHTING	1 L.S.	\$168,000.00	\$168,000.00
	TRAFFIC SIGNALIZATION	1 L.S.	\$194,000.00	\$194,000.00
4.	STREETSCAPING & LANDSCAPING		•	
	STREETSCAPING	1 L.S.	\$52,800.00	\$52,800.00
	SEED ING	4 AC.	\$1,200.00	\$4,800.00
***	EROSION CONTROL	7 AC.	\$500.00	\$3,500.00
	TOTAL	ESTINATED CONSTR	UCTION COST	\$827,050.00
	•	CONTINGENCIES &		
		PERMITS 8 7%		\$57,893.50
		BONDS & 3X		\$24,811.50

TOTAL ESTIMATED COST

\$1,075,165.00

EXHIBIT B-1

EXHIBIT 9

DEVELOPMENT SCHEDULE

TIF Commission Holds Public Hearing	April 14, 1993
City Council Adopts Ordinance Approving TIF Plan	May 1993
Project 1 Ordinance Adopted and Project 1 Commenced	1993
Project 2 Ordinance Adopted and Project 2 Commenced	1994
Project 1 Completed	1998
Project 3 Ordinance Adopted and Project 3 Commenced	2000
roject 2 Completed	2001
Project 4 and 5 Ordinances Adopted	2003
Project 4 Commenced .	2004
Project 5 Commenced	2005
Project 3 Completed	2010
Project 5 Completed	2010
Project 4 Completed	2016

NOTE: Subject to the approval of the Commission, MLR wishes to reserve the right to designate the size and location of structures and appurtenances thereto and determine the final size and sequence in which each of the phases and subphases shall be developed. In all events, the total square footage of the commercial, office and warehouse structures constructed will not exceed the total square footage proposed in the Plan.

EXHIBIT B-2

PLAN SUMMARY

Schedi Start	ule Completion			
1992-1994	1996-1998	Phase I	Existing Retail; Retail/Restaurant; retail	368,200 s.f.
1992-1994	1999-2001	Phase II	Retail; Warehouse; Retail (Pad site)	829,800 s.f.
2000-2002	2004-2010	Phase III	Light Industrial; Office	1,470,000 s.f.
2004-2008	2012-2016	Phase IV	Office; Hotel; Retail	4,227,000 s.f.
2005-2006	2009-2010	Phase V	Retail; Clubhouse; Multi-Family	39,000 s.f.
				1,284 dwelling units

Subject to the approval of the Commission, MLR wishes to reserve the right to designate the size and location of structures and appurtenances thereto and determine the final size and sequence in which each of the phases and sub-phases shall be developed. In all events, the total square footage of the commercial, office and warehouse structures constructed will not exceed the total square footage proposed in the Plan.

N1600/25935

PWS: M:\AGHAR\DCHT_APR\115626_1



P.O. Box 419248 Kansas City, MO 64141-6248 816-234-2000

May 19, 1993

Mr. Michael Mahoney
Mason Land Reclamation Company, Inc.
5 Thomas Mellon Circle, Suite 266
San Francisco, California 94134

RE: Santa Fe Trails Tax Increment Finance Plan

Dear Mike:

Commerce Bank of Kansas City, N.A. ("Commerce Bank") has reviewed Macon's application for amendment to the URD Zoning Plan at the intersection of Bannister Road and Interstate 435 in Kansas City, Missouri, and Mason's Santa Fe Trails TIF Plan proposal. This Plan covers approximately 513 acres and proposes construction of improvements totaling more than \$560 million. Commerce Bank will consider making available sufficient funds upon approval of the URD zoning amendment and adoption of the TIF plan for the redevelopment of the area.

The making of any loan will be subject to the review and approval of the project and proper permanent financing acceptable to Commerce Bank. The loan will be further subject to review and approval by the pertinent levels at Commerce Bank, and the adoption of loan documentation in form and substance acceptable to Commerce Bank. Any commitment of funds will remain in place by Commerce Bank until the construction of the project is complete, subject to the terms and conditions set forth in the applicable loan documents.

Commerce Bank appreciates the opportunity to be considered for financing improvements on the subject property. Should you have any questions regarding the above, please do not hesitate to contact me.

Sincerely,

COMMERCE BANK OF KANSAS CITY, N.A.

Brent Blake Vice President

BB:kab

BEAR STEARNS

K.C. SLICHTER ASSOCIATE DIRECTOR

BEAR, STEARNS & CO. INC.
ONE SANSOME STREET
SAN FRANCISCO, CALIFORNIA 94104
(415) 772-3266
(800) 688-2327
(415) 772-3270 FAX

May 17, 1993

Mr. Michael Mahoney Norcal Waste Systems, Inc. 5 Thomas Mellon Circle, Suite 266 San Francisco, CA 94134

Re:

Santa Fe Trails Tax Increment Finance Plan

Dear Mike:

Bear Stearns understands that Norcal Waste Systems, Inc. through its wholly-owned subsidiary, Mason Land Reclamation Company, Inc., is in the process of undertaking the reclamation and redevelopment of 513 acres in Kansas City, Missouri. Part of the redevelopment project may include the issuance of up to \$190 million of taxable or tax-exempt municipal obligations to clear existing blight and make improvements to the property. The anticipated sources of bondholder security are property tax on the incremental value of assessed property within the redevelopment district and a gross receipts tax on businesses within the affected area. Bear Stearns will consider structuring and underwriting financing upon approval of the redevelopment plan for the redevelopment of the area.

The financing will be subject to the review and approval of the project and proper documentation acceptable to Bear Stearns, bond counsel and the bond trustee. The financing will be further conditioned upon the receipt of investment grade ratings and approval by the firm's credit committee or a municipal bond insurance policy. Bear Stearns will also require that bondholder security documents, underwriting agreements and marketing and disclosure documents be in form and substance acceptable to Bear Stearns.

Bear Steams appreciates the opportunity to be of service and looks forward to developing a cost-effective means to finance improvements to the subject property. Should you have any questions regarding the above, please do not hesitate to contact me.

Very truly yours,

K.C. Slichter

Associate Director

SANTA FE REDEVELOPMENT AREA SITE PLAN EXHIBIT 2 N H THE THE THE TELL BY IN CO. IN CO. IN CO. INC. I SHOW THE INCIDENTAL MARKET HERE all II I III 141 10 1.11ft

EXHIBIT "D" HAS BEEN PREVIOUSLY PROVIDED.

AN UPDATED EXHIBIT WILL BE PROVIDED UNDER SEPARATE COVER.

approved 353 development schedule, the requirement to remove blight will continue to be a covenant which runs with the land and a binding obligation upon MLR.

- b. Relocation of Occupants. Under the 353 Plan, displaced occupants would receive a choice of actual moving expenses or a lump sum payment of \$500. Displaced businesses were to receive a choice of a lump sum payment of \$1,500 or actual moving expenses. Handicapped displaced occupants in addition to the payments received as displaced occupants were also entitled to receive a sum not to exceed \$400 to adapt a replacement dwelling. The TIF Plan obligates MLR to provide relocation benefits to displaced business and occupants. These benefits are set out in the TIF Plan.
- 6. <u>Building Maintenance</u>. The 353 Contract required the developer to maintain the development area excluding those buildings which have been demolished in a good state of repair and attractive appearance. The TIF Plan has no similar provision.
- 7. <u>Control of Project</u>. The 353 Corporation has complete and exclusive control over the construction, construction management, leasing and the fixing of rentals, subject to all applicable laws, ordinances, etc. However, the 353 Corporation granted to the City the right to enter onto the property at reasonable times in order to inspect the redevelopment projects. Under the TTF Plan, MLR proposes that the same restrictions and rights apply including the right to develop out of sequence, subject to the approval of the TTF Commission, which approval will not be unreasonably withheld.
- 8. Certificate of Compliance. Upon the written request of the 353 Corporation, if the City Planning Commission determines that the blight has been removed and the property has been reclaimed pursuant to the 353 Plan, then the City Planning Commission would request that the City Council issue a certificate of compliance. If the property has not been reclaimed in accordance with the 353 Plan and a default declared, that declaration of default is not to be considered as a default in another phase, subphase or lot. Upon the receipt of the certificate of compliance a subsequent purchaser was relieved from all obligations to cure blight on the purchased property. The provisions for the issuance of a certificate of compliance are not found in the policies or procedures of the TIF Commission.
- 9. <u>Tax Abatement</u>. The 353 Plan provided for traditional tax abatement, taxes on land only during years 1-10 after the property is titled in the name of the redevelopment corporation; taxes during years 11-25 would be based upon 50% of normal. The tax abatement was contingent on compliance with the 353 Plan and upon removal of blight.

Under the TIF Program, there is no tax abatement. Rather the developer is reimbursed for reimbursable redevelopment project costs if and only if they have been incurred and properly certified to the TIF Commission. Under the TIF Plan there is greater accountability and control over the benefits which the developer may receive.

- 10. <u>Earnings Limitation</u>. Under the 353 laws, the 353 Corporation may not have earnings in excess of 8% of the cost to the 353 Corporation of implementing the redevelopment plan, subject to certain accounting provisions. This limitation is not provided for in the TIF statute.
- 11. <u>Indebtedness Limitation</u>. As with the earnings limitation, the 353 statute places a limitation on the type of indebtedness which a 353 Corporation may incur. This limitation is not provided for under the TIF statute.
- 12. Annual Reports. The 353 Contract places the obligation upon the developer to file annual reports. The TIF statute also requires an annual report but the annual report is prepared by the TIF Commission and filed with the City. Furthermore, every five years the TIF Commission must conduct a hearing to determine whether the development is proceeding in compliance with the TIF Plan.

Under the annual report requirement of the 353 Contract, the 353 Corporation must file a statement which sets forth all of the cure costs expended during the previous year and a statement indicating how it desired to allocate and pro rate the cure cost surplus. A similar obligation is provided by the TIF Contract. The developer must certify to the "TIF Commission the reimbursable redevelopment project costs which it has incurred. Since there is no concept of cure surplus under the TIF Plan, the accounting is much simpler.

13. Accounting Practices. The 353 Contract required the 353 Corporation to establish and maintain depreciation, obsolescence and other reserves including a reserve for the payment of taxes. No such obligation is authorized under the TIF statute.

14. Sale or Disposition of Project Property.

- a. <u>Continuation of Tax Abatement</u>. The 353 Contract provided for the continuation of tax abatement upon the sale or disposition of property within the 353 Plan area so long as the property was held in accordance with the 353 Plan. Under the TIF Plan, however, there is no abatement to pass on. Rather, any purchasers of property must make their payments in lieu of taxes and their payments of economic activity taxes. Under the 353 Plan there was the ability to opt out of the 353 Program. No similar provision is provided for under the TIF statute.
- b. Obligation to Clear Blight. Under the 353 Contract, the obligation to clear and eliminate the physical blight was a covenant running with the land which was not affected by the sale or disposition of the property within the 353 Plan area. A purchaser of property in the 353 Plan area who desired to receive tax abatement was required to clear the blight. Since there is no tax abatement and since there is no specific benefit which inures to the benefit of a purchaser of property in the TIF Plan area, no similar provision is needed. However, under the TIF Plan, the obligation to cure blight will still be a covenant running with the land.

- c. Notice to City of Transfer Property. Under the 353 Contract, the 353 Corporation must notify the Director of Finance in writing of any sale or disposition of land within the 353 Plan area. No similar provision is provided for under the TIF Contract.
- 15. <u>Modification Interpretation</u>. The terms and conditions of the 353 Contract and the 353 Development Plan could not be modified except by mutual agreement between the parties and approval by ordinance. A similar provision can be provided in the TIF Plan and TIF Contract.
- 16. <u>Effective Date</u>. The 353 Contract became effective on the effective date of the ordinance which approved the execution of the 353 Contract or the date of the actual execution of the Contract. A similar provision may be provided for in the TIF Contract.
- 17. Applicability. The 353 Contract rights and obligations only applied to property within the 353 Plan area. A similar provision will apply to the TIF Plan and Contract.
- 18. <u>Breach Compliance</u>. The 353 Contract contained a standard breach/compliance provision which allowed the City to enforce the 353 Contract if the 353 Corporation, except for reasonable delays caused by unforeseen circumstances beyond its control, does not comply with or does anything contrary to the 353 Contract. A similar provision will be provided for in the TIF Contract.
- 19. <u>Litigation Cancellation</u>. The 353 Contract provided for the termination of the rights and obligations under the 353 Plan and 353 Contract if litigation prohibited the developer from implementing the 353 Plan. A similar provision may be provided for in the TIF Contract.
- 20. Excusable Delays. The 353 Contract contains standard language which excuses delays for performance of the developer's obligations under the 353 Plan when the delays are caused by actions outside of the control of the developer. A similar provision should be provided for in the TIF Contract.
- 21. <u>Abandonment</u>. Under the 353 Contract the 353 Corporation was entitled to abandon the 353 Plan upon providing the City with 30 days' notice of the election to abandon. No such right is provided for under the TIF Plan for the simple reason that if the developer does not incur reimbursable redevelopment project costs, it receives no benefits of the TIF Plan.
- 22. <u>Default</u>. The 353 Contract provides that in the event the developer defaulted in the performance of its obligations under the 353 Plan and the 353 Contract, the City was entitled to terminate the Contract including the developer's rights under the 353 Plan. No such right is provided for under the TIF Plan for the simple reason that if

the developer does not incur reimbursable redevelopment project costs, it receives no benefits of the TIF Plan.

- 23. <u>Notice</u>. This provision detailed to whom and how notice was to be provided on behalf of the City and the developer. A similar provision will be found within the TIF Contract.
- 24. Recording. The 353 Contract had a requirement that it be recorded within 30 days after execution. A similar provision will be provided for in the TIF Contract.
- 25. <u>Interpretation of Contract</u>. Under this provision, conflicts between the terms of the 353 Plan and the terms of its various amendments were to be controlled by the terms of the First Supplemental 353 Contract. This provision has no application in the TIF context.

26. Payments in Lieu of Taxes.

- a. Payment on All Property. Under this provision of the 353 Contract, the 353 Corporation agreed to make payment in lieu of taxes based upon the assessed value of the improvements in 1988, the year in which the original 353 development plan was approved. This provision is similar to the establishment of the initial equalized assessed value under the TIF Plan and assures that none of the taxing jurisdictions will receive less tax money than they are receiving at the time of approval of the TIF Plan.
- b. Abatement Related to Cost of Cure. Under this provision, an exceedingly convoluted and complicated methodology was established which related the amount of abatement to the cost of curing the blight. Times of adjustment and carrying forward past, present and future values of tax abatement and cure cost were provided for. Under the TIF Plan and Contract, this convoluted methodology is eliminated and the standard TIF methodology used. The property owners pay their PILOTS and Economic Activity Taxes and the developer certifies the reimbursable redevelopment project costs which it has incurred.
- c. <u>PACE Site</u>. Under the 353 Contract, there was a formula which needed to be satisfied prior to the PACE site being entitled to receive tax abatement. This provision provided the developer with a negative incentive to continue to reclaim the 353 Plan Area and eliminate blight. Furthermore, under the Second Supplemental 353 Contract, the owner of the PACE site "opted out" of the 353 Plan. Since MLR can only receive benefits under a TIF Plan if it cures blight, the same incentive will exist by virtue of the TIF methodology.
- d. <u>Five-year Obligation</u>. Under the 353 Contract, the 353 Corporation had to spend at least \$1 million per year in years 1-5 to cure blight. This was a similar negative incentive methodology which is not needed under the TIF Plan since MLR will only receive TIF benefits if it cures blight and incurs reimbursable redevelopment project costs.

- 27. Affect of Sale on Tax Relief. The 353 Contract provided for the tax abatement to inure to the benefit of a subsequent purchaser of property within the 353 Plan area. No similar provision is required under the TIF Plan.
- 28. <u>Valuation of Property Acquired by Eminent Domain</u>. This provision set forth the methodology for valuing property acquired through the exercise of the 353 corporation's condemnation powers. No similar provision is provided for under the TIF Plan or TIF Contract since it will be the TIF Commission acquiring any property through eminent domain and not the developer.
- 29. Assignment of Development Plan. The 353 Contract allowed the 353 Corporation to assign its rights under the 353 Plan and 353 Contract. However, the assignment did not discharge the 353 Corporation from its obligations under the 353 Plan until the assignment was approved by ordinance of the City Council. The TIF Plan and the TIF Contract similarly provide for the right of assignment subject to the approval of the TIF Commission.
- 30. Street Improvements and Traffic Fund. Under the 353 Contract, the street improvement and traffic fund conditions of the URD rezoning were incorporated into the 353 Plan and Contract. Similarly, the URD rezoning street improvement conditions and traffic fund conditions will, at the election of the TIF Commission and City Council be incorporated into the TIF Contract. While the developer is not requesting the classification of the traffic fund contributions as a reimbursable redevelopment project cost, the street improvements required by the URD rezoning are requested to be classified as reimbursable redevelopment project costs.

31. Other Provisions.

- a. The 353 Corporation agreed to indemnify and hold the City harmless from damages resulting from the improper reclamation of the 353 development area. A similar indemnification will be included within the TIF Contract.
- b. The 353 Corporation agreed to disclose to lenders, buyers or lessees for a term of 20 years the nature and extent of the mine reclamation. A similar disclosure will be made by MLR under the TIF Plan.
- c. The 353 Corporation agreed to retain an independent registered engineer, expert in mine land stabilization who was acceptable to and previously approved by the director of public works. This engineer has already been selected and the mine reclamation methodology of this engineer has been approved for a test site by the City. If the TIF Commission wishes for a similar provision which includes the engineer's certification that the lands have been properly reclaimed prior to construction, MLR will include this provision within the TIF Contract.

- d. The 353 Corporation agreed to retain an independent registered structural engineer, acceptable to the City, who would certify that the proposed buildings and appurtenances could be safely constructed on the reclaimed land area in question. MLR will agree to a similar provision in the TIF Contract.
- e. The 353 Corporation agreed to comply with the City's subdivision regulations. MLR similarly agrees to comply with the City's subdivision regulations.
- f. The 353 Corporation agreed to submit a storm drainage study on each platted parcel to the City Engineer. Similarly, MLR agrees to submit a storm drainage study on each parcel to be platted prior to the final plats introduction to the City Council.
- g. The 353 Corporation agreed to extend sanitary sewers at its own cost. MLR would request that the extension of sanitary sewers be classified as a reimbursable redevelopment project cost.
- h. The 353 Corporation agreed to obtain permits from the Missouri Highway and Transportation Commission for any construction within the State right-of-way. Similarly, MLR will agree to this provision.
- i. The 353 Corporation agreed to construct temporary cul-de-sacs as required during the phase build out of the development plan. Similarly, MLR will agree to this provision.
- j. The 353 Corporation agreed to meet with the City Engineer to review improvement plan criteria prior to construction. Similarly, MLR will agree to this provision.
- k. The 353 Corporation agreed to submit standards for a master sign program, master landscaping plan and open space plan for review and approval by the director of city development. Similarly, MLR will agree to this provision.
- 1. The 353 Corporation agreed to delineate a 100 foot wide corridor for the 91st Street connection. Similarly, MLR has indicated this 100 foot wide corridor for the 91st Street connection on its site plan it submitted in response to the RFP.
- m. The 353 Corporation agreed to removal all off-premises advertising signs on each parcel prior to final plat approval. Similarly, MLR agrees to this provision.
- n. The 353 Corporation agreed to submit detailed site development plans and general design guidelines for each building's final site plan for approval by the Director of City Development prior to the issuance of a building permit. Similarly, MLR will agree to this provision.

32. <u>Sunset Provision</u>. The 353 Contract contained a sunset provision as mandated by the 353 statute. No similar provision is provided for under the TIF statute.

H:\AGHAR\DCHT_APR\118331.1

LAW OFFICES

POLSINELLI, WHITE, VARDEMAN & SHALTON

A PROFESSIONAL CORPORATION

ST. LOUIS OFFICE
ONE METROPOLITAN SQUARE
811 NORTH BROADMAY, SUITE 1440
ST. LOUIS, MISSOURI 63102
(514) 231-1650
FAX (314) 231-1726

PLAZA STEPPES BUILDING
700 WEST 47TH STREET, SUITE 1000
KANSAS CITY, MISSOURI 64112-1802
(816) 753-1000
FAX (816) 753-1536

Kambas Office Lighton Plaza I 7300 College Blyd, Buite 300 Overland Park, Kambas Gerio (813) 481-8788 FAX (813) 481-8206

January 21, 1993

VIA HAND DELIVERY

Mr. George L. Satterlee Director of Public Works 20th Floor, City Hall 414 E. 12th Street Kansas City, MO 64106

Re: BCR Redevelopment Corporation ("BCR") - Contract with the City of Kansas City, Missouri Dated September 3, 1992 (the "Contract")

Dear George:

Yesterday morning in the City Attorney's office BCR agreed, pursuant to Section 31 of the Contract, to submit to you the qualifications of its independent registered engineer demonstrating it is expert in mine land stabilization, for your review and approval.

I enclose a copy of Howard Consultants, Inc.'s ("HCI") Statement of Qualifications dated January 20, 1993, submitted by H. Robert Howard, P.E. Managing Principal of HCI. I understand that you will review HCI's Statement of Qualifications, make whatever inquiries you believe are appropriate and advise us within two weeks as to whether or not you have approved HCI as BCR's independent registered engineer expert in mine land stabilization. Questions you have about HCI should be directed to Terry Howard, phone no. (208) 882-1006, Moscow, Idaho.

We recognize the Contract requires HCI to have in force a policy of professional liability insurance with limits of liability of not less than \$1,000,000 applicable to the work described in HCI's proposal to BCR to develop a 17 acre commercial development known as Phase II of the Amended BCR Development Plan. I also enclose a copy of HCI's revised proposal dated January 20, 1993, for your review and consideration.

I have forwarded nine additional copies of these documents to Mr. Jim Hedstrom, Manager, Business Assistance Center for distribution to the appropriate City officials.

Polsinelli, White, Vardeman & Shalton

January 21, 1993 Page 2

We believe HCI's proposal to stabilize and reclaim the undermined area offers an exciting opportunity to redevelop this land on an economical basis for retail commercial reuse. We look forward to working with you on this project.

James C. Bowers,

JCB:ms Enclosures

cc: Mr. Michael Mahoney

Mr. Jeff Peterson

Mr. H. Robert Howard

Mr. Terry Howard

Mr. E. Glenn Ferguson

Mr. Leon Rieke Mr. Dennis Rice

Mr. Jim Hedstrom (w/encl)

M1600/25935

PUVS: M:\JCBOU\ETR.JAN\97580.1

Consulting Geotechnical Engineers & Geologists 7444 Lemhi St., Botse, Idaho 83709 208-376-8200

January 20, 1993 Project No. B1936-012

Mr. Mike Mahoney BCR Redevelopment Corporation

c/o Mr. Jeffrey L. Peterson
J.L. Peterson, Inc.
10955 Lowell, Suite 910
Shawnee Mission, Kansas 66225

RE: PROPOSAL

Scope of Services and Cost Estimate
Test Site Remediation Study
For Proposed 17-Acre Commercial
Development - Phase II
Banister and Interstate 435
Overland Park, Kansas
For Mason Land Reclamation Company, Inc.
and BCR Redevelopment Corporation

Dear Mr. Mahoney:

INTRODUCTION

This letter presents our proposed scope of services and cost estimate to perform the recommended test site remediation study on the BCR site. The purpose of this study will be to obtain the technical and construction data necessary to plan and accomplish the foundation stability for the development of the proposed 17-acre commercial site at Banister and Interstate 435. This letter is intended to be a supplement to the technical proposal that we submitted to you on December 18, 1992. This proposal outlines the scope of services that we feel is necessary for Howard Consultants, Inc. (HCI) to complete the test site study which includes the following:

- 1. Performing an engineering geology and project set-up.
- 2. Monitoring the test site drilling and performing down hole reconnaissance.
- 3. Evaluating and interpreting the results of the test site remediation.
- Reducing the data and observations obtained through Items 1 through 3.

- 5. Presenting the results of the test site work and providing a preliminary criteria for remediation and stabilization of the 17-acre commercial site.
- 6. Preparing and presenting a technical document which will include pertinent information from Items 1 through 5.

These services are limited specifically to the work that we feel that HCI will need to perform to complete the test site study. Other consultants and the contractor will be involved and will have a scope of services developed specifically for that portion of the work for which they are responsible. We envision the other consultants and contractors that would need to be part of the test program are LTD² Engineering, Inc., GeoSystems Engineering, Inc., Max Rieke and Brothers, Inc., Explo-Midwest, Inc., and ICI Explosives. Due to the complicated nature of this work, and the number of parties involved in the work, it is our opinion that good communication and planning will play a vital roll in the success for this phase of work. It will be important that the team members know what the expectations and responsibilities are of both themselves and the other team members and to be in agreement as to how they are to interact during the testing work. This needs to be accomplished as soon as possible. Also, we recommend that a critical path schedule be developed which will allow the team members to perform their responsibilities in a timely and yet complete fashion.

As we have discuss with you, we are available to assist your efforts in any way possible to meet J.L. Peterson, Inc. and the owner's needs. In that light, we are prepared to help you accomplish the above suggestions as soon as you are ready.

SCOPE OF SERVICES

The engineering geology and set-up work would be conducted at the earliest convenience of J.L. Peterson, Inc. and the owner, since this work will be the basis from which the test site study will be conducted. During this period, we propose that we perform the necessary interviews with people knowledgeable with the BCR and Flinn Mine sites, further review the site and local geology, perform site reconnaissance at and in the area surrounding the site, select the test sites within the BCR Mine, perform a mine geologic reconnaissance including assessing test site geometry, and refine the test site program. Also, we recommend during this period that the team members meet and discuss the test program objectives, define responsibilities within the team, define the team work scope for the study and agree to a schedule for each item of the work scope, and, if appropriate, meet with the Kansas City officials. This work is planned to be accomplished by Dr. Terry Howard and Dr. Stan Miller in a four to six day period.

We have become aware that water may also be present in the southwest portion of the Flinn Mine. It is our opinion that water will affect the performance of the rubble fill and may affect the blast efficiency. The affect of water on the rubble fill will take the form of settlement of the fill as the rubble becomes moist to saturated. Ultimately, the magnitude of the settlement may need to be determined; however, the need for this information will not be known until the

test blasting program has been completed. In order for us to gain a preliminary understanding of the water conditions at the Flinn Mine, we recommend that four to five drill holes be constructed in the southeast portion of the Flinn Mine. The purpose of these drill holes will be to assess the Flinn Mine geometry in that area of the mine, and most importantly to attempt to locate the anticipated water and the depth of the water in the mine. We anticipate this will require two man days and the utilization of a down hole camera.

The test blast sites are planned to be located in an area of the BCR Mine where a rock overburden thickness of 40 and 60 to 80 feet exist. We preliminarily anticipate that each site will require on the order of 30 to 50 drill holes; however, the number of holes will need to be verified after we have performed the engineering geology work and met with the blasting contractor. We recommend that we observe each blast site just after drilling and then observe the test blasting, and once the blasting is complete, perform an assessment of the results of the test blasting. We plan that this work will require five to eight man days. The work and the work at the 17-acre site will be performed by one of our project geological engineers.

The engineering geology, drilling and test blast data will be combined and analyzed to interpret the results of the test site program and to generate opinions and recommendations regarding to effectiveness of the program as it relates to its use on the 17-acre site. We recommend that a meeting be conducted with the team members, J.L. Peterson, Inc. and the owner to discuss the details of this work and a preliminary plan for the application of the blasting remediation program to the 17-acre site, assuming that the test program is successful.

At this point, we anticipate that a decision will need to be made in terms of whether to proceed with the project. Assuming that the decision is made to proceed, we recommend that a technical report be prepared which will include the scope of work associated with performing the engineering geology, drilling and the blasting at the test sites and the supporting technical data to provide a rationale for applying the test blast program to the commercial site. Also, preliminary scope of services and criteria for performing a production blasting remediation program at the 17-acre site would be presented. This document could be utilized by the contractors to formulate a preliminary bid package and could be submitted it to the Kansas City, City Council for technical review and approval.

During the final stages of the test blast program, we will need to address the issue of settlement of the rubble. We believe that two site scenarios are possible: (1) the first is the possibility that the 17-acre site can be drained in some manner. This can only be confirmed through our work during the engineering geology and drilling phases and after discussions with the contractor and engineers to discuss the application of some type of a dewatering program that would render the Flinn Mine area relatively dry; and (2) the second option, assuming the first cannot be accomplished, is that the rubble fill will become moist to saturated at some time and as a result will settle. Of course, the second option means that the settlement will be manifested at the ground surface in some fashion. Our responsibility at this point, will be to estimate the magnitude of the settlement and to devise an avenue for applying that information in order to

estimate the performance of the 17-acre site. At this time, we have formulated several alternatives in order to obtain the necessary information to make the settlement estimates. However, we believe that the application of these options needs to be refined after the test program has been completed and we have data regarding the results of the program, and after we have discussed the alternatives with the contractor to verify which alternatives may be most practical from a construction standpoint. Again, this work would only be necessary if we believe that there is a potential for water to infiltrate into the mine area at some time during the life of the project.

Survey control will be necessary during all phases of the test program. We recommend that during the engineering geology phase of our work we meet with the project civil engineer to discuss the survey data that we will need for our evaluation and the scheduling for them to obtain that data.

Assuming that the above scope of work is completed, our final scope of services, prior to actual remediation of the 17-acre site, will be to prepare a final report which will include the results of the entire test site program, the results of the settlement monitoring, opinions and recommendations concerning ground water and seepage issues, and a criteria for performing the 17-acre remediation program.

COST ESTIMATE

The below cost estimate is presented up to our performing the settlement testing for the test site program. The cost estimate is based on a time and expense basis, and our best estimate of the time and people power that is both appropriate and needed to accomplish the test site program scope of services as presented earlier. It should be recognized that our scope of services and the cost for those services need to be considered as somewhat flexible since we firmly believe that changes to our outline will occur throughout the course of our work. Further, we can provide you with what ever documentation you feel is necessary to keep you apprised of our scope of services and the associated cost in light of the flexible nature of our work. With this in mind, we propose the following estimated cost:

Scope of Services	Cost Estimate
Engineering goology, drilling, test blast evaluation, and data reduction.	\$27,000 - \$38,500
2. Meetings with the project team, J.L. Peterson, Inc. and owner, and presentation to Kansas City.	\$5,500 - \$7,000
3. Preparation of technical document.	\$5,000 - \$10,000
4. Settlement evaluation and report, if required.	\$20,000 - \$40,000
TOTAL ESTIMATED COST	\$57,500 - \$95,500

We have listed these items with the intent that a decision can be made at the end of each of the cost items prior to proceeding with the next item. Also, it does not seem appropriate at this time to provide you with a scope of service or estimated cost for preparing a final report for the 17-acre site as presented in the last section of the scope of services, since we first need to verify that the proposed remediation program is viable.

SUMMARY

This scope of work and cost estimate proposal is intended to provide what we feel is an adequate scope of services for us to complete the test blasting program. We must emphasis that due to the variables associated with this project, we cannot at this time definitively define our scope of services or the associated cost; however, we are prepared to work with you as closely as needed to provide you with the necessary communication and documentation to successfully complete this phase of work.

If Mason Land Reclamation Company, Inc. and BCR Redevelopment Corporation agree to this proposal and wish us to initiate the work, we request that you sign one of the enclosed Agreement for Services, and return that Agreement to us. This will complete our files and serve as our formal authorization to begin work. We are available to discuss this proposal at your convenience and again are prepared to initiate work at your authorization.

Sincerely,

HOWARD CONSULTANTS, INC.

H. Robert Howard, P.E.

Project Manger

Terry R. Howard, P.E., P.G., Ph.D.

Managing Principal

HRH/mm

Enclosures

Blasting, Hews - Page 6

ेर्ना नात्राची शुक्ती fine en lante floret. estimated वीक्षानिक्षान् ALESE PERSONALLE terra bilen mattage 1976 TOTAL 1819 (10 polium PARE PROPERTY AND PROPERTY. CHO DIED COTTO

Techniques of Overbreak Contro



By: Steve Case Field Technical Operations ICI Explosives USA

The primary purpose of an explosive is to blast solid rack masses into fragments of manageable size. However, is any blasting round - be it mining, construction, tunneling or site work - there is a perimeter beyond which it is desirable to retain the natural strength of the rock. This objective is called Overbreak Control. The principal reasons for carrying out Overbreak Control are as follows:

Safety - to minimize the possibility of mock falls

liconomics - to reduce the cost of concrete construction such as in dam abutments and building foundations

Maintenance - to reduce the cost of maintaining safe working conditions and adequate support

Engineering - to attain more stable slopes or to reduce the burden for blast casting

Line drilling may have been the first significant technique developed to control overbreak. But holody hoes a challenge more than a blaster and over the years, a variety of techniques for using explosives to control overbreak were developed. In many case, though, blastern working independently came up with similar techniques but under a different name. Even today, there is disagreement over the proper names for the different techniques of averbreak control.

Techniques of overbreak control can be grouped into three major entegories:

- Line drilling in which overbreak control is achieved adely by drilling or in which drilling is the major fortor.
- Pre-splitting which is heavily dependent upon the use of explosives in combination with production blasting.
- Trim Blasting in which the use of explosives is a separate operation performed after posturion blasting.

Line Drilling

Line drilling is the oldest and the easiest to define. The technique depends upon drilling a closely-squeed line of bakes which form a boundary on one or more aldes of a blosting round from the final now of production blast holes. The unboaled line-drilled holes act to create a vertical plane of weakness in the rock. When the production holes are fired, the shock wave is usually sufficient to fracture the web between the line-drilled holes. The result - a clean smooth wall,

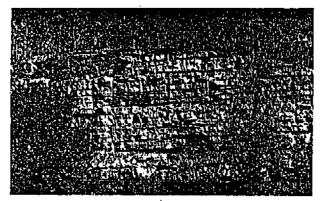
Specing between line-drilled links if usually from two to lour times the Jude diameter and holes are usually no more than 3-luches in diameter. Line drilling is the most costly and linu-consuming of all those methods Because there are so many variables involved, experimentation is usually necessary in order to determine peoper charge weights in the row of primary blast holes nearest the line driffed boles and, also, any necessary adjustments to burden and spacing, In some cases, small amounts of explosives may be loaded in line-drilled holes to help fracture the web and trim the final wall. This is not a normal function of the line drilling technique but rather a consequence of a change in the bandness of the formation or an increase in line-hole space

Pre-Splitting

Holes for pre-splitting are drilled on a much greater spacing than for time drilling but generally on closer spacing than primary blast holes, As a result, drilling creat is much kneed than for line-drilling. These holes are usually hoded to a shear factor scatculated in pannets per square feetrallier than in pannets per cubic varior ton. There are different opinions on when a line of pre-splitting ludes should be fired. When pre-splitting



Line deliling in this urban project produced smooth walls evident in the background.



began to come into general use, the line of pre-split holes often was shot before the production bules were even drillied. The problems this caused with fractured ground in certain types of formations led to a variation called pre-splitting in advance of the shot. In this variation, pre-splitting and production boles are drilled at the same time but the pre-splitting holes are fired one shot ahead of the production holes. In certain types of formations, this resulted in loss of production hales or difficulty in loading explosives. Logically, blasters soon began to devise delay designs in which the pre-splitting line was fired first but was connected into the initiation system in the same shot with the production holes. Then, of course, biasters found rock conditions that required the line of pre-splitting holes to be fired after (but in the same shot) the adjacent production holes have fired. Some people refer to this as post-splitting, but it is actually a trim

Trim Blasting

If one is a stickler for accurate definition, trim blasting or smooth wall blasting takes place only as a separate shot following a primary shot. Trim blasting is also known as "slash blasting" and "slabbing". In trim blasting, a narrow buffer zone of rock left standing is blasted away by the action of a light load of explosives in relatively closely-spaced holes. Normally, the line of holes is straight. When the boles are drilled around a permeter as in a tunnel round, for example, the technique is often called smooth wall blasting". Trim blasting is senorable a better method for deciding passer as killion pre-splitting. A monument explosive power is regoned to from all the narrow buffer one that restoring the possibility of exclusion to undergrand work, smooth wall blasting" is the most common and successful method of controlling securiosal. The overbreak control bales are spaced around the permeter of the production shot and are usually final as the final step in the turing sequence.

Variations

Within each category, there are variations that have acquired their own names over the year. Also, certain blast hole loading methods. AIRDEK and buffer shooting, for example - are so closely related to overbreak control methods that many people refer to them as separate techniques.

Buffer Blasting - Many explosives engineers recommend buffer blasting as a blast hole loading method in the row of boles closest to the overbreak control holes. The buffer holes are usually drifted on a reduced burden and spacing. Many explosives engineers recommend buffer blasting as a blast hole loading method in the row of holes closest to the overbreak control holes. The buffer boles are usually drilled on a reduced burden and spacing and are usually leaded with less explosives than the production holes.

Buffer blasting helps prevent overbreak beyond the perimeter row. A disadvantage is that fragmentation from these holes may be course compared to that from production holes. Buffer blasting may be used with any of the three major overbreak control methods.

AIRDEK - The AIRDEK technique, which was adapted to closed-hole shooting by Alias Powder Company in the 1980's, involves loading a small charge of explosives (usually at the

too) in a blast hole that is otherwise empty. Near the tup, the hole is scaled with a plug and then stemmed. When the lack is fired, the shock wave in the near-empty borehole is sufficient to start the cracking process from bale to hole but tacks sufficient energy to cause breakage beyond desired limits, AIRDEK has significant advantages. One of the must important is that it can be adapted to production hole diameters thus eliminating the next for different hole diameters or two different drills. Like buffer hole shouting, the AIRDEK technique can be used with all three principal methods of overbreak control. The methods used to load overbreak control holes are advised to consult their ICI sales and technical representatives for applytance with a particular application.O

REFERENCES

."EXPLOSIVES AND ROCK BLASTING", Allas Powder Company, 662 pages, Copyright 1987

. "WALL CONTROL BLASTING", M.S. Stern, Technical Service Representative, Explosives, Edmonton, Atherta, North York, Ontario Workshop, 40 pages, January 1991

"OVERBREAK CONTROL", Technical Department, Atlas Powder Company, 12 pages, February 1967

Roundup Powder Joins ICI

Roundup. Powder, of Miles City, Montane, has agreed to join the ICI Explosives USA group of Western subsidaries.

Roundup was established in 1950 by Robert Phair and has been currently managed by Doug Phair.

Don Waugamun, President of ICI Explosives USA, said the agreement adds greatly to ICI's standing as a leading distributor organization in the Western U.S., and increases the ICI product line with the addition of Roundup's IMPACT™ packaged products.

Roundup will operate under the direction of Varn Long, Vice President of the Wastern subsidiary group and will be managed by John Thomas, Doug Phair will remain with the company as a consultent

ICI Explosives USA currently operates nationwide through fifty independent and company-owned distributors. ()



MIDEASTERN U.S.

ATLAS BALES, INC. (780) 935-5841

ATLAS SOUTHEAST

(800) 844-1478 BIRLINGHAM POWDER COMPANY (200) 874-8841 TOTAL A 1270-147

pour Landy http://www.saldy.com pour Landy

alpregramiteralis algoritation accommission of the commission of t

ico Arichitettii ete kestiin ee Anisel ete Outettie kinnaa

Micheller

Andrea (12) Argentalia Controlla

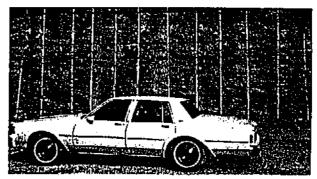
Cortive in Station in the

at Sing Hilling Ladjo Hillian Sand Hillian Singan Rean Sand Indonesia Britan Indonesia Britan Indonesia Britan

a Prophysica Regard

જાનમાં જો હોલીક પૈતિમાં નિર્માન અપિતા કેમ જ ભાગપત્ર જો તો, હોલીક

oyastani yeseta qipinse Moyasetti Moyasetti Mosoliya otto Mala e ooloo



in the part of the second section is a second secon

Rock Voids Collapsed With "Upside-down" Shots

An Make driffing and blasting contractor has used VCR blosting theory to develop an unisold custom blasting behinique to frubbleize" subsurface rock for piers and foursdations of a multi-story office building.

The contractor, Superior Blasting of Nampa, Idaho, was working under contract Complet Construction, prime contractor to: the L. R. Somplot Food Group Office Center at Boise. Plans for the site work were developed with Howard Engineering, Architects and Engineers, of Boise. Contention of studies by Howard Engineering had detected large sub-surface voids in the vesa utar isosalt rock at the 200 s 200-food site. This was of most concern at the locanotes of those piers, each of which required a 20 v.20 God zone of compacted material with a high load bearing capability

to consultation with Simplot and Howard, Superior Blasting's Jerry Diffey proposal a novel approach to eliminating the cods (bong a special blasting method ath three explosive decks in each hole, Differ proposed to shoot the decks downward, in precise sequence from bottom to top and hole to hole, so that the voids would collapse, fill with robble, and attain the neeessaiv bearing strength.

This may sound simple but, in fact, the

Justom blast shows vigorous vent-ing action from 4-inch relief holes.

Orilled, Logged, and Re-Drilled

Trest stere in the technique was to drill the precisites with two includiameter holes 1. 20 feet deep inca 3s Upatiern, Throw a close to oblige a proble of rock ondition. After each hole was logged, the holes were re-didled, this time to these owto hometer for leading. A numher of four male diameter vent holes were also chilled to provide pressure as liet as the voids collapsed

Applicably, Superior drilled eight-hole ones, eight rows deep and shut all fel noles cappioximately 277 cubic varils at a time. Powder factor averaged 3,5 psinids per cable yard. The bottom deek was comprised of a Refoot TIMEMASC DER LE delay elective defonator and fwir 1 - 6- os lecautoidges of POWERditch 1000. The two higher decks: Special #6 to those her apart owere loaded with two POWERdish 1000 2 x 8 inch car-Onlines and higher period fIMEMAN-D.R. detonators, Superior used from No. Fig. No. 15 of the TIMEMASTER periods, each of which has a 500 ms delay interval between periods



Superior Blasting drilled 3-inch diameter blast holes 17 - 20 feet deep on 3 x 3 pattern with 1-R track drift.

details are too extensive for this article. For example, much engineering time was devoted to extenditing ratios of void space to rubble votume as well as defining a method of confirming densification, Basalt has a 35% swell factor so II was possible to gauge the effectiveness of word filling by observing only a minimal bump over the fired shot. Compaction in the void areas was also confirmed by post-blast driffing.

Ten circuits on a master sequential blasting machine and six circults on a slave were used with 3d ms circuit delay to obtain up to 192 individual delay interests, it was imperative to obtain FAST (fully Activated Sequential Timing) Initiation of all delays before the first deck fired. Otherwise, the possibility of a ent-off could

Since the No. 4 TIMEMASTER has a morninal initiation time of 2000 MS and since the total circuit delay was only 420 MS, all delay elements were initiated welf before the first deck could fire.

Dilley also chose POWERdiich, BOH because of its no duced sensitivity to propagation on the close hole centers. If any propagation had occurred, it would have dofeated the purpose of the VCR round by displacing our terial apward, rather than deconward. It could also have caused the shot to "foreze", he noted.

Wayne firest is the Project Manager and Cal Rizor is Project Superintenedent for Simplet Construction Inc

Howard Englnecting was equiversited by by John bigrain III. Explosives were supplied by Idaho llit & Sirel of Boise, an ICI Explosives distributer, Mark Han-

sen of Idaho Bit & Steel and John Brehm, ICI Western Region Sales Rep. courdinated sales and service to the

For additional details, contact John Unchar at (303) 979-2186. +)



Blast designer Jerry Dilley used master and slave sequential blasting machines to obtain 16 firing cir-cuits.





Wayne Ernst, Project Manager for Simpled Construction, approved use of new VCR blasting method for compacting load-braring soils.

Fram left: Jako Hoeko at till Print 1917 Julia Hordin M. C.C., Blasting Supervisor Jul Watts, Puwierman Jed Susselman, Owner Jerry Dilley, Driller Andy Lubacky, Lead Pravderman Danny Schnen, Driller Dave Schnen, Driller Larry



Despite 35% swell factor of basalt rock, there is a little "humping" over shot



Bollom deck consisted of two 16-inch cartridges of POWERdlich 1000 taped together for initiation hy TimeMASTER LP delay elec-

Consulting Geotechnical Engineers & Geologists 7444 Lemhi St., Botse, Idaho 83709 208-376-8200

December 18, 1992 Project No. B1936-012

Mr. Mike Mahoney BCR Redevelopment Corporation

c/o Mr. Jeffrey L. Peterson
J.L. Peterson, Inc.
10955 Lowell, Suite 910
Shawnee Mission, Kansas 66225

RE: PROPOSAL

Foundation Stabilization and Remediation
For Proposed 17-Acre Commercial
Development - Phase II
Bannister and Interstate 435
Overland Park, Kansas
For Mason Land Reclamation Company, Inc.
and BCR Redevelopment Corporation

Dear Mr. Mahoney:

INTRODUCTION

This letter presents our proposed scope of services to develop and perform a foundation stabilization and remediation program for the proposed 17-acre commercial site at Bannister and I-435, which will allow for the proposed development of a 3-acre retail center, an access road to the center named Hickman Mill Drive, and associated driveway and parking areas. The need for the proposed foundation remediation and stabilization program is due to mining of the Bethany Falls limestone beneath the site by the Flinn Mine between about 1938 and 1957 and the subsequent known collapse of portions of the mine, which has resulted in ground surface subsidence. The worst manifestation of ground surface subsidence has been the appearance of sink holes at the ground surface.

Based on the preliminary design drawings for the proposed commercial project, it appears that the eastern one-half of the project area, including the proposed Hickman Mill Road, will overlie the Flinn Mine. In addition, the southeast one-quarter of a proposed 91,700-square-foot retail building and the majority of a proposed 46,700-square-foot retail building will overlie the Flinn Mine. Structural fill will underlie the remaining portions of the warehouse and retail area. Up to 40 feet of fill will underlie the warehouse and up to 30 feet of fill will underlie the retail area. In our November 23, 1992 meeting in your office, we agreed the only reliable means of stabilization is filling the mine voids by controlled blasting of the mine roof rock. Design of the controlled blasting program must take into consideration the different materials that will be supporting these structures and how these materials will respond long-term to the imposed structural and fill loads.

Based on discussions with various consultants that have been retained by Mason Land Reclamation Company, Inc. and BCR Redevelopment Corporation, our review of reports by GAI Consultants, Inc. and Morrison-Knudsen Engineering, Inc. and a reconnaissance of the project area, we understand that the Flinn Mine is located between 50 to 100 feet below the existing ground surface of the proposed 17-acre site. Typically, a shallow surficial layer of soil and alternating deposits of shale and timestone overlie the Flinn Mine and comprise the mine roof. The Flinn Mine was a room and pillar mining operation. The reported height of mine rooms ranged up to about 16 feet; pillars were 25 to 30 feet in diameter and spacing between the pillars was 35 to 40 feet on center.

The purpose of the remediation and stabilization program will be to render the rooms created by the Flinn Mine in a condition that will not pose a concern or risk for further collapse of the mine and associated settlement at the ground surface after the proposed development has been completed. The remediation and stabilization work will need to be performed prior to construction of the commercial facility. We propose to accomplish this program through a controlled blasting technique which will rubbleize the rock overlying the Flinn Mine and fill the void volume comprising existing rooms in the Flinn Mine with the compacted rock rubble.

The controlled blasting technique is accomplished by blasting the rock with charges located at a uniform, pre-determined vertical and horizontal spacing, in a blasting configuration that will cause the rock rubble from the blast to be directed downward towards the mine floor and at the same time cause the rubble to be compacted due to the energy from the blast. The blasting would progress from the bottom upward. Thus, compacted rock rubble will rise toward the ground surface and fill the resulting free space from the blasting with the compacted rock rubble.

BCR TEST PROGRAM

It is our opinion and recommendation that the effectiveness of the proposed site remediation and stabilization program be verified by performing a test program at the adjacent BCR Mine located to the east and north of the Flinn Mine. To accomplish this, a controlled blasting program will be conducted in areas of the BCR Mine that have similar overburden characteristics as at the Flinn Mine. Evaluation of the results of the controlled blasting technique will be through visual observation within the BCR Mine and by verification drilling and testing of the compacted rubble and remaining overlying rock within the controlled blasting area. It is our opinion that this test program is appropriate because the mine construction and the bedrock stratigraphy and lithology are similar between the two mines. Areas of the BCR Mine proposed for the test program would be selected where we believe that access to the mine could be achieved subsequent to conducting the test controlled blasting program. Through the verification program at the BCR test site, we would obtain data regarding relative density or compactness of the rubble rock fill, the depth or extent of lateral spread of the fill into the remaining open mine area exterior of the controlled blasting area, verify homogeneity of the compacted rubble fill, and most importantly, that the former, open mine rooms and the free area resulting from

the blasting have been filled with the compacted rubble. Information derived from the verification drilling and mine exploration would be utilized to estimate the engineering and physical properties of the rubble fill in order to perform analyses from which preliminary recommendations and construction procedures could be prepared for the proposed commercial site construction.

For purposes of discussion, we have presented Plates 1 and 2 which represent two controlled blasting program alternatives for this project. The test blasting program would include either two piers (Alternative 1) or four piers (Alternative 2) with the test area extending to the mid-point between adjacent piers. Drill-holes approximately 6-inches in diameter would be constructed using a rotary drill rig within the controlled blasting area and would extend to the mined Bethany Falls Formation. Borings would be 10 to 15 feet on center as shown on Plates 1 and 2. We have assumed that pillar spacing is 50 feet on center for purposes of discussion. The controlled blasting method would consist of placing charges to collapse and rubbleize the overlying rock in 10 to 15-foot increments, beginning at the mine roof and extending towards the ground surface. Ultimately, the staged blasting would result in the mine room and free space due to the blasting be filled with the compacted rock rubble as depicted on Plate 3. The pillars would not be blasted. The verification procedures subsequent to the blasting would be conducted as described above. Other information that could be derived from the blasting program would include verifying the anticipated blast geometry, the swell factor of the intact versus rubbleized rock, safe working criteria, peak particle velocity resulting from the blasting, and refining of the blasting program, which could include revising hole spacing, charge location and weight, and blast delay timing.

The two preliminary criteria for selecting areas of the BCR Mine that will be suitable for the test program will be that those areas have either 40 or 100 feet of overburden and that they be accessible for visual evaluation. In addition, an engineering geological reconnaissance of the mine should be conducted in order to gain a better understanding of the exposed rock conditions, which would include some mapping of rock joints and fractures. Additional geologic information would be obtained during the drilling of the charge holes, particularly for rock structure and presence or absence of voids. This information will be important to predict blast results and relate the data derived from the test blast program to the subsequent Flinn Mine site remediation.

COMMERCIAL SITE

From a geotechnical perspective, the design and construction of the commercial site will be first to remediate and stabilize the Flinn Mine and second to construct controlled fill to provide an earth structure that will allow for site improvements, particularly for the proposed buildings to perform as designed, without exceeding the total and differential settlement criteria. Based on available data, it appears that the transition from cut to fill for the project will approximate the west and south limits of the Flinn Mine in the parking area and appears to be up to 200 feet south of the north extent of the Flinn Mine beneath the warehouse and retail

building. This will require that the structural fill beneath the building be designed so settlement will be uniform.

It is our opinion that two controlled blasting concepts can be utilized for this project: 1) The first concept would be to fill the mine void space and free space caused by the blast itself. as well as to fracture all of the overlying rock to the top surface of the rock. This type of remediation is proposed beneath the building, utility lines and Hickman Mill Drive in order to provide a foundation that will perform uniformly. The controlled blasting of the rock mass to the top surface will cause uniform, three-dimensional fracturing of the rock and minimize any heterogeneous conditions within the rock profile; 2) A second controlled blasting concept is proposed beneath the parking and driveway areas. This concept will be similar to the first controlled blasting procedure in that the existing mine void space and the free space caused by the blasting will be filled with compacted rubble. However, minimal disturbance will occur to the overlying rock strata. It is our present opinion that the overlying rock has sufficient engineering properties to support a parking area, even though minor differential movement of the parking lot surface may occur due to possible heterogeneous conditions within the rock mass that overlies the rubbleized zone. Estimates of the differential performance of the parking area can be developed once a geological engineering study of the Flinn Mine area or commercial site has been completed, and we have reviewed and evaluated the BCR Test Program data.

Once the test program at the BCR Mine is complete, we propose to perform a geotechnical and geologic engineering study at the proposed commercial site in order to relate the data and information that has been obtained from the BCR Test Program to the commercial site. Due to the reported extensive collapse of the Flinn Mine and resulting lack of access, it is impossible to perform an engineering geologic reconnaissance of the mine interior and, therefore, a drilling program will be conducted to gain the necessary geotechnical engineering data to tailor the Flinn Mine remediation program utilizing data and information obtained from the BCR Test Program. It is our preliminary opinion that ten to twenty, 6-inch-diameter exploratory drill holes using a rotary drill rig would be constructed at the commercial site within the Flinn Mine area; five to ten holes would be drilled in the building area and ten to fifteen holes would be drilled in the parking and driveway area. The purpose of these holes would be to gain additional subsurface information concerning the following:

- 1. The engineering geologic properties of the rock, including fracturing and jointing, and relate these data to the data obtained from the BCR Test Program.
- The height of the Flinn Mine rooms.
- 3. The areas where collapse has or has not occurred, and the condition of the rock rubble.
- 4. The typical pillar spacing and the mine limits.

Ultimately, the engineering and geologic data obtained from the exploratory drilling program would be used with the BCR Test Program data to tailor a controlled blasting remediation and stabilization program that is suitable for the Flinn Mine area, and result in a stable foundation on which the commercial development could be constructed.

It is important to recognize that the geotechnical engineering design and construction recommendations and procedures that will be prepared for the commercial site will be a reflection of the results of the test program at the BCR Mine. Other remediation alternatives may be proposed which could include grouting of the rubble and fractured rock, deep foundations, and removal and recompaction of rubble beneath the building area. These alternatives will only be utilized if it is not apparent that the controlled blasting technique alone is appropriate.

The structural fill design is an equally important aspect of this project, and as such, a design should be accomplished which will work in concert with the controlled blasting program. However, we understand that some earthwork has been performed along the western fringe of the project area. Therefore, we recommend that additional earthwork not be conducted in the building area until the foundation design and construction procedures have been finalized.

RECOMMENDATIONS

We recommend that additional engineering observation and testing be conducted at the BCR test site and at the proposed commercial site in order to estimate the long-term performance of the commercial site. These observations and tests would include plate bearing tests and placing settlement monuments on both the controlled blasting and structural fill areas. Continuous monitoring of placement of the structural fill beneath the building areas must be conducted. Monitoring of the structural fill beneath the parking areas is also important but could be conducted on a part-time basis, depending upon the type of fill utilized and the construction conditions.

We recommend that the Kansas City Director of Public Works have the opportunity to review the data and information that will be generated during the course of our work and participate as the proposed remediation work is performed. This could include on-site observation, meetings, and other technical input to keep the City apprised of the project progress. We understand that this is a unique solution to the foundation dilemma at the subject site, and as such, the City will need to review this proposal. Therefore, we have elected to provide a conceptual proposal at this time. If the City approves of the proposed concept, we are prepared to provide a more detailed and complete scope of services and technical outline. We could also meet with them to answer specific questions and/or concerns.

We have appreciated working with you and your design consultants on this project and look forward to conducting a successful foundation stabilization and remediation program. We caution you that this type of project requires that a well-thought-out, circumspect approach be



developed to resolve this foundation issue. This means that as much lead-time as possible needs to be implemented into the design and construction schedule to allow for the proposed program to be completed as envisioned. With this in mind, we believe that it is important to develop an adequate schedule for performing the remediation work in addition to the schedule for site development, as soon as possible. We are available to provide help in this area at your convenience. In the meantime, please do not hesitate to contact us if you have any questions or need further assistance.

Sincerely,

HOWARD CONSULTANTS, INC

H. Robert Howard, P.E.

Project Manager

Terry R Howard, P.E., P.G., Ph.D.

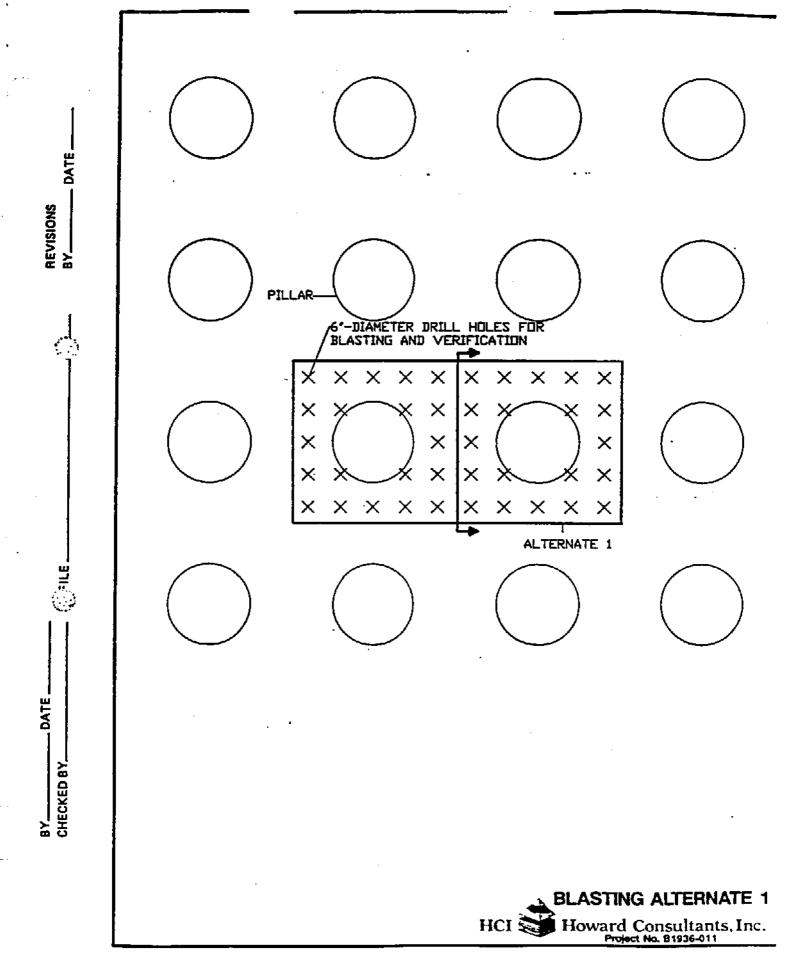
Managing Principal

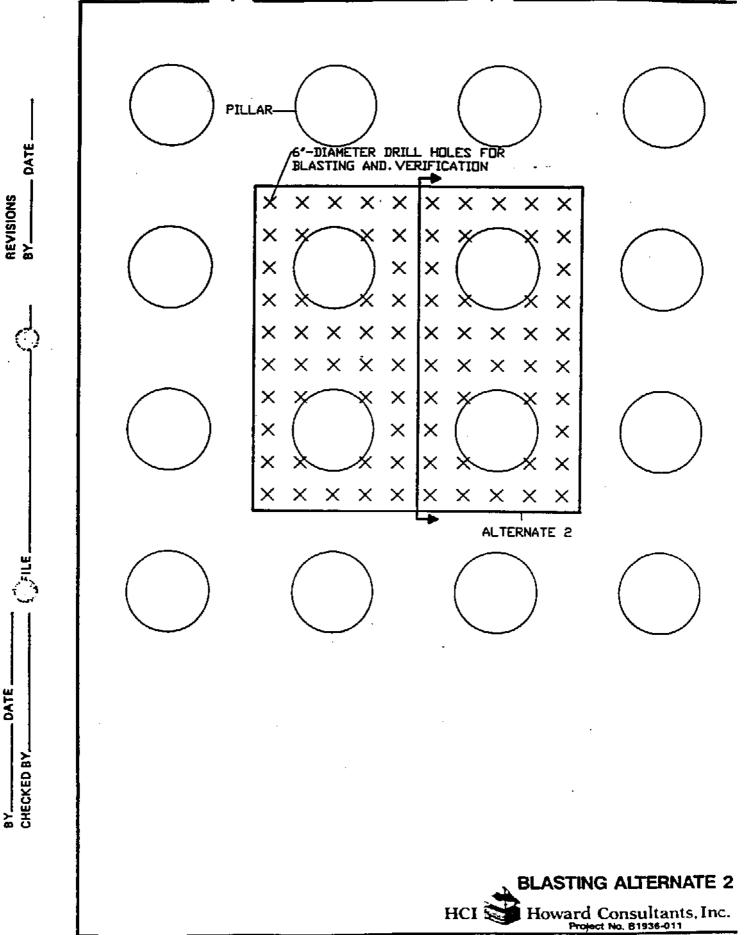
HRH/jb

Enclosures

cc: Glen Ferguson, GeoSystems Engineering, Inc.

Gordon Revey, ICI Explosives





SHALE SOIL MINE - DATE REVISIONS BY GROUND SURFACE - PILLARS -_DATE_ MINE ROOF PRIOR. TO BLASTING LIMIT OF RUBBLE. IN MINE CHECKED BY_

NO SCALE

ערמיוני דייג זמ חם וומנדיריתנד אומילימים מיויהמתג מינים

HCI Toward Consultants, Inc.

BLASTING CROSS-SECTION

STATEMENT OF QUALIFICATIONS

FOUNDATION STABILIZATION AND REMEDIATION PROPOSED 17-ACRE COMMERCIAL DEVELOPMENT - PHASE II OVERLAND PARK, KANSAS

JANUARY 20, 1993



Boise

Cocur d'Alese

Idaho Falls

Moscow

Spokane

Tri-Cities

Consulting Geotechnical Engineers & Geologists 7444 Lemhi St., Boise, Idaho 83709 208-376-8200

January 20, 1993

Mr. Mike Mahoney BCR Redevelopment Corporation

c/o Mr. Jeffrey L. Peterson
J.L. Peterson, Inc.
10955 Lowell, Suite 910
Shawnee Mission, Kansas 66225

RE:

STATEMENT OF QUALIFICATIONS

Dear Mr. Mahoney:

This statement of qualifications includes a summary of Howard Consultants, Inc.'s (HCI) experience and technical expertise to provide geotechnical engineering services for the 17-acre commercial development planned at Bannister and I-435 in Overland Park, Kansas. Specific qualifications to perform foundation studies related to remediation of reported voids or tunnels at the site are provided in the resumes of the key personnel for the project and in the enclosed project related study abstracts.

We anticipate the principal HCI team members will include: H. Robert Howard, P.E.; Terry R. Howard, P.G., Ph.D., P.E.; and Stanley M. Miller, P.G., Ph.D. P.E. These individuals have worked on commercial/industrial, mining and traffic related projects that required foundation evaluation and remediation. Other project related studies that HCI personnel have provided services for include:

- Participating in a geophysical investigation (gravity survey) to locate and map abandoned underground mine workings at a Mexican mine so they could be filled prior to constructing new surface facilities.
- Participating in rock mass characterization studies and subsequent mine design work for enhancing the productivity of several block-caving and sublevel-caving operations in the southwestern U.S. and in Indonesia.
- Working on a mine design project that included rock mass characterization and implications for the design of openings and support for a room-and-pilar operations (tale) in the northeastern U.S.
- Providing technical advice to researches with the U.S. Bureau of Mines working on rapid rock-mass classification schemes for designing underground support systems, primarily for retreat room-and-pilar operations and longwall operations.

We look forward to working with you on this project and will provide additional information on request.

Sincerely,

HOWARD CONSULTANTS, INC.

H. Robert Howard, P.E. Managing Principal

HRH/mm

Enclosures

Howard Consultants, Inc.

Howard Consultants, Inc. (HCI) was founded in 1974. HCI provides geotechnical engineering services on projects throughout the northwestern United States from offices in Boise, Idaho Falls, Moscow and Coeur d'Alene, Idaho and Spokane and Pasco, Washington. We work closely with owners, developers, engineers, architects and contractors on all aspects of project development from the conceptual planning stages through project construction and post-construction monitoring. HCI provides a wide range of expertise and experience on projects including:

- Commercial and Residential Developments
- **■** Industrial Installations
- Earth and Rock Fill Dams
- Ground Water Evaluations
- Environmental Site Assessments
- Land Use/Earth Resources Planning
- Feasibility Studies and Consultation

Principal engineers and geologists with HCI have advanced degrees and several have earned doctorates. HCI professionals have contributed to academic research in the geosciences and have extensive practical field experience. Geotechnical engineering incorporates a wide range of the earth science disciplines. In keeping with this diversity our engineers and geologists are experienced in:

- Soil Mechanics
- ♦ Geology
- Engineering Geology
- Geophysics

- Rock Mechanics
- ♦ Hydrogeology
- Forensic Engineering
- Construction Materials Testing

PURPOSES

- Soil and Rock Engineering Parameters including Strength, Compressibility and Permeability
- Seepage Design including Seepage Forces, Uplift Pressure and Subsurface Drainage
- Embankment Design, Landslide and Slope Stability Assessment
- Shallow and Deep Foundation Design
- Soil and Rock Retaining Structures including Gravity and Tie Back Walls and Bulkheads
- Reinforced Earth Systems
- Earthwork Criteria and Construction Materials Testing
- Forensic Engineering including Professional Testimony
- Portland Cement and Asphalt Concrete Pavement Performance Design and Studies
- Seismic Design Criteria and Earthquake Engineering

EXPLORATION METHODS

- Historical and Technical Background Research
- Aerial Photography Interpretations and Mapping
- Geologic Field Mapping
- Geophysical Surveys
- Exploratory Soil and Rock Test Borings
- Test Pit Excavations
- In-situ Measurements of Soil and Rock Characteristics
- Laboratory Testing

GEOTECHNICAL ENGINEERING

Howard Consultants, Inc. (HCI), provides geotechnical engineering services for industrial commercial, governmental and residential projects throughout the northwestern United States. Soil mechanics, foundation engineering, engineering geology and other earth science principles are utilized to interpret and solve soil and rock engineering problems. Geotechnical engineering services are provided for a wide range of projects including earth embankments, low and high-rise buildings. underground structures, retaining walls and bulkheads.

PURPOSES

- Shallow Foundations Allowable Bearing Values and Settlement Estimates
- Slope Stability Assessments Natural, Slopes, Embankment Fills and Excavation Slopes
- Deep Foundations Pile Selection, Bearing Values, Deformation Analyses and Installation Procedures
- Earthwork Excavation/Embankment Construction, Fill Compaction Requirements and Site Preparation
- Pavement Design Subgrade Support Characteristics, Pavement Section Design and Material Evaluations
- Forensic Engineering Performance/Failure Assessments, Remediation Studies and Professional Testimony
- Seepage Analyses Construction Dewatering, Slope Stability, Foundation Stability and Retaining Wall Design

SCOPE OF SERVICES

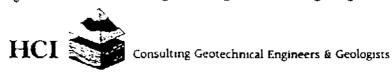
- Drill Rig Exploration
- Geophysical and Seismic Studies

 Soil Instrumentation
- Geological Reconnaissance
- Satellite Imagery
- Backhoe Exploration
- Geological Mapping
- Ground Water Sampling
- ♦ Rock Instrumentation
- Air Photo Interpretation
- In-place and Laboratory Testing

 Computer Aided Analysis/Design

REPRESENTATIVE PROJECTS

- Carnation Company, Othello, Washington Foundation and Embankment Design, Geomembrane Design and Consultation for 80-acre Wastewater Storage Lagoons
- Colville Industrial Park, Colville, Washington Foundation Design, Subsurface Investigation, Engineering Evaluation and Foundation Design for 80-acre Industrial Park Underlain by Compressible Alluvium
- University of Idaho Bookstore, Library Expansion, Aquaculture Center and Compost Facility, Moscow, Idaho - Subsurface Investigations, Foundation Designs, Engineering Consultation, Drainage Design, Construction Monitoring and Materials Testing
- Silver Mountain Ski Area, Kellogg, Idaho Foundation Design and Inspection, Concrete Quality Control Testing, Earthwork and Structural Fill Monitoring for Gondola, Gondola Terminals and Ski Lifts
- Fairchild Air Force Base, Spokane, Washington Pavement Evaluation for Existing Asphalt and Portland Cement Concrete Pavement Sections to be Modified for Heavily Loaded Aircraft Traffic
- Qualchan Hills Subdivision, Spokane, Washington Subsurface Investigation including Test Pits and Exploratory Borings for Subdivision Planning and Design including Slope Stability, Erosion Control. Foundation Design and Storm Water Management
- USDA Greenhouse, Washington State University, Pullman, Washington Subsurface Investigation and Construction Materials Testing for Greenhouse Development including Engineering Recommendations for Earthwork, Foundation Design and Site Drainage
- Magic Dam, Shoshone, Idaho Foundation and Embankment Stability Study for 200-foot-high Dam
- Waste Water Treatment Facilities, Orofino, Grangeville, New Meadows and Kootenai County, Idaho -Soil Investigations and Foundation Designs, Drainage and Dewatering Designs and Construction Monitoring



CONSTRUCTION MATERIALS TESTING

Construction materials testing furnishes verification to the owner, architect, engineer and contractor that construction has been accomplished in accordance with the project plans and specifications. Howard Consultants, Inc. (HCI) provides both field and laboratory testing for construction materials. Experienced engineers and technicians provide on-site recommendations to assist the contractor's efforts.

PURPOSES

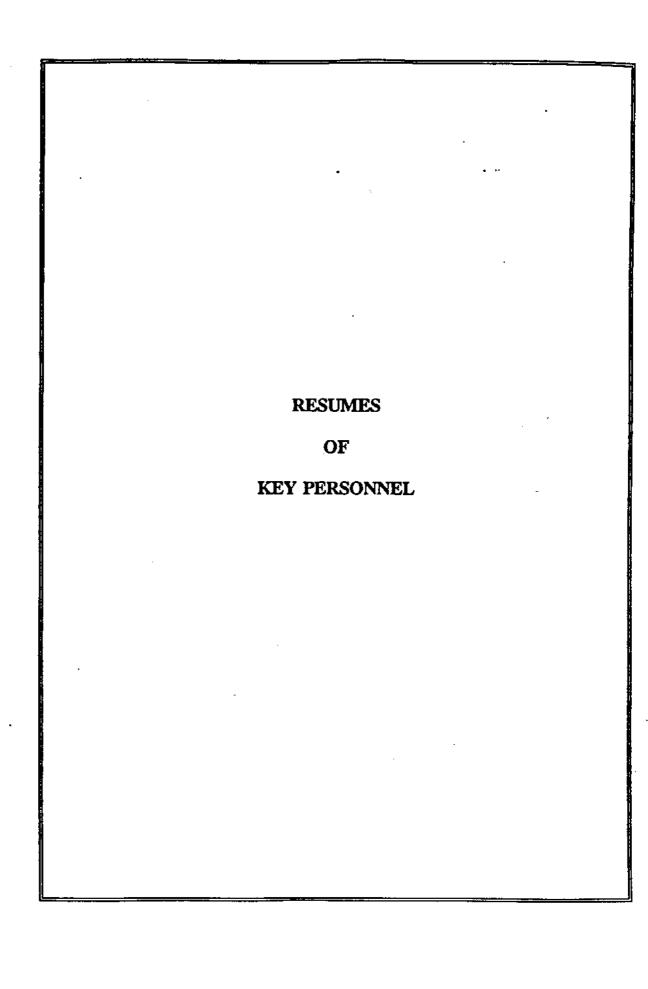
- Excavation and Structural Fill Placement for Site Development
- Subgrade, Base Course, Portland Cement and Asphalt Concrete Pavement for Roadway Construction
- Caisson and Pile Foundation Installation
- Reinforced Concrete Construction
- Structural Steel Construction
- Aggregate Source Assessments
- Masonry Wall Construction

SCOPE OF SERVICES

- ♦ Compaction Testing Nuclear Densometer, Sand Cone and Drive Ring Methods
- Concrete Mix Design and Quality Control Compressive Strength, Slump and Air Content
- ♦ Asphalt Mix Design and Testing Density, Compaction, Oil Content, Stability and Flow
- ♦ Masonry Inspection Compressive Strength, Block and Steel Placement
- Bolt Torque Testing On-Site Skidmore Verification
- Crusher Control Aggregate Quality and Gradation
- ♦ Visual Welding Inspection
- ♦ Shallow and Deep Foundation Construction Inspection and In-place Testing

REPRESENTATIVE PROJECTS

- Silver Mountain Ski Area, Kellogg, Idaho Foundation Design and Inspection, Concrete Quality Control
 Testing, Earthwork and Structural Fill Monitoring for Gondola, Gondola Terminals and Ski Lifts
- Moran Prairie Elementary School, Spokane, Washington Monitored Excavation and Structural Fill Placement
 including Suitability of Soils, Moisture Content and Compaction for Excavations and Structural Fills
- Carnation Company, Othello, Washington Embankment Construction Testing and Fill Monitoring for an 80-Acre Waste Water Treatment Lagoon and Associated Underground Pipe Line
- University of Idaho Bookstore, Moscow, Idaho Monitored Over-Excavation and Backfill for Foundation Construction, Structural Fill Placement including Moisture Content and Compaction and Provided Field and Laboratory Testing of Portland Cement Concrete
- Silver Lake Mall, Coeur d'Alene, Idaho Provided Field and Laboratory Testing for Excavation and Structural
 Fill Placement and Quality Control Testing for Portland Cement Concrete Asphalt Concrete Pavement
- K-Mart Corporation, Ponderay, Idaho Provided Construction Monitoring and Field and Laboratory Testing for Earthwork, Structural Fill Placement, Foundation Construction, Masonry Wall Construction, Structural Steel Construction, Reinforced Concrete Placement, Aggregate Base Course and Asphalt Pavement
- Kootenai County Landfill and Transfer Station, Kootenai County, Idaho Excavation and Structural Fill Placement Monitoring, Reinforced Concrete Testing and Structural Steel Inspection
- Quality Centers Outlet Mall, Post Falls, Idaho Structural Fill Testing and Masonry Wall Inspection



H. ROBERT HOWARD

CONSULTING GEOTECHNICAL ENGINEER

EDUCATION

M.S. Civil Engineering - Soil Mechanics and Foundation Engineering, University of Idaho, Moscow, Idaho, 1976 B.S. Mechanical Engineering, University of Utah, Salt Lake City, Utah, 1971

REGISTRATION

Registered Professional Engineer, State of Idaho - Reg. No. 3339 Registered Professional Engineer, State of Nevada - Reg. No. 06072 Registered Professional Engineer, State of Oregon - Reg. No. 15731

AREAS OF SPECIALIZATION

- ♦ Soil Mechanics and Foundation Engineering
- ♦ Hydroelectric Facility Planning, Design and Construction
- ♦ Geotechnical Engineering Evaluations for Waste Water Treatment Plants
- ♦ Lateral Earth Pressure Analysis for Retaining Wall Design
- ◆ Project Management of Construction Materials Testing

PROFESSIONAL EXPERIENCE

1976 - Present	Howard Consultants, Inc., Boise, Moscow and Coeur d'Alene, Idaho and Spokane, Washington
	President, Principal Geotechnical Engineer, Office Manager - Boise, Idaho
1974 - 1976	University of Idaho, Moscow, Idaho
	Graduate Research Assistant
1973 - 1974	Redd and Redd Consulting Engineers, Salt Lake City, Utah
	Design Engineer
1971 - 1973	Westinghouse Electric Corporation, Philadelphia, Pennsylvania Field Engineer

REPRESENTATIVE PROJECTS

- J.R. Simplot, Food Group, Boise, Idaho. Geotechnical evaluation for foundation remediation of rock voids and construction consultation and monitoring for an office complex.
- Micron Technology, Inc., Boise, Idaho. Geotechnical evaluation for foundation remediation of rock voids and construction consultation and monitoring for two and three-story fabrication and central utilities plant buildings and N₂ plant.
- College of Idaho Athletic Complex including Basement Level, Olympic Swimming Pool and Basketball Areas, Caldwell, Idaho. Gootechnical investigation, drainage system and dewatering design.
- Somerset Ridge Development, Boise, Idaho. Geotechnical engineering evaluations, project consultation, and construction monitoring for 400 acre subdivision in the Boise Foothills.
- Sewer and Wastewater Treatment Facilities, Idaho, Washington, Utah. Soil, foundation evaluation and construction testing.
- I-84 and State Highway 55 Interchange, Nampa, Idaho. Geotechnical engineering evaluation, construction materials assessment and pavement design.
- Lucky Peak Dam, Seattle Power & Light Hydro-Electric Project, Boise, Idaho. Crane foundation, slope and cut and anchor belt design in bedrock for 16-foot-diameter penstock.
- Industrial and Commercial Office and Warehouse Parks, Idaho, Wyoming, California, Washington. Planning, geotechnical evaluation, pavement design, consultation, construction monitoring.
- Production, Storage and Research Facilities, INEL, Idaho Falls, Idaho. Soil and rock foundation and slope stability evaluation, consultation.
- Tailings Embankments, Idaho and Nevada. Evaluation of stability and liquefaction potential.
- K-Mart Store, Boise, Idaho. Soil and foundation evaluation of fill, underpinning design and construction consultation and monitoring for a 120,000-square-foot development.

TERRY R. HOWARD

CONSULTING GEOTECHNICAL ENGINEER

EDUCATION

Ph.D. Civil Engineering, University of California, Berkeley, California, 1973

M.S. Geological Engineering, University of Idaho, Moscow, Idaho, 1967

B.S. Geological Engineering, University of Idaho, Moscow, Idaho, 1963

REGISTRATION

Registered Professional Engineer, State of Washington - Reg. No. 25944

Registered Professional Engineer, State of Idaho - Reg. No. 1840

Registered Professional Geologist, State of Idaho

Registered Geologist with Certified Specialty in Engineering Geology. State of California

AREAS OF SPECIALIZATION

- ♦ Earth and Rockfill Embankment Design
- Soil Mechanics and Foundation Design
- Soil Dynamics and Earthquake Mitigation Design
- Slope Stability Analyses for Natural and Constructed Slopes
- ♦ Tunnels and Underground Opening Stability and Design

PROFESSIONAL EXPERIENCE

1974 - Present Howard Consultants, Inc., Boise, Moscow and Coeur d'Alene, Idaho and Spokane, Washington

Vice-President, Principal Geotechnical Engineer, Office Manager - Moscow, Idaho

1973 - Present University of Idaho, Moscow, Idaho

Professor of Geological and Civil Engineering

1969 - 1973 University of California, Berkeley, California

Research Assistant

1967 - 1969 Dames and Moore, Consulting Engineers, San Francisco, California

Consulting Geotechnical Engineer

REPRESENTATIVE PROJECTS

Carnation Corporation, Othello, Washington. Geotechnical engineering evaluations and materials testing for 30-foot-high, 5600-foot-long, lagoon embankment for waste water treatment plant.

Disney World, Orlando, Florida. On-site supervisor of geotechnical engineering evaluations for project planning design and development.

U.S. Bureau of Mines, Spokane, Washington. Geotechnical engineering consultation for rock slope stability and physical modeling of underground openings.

Bank of America World Headquarters, San Francisco, California. Subsurface investigations, foundation design and construction monitoring for high-rise building development.

Blue Mountain Mall, Walla Walla, Washington. Subsurface investigations and foundation design for shopping mall development including site preloading, pile foundation design and materials testing.

St. Maries Airport, St. Maries, Idaho. Geotechnical engineering evaluation and design for wood-waste fill support of airport runway undertain by compressible peat and alluvium.

City of Bayview, Idaho. Ground water impact assessment for community sewage disposal system including subsurface investigation, geophysical surveys and engineering consultation.

Ramada Inn, Lewiston, Idaho. Subsurface investigation, foundation design and construction monitoring for 3-story hotel underlain by loose sand.

Hagadone Hospitality. Coeur d'Alene, Idaho. Ground water monitoring well design and installation, sea wall design and foundation design for golf course and condominium development.



STANLEY M. MILLER

CONSULTING GEOLOGICAL ENGINEER

EDUCATION

Ph.D. Geology (Geostatistics), University of Wyoming, Laramie, Wyoming, 1982

M.S. Geological Engineering, University of Arizona, Tucson, Arizona, 1979

B.S. Geological Engineering, University of Arizona, Tucson, Arizona, 1976

REGISTRATION

Registered Professional Engineer, State of Idaho Registered Professional Engineer, State of Arizona

AREAS OF SPECIALIZATION

- Geological Engineering for Mining and Construction
- ♦ Rock Engineering
- ♦ Slope Stability Analysis for Natural and Constructed Slopes
- ♦ Geotechnical Site Characterization
- Applied Geostatistics

PROFESSIONAL EXPERIENCE

1985 - Present	Howard Consultants, Inc., Boise, Moscow and Coeur d'Alene, Idaho and Spokane, Washington Associate Geological Engineer
1983 - Present	University of Idaho, Moscow, Idaho
	Associate Professor of Geological Engineering
1983 - 1985	Washington State University, Pullman, Washington Assistant Professor of Geological Engineering
1980 - 1983	University of Wyoming, Laramie, Wyoming
	Lecturer, Post-Doctoral Research Associate
1977 - 1980	Pincock, Allen & Holt, Inc., Tueson, Arizona
	Project Geological Engineer

REPRESENTATIVE PROJECTS

Hecla Mining Company, Yellow Pine, Idaho. Site selection and geotechnical evaluation of rock waste dumps and road construction, open-pit slope design and stability analysis.

Hecla Mining Company, Republic, Washington. Subsurface geotechnical investigation by oriented core drilling to provide site characterization for mine expansion.

Rockwell-Hanford Operations, Richland, Washington. Consultation on geological engineering data collection and rock-mass characterization.

Idaho Transportation Department, Cocur d'Alene, Idaho. Rock slope stability analysis for the Sherman Avenue Hilltop section of Instate Highway 90.

Worley Highway District, Coeur d'Alene, Idaho. Landslide Analysis for the Watson Road Landslide.

Pikwe Mine, Bamangwato Concessions, Ltd., Africa. Geotechnical characterization of mill tailings.

U.S. Bureau of Mines, Spokane Research Center, Spokane, Washington. Consultation on rock mechanics and stochastic geotechnology research.

Lakeshore Mine, Arizona. Fragmentation and cavability study.

Williams and Associates, Inc., Viola, Idaho. Provided technical support in statistical analyses and stochastic modeling related to ground water studies;

Kitt Peak, Arizona. Investigation of slope stability for a 4 meter telescope site.

Berkeley Pit, Butte, Montana. Open-pit slope design.

North Grand Shopping Center, Pullman, Washington. Rock slope construction inspection.

BRENDA J. GARCIA

CONSULTING ENGINEERING GEOLOGIST

EDUCATION

M.A. Hydrogeology and Geological Engineering, University of Idaho, Moscow, Idaho, 1992 B.S. Geology, Stanford University, Stanford, California, 1976

REGISTRATION

Registered Professional Geologist, State of Idaho, #634

AREAS OF SPECIALIZATION

- ♦ Surface and Subsurface Geological Investigations
- ◆ Environmental Site Assessments
- Underground Storage Tank Site Assessments and Remediation
- Monitor Well Design and Installation
- ♦ Management of Construction Materials Testing

PROFESSIONAL EXPERIENCE

1988 - Present	Howard Consultants, Inc., Boise, Moscow and Coeur d'Alene, Idaho and Spokane, Washington
	Senior Engineering Geologist - Coeur d'Alene, Idaho
1987 - 1988	Independent Consulting Geologist, Denver, Colorado
	Consulting Geologist
1979 - 1987	Union Pacific Resources, Denver, Colorado

Senior Geologist

1976 - 1979 Cities Service Company, Tulsa and Oklahoma City, Oklahoma

Field Geologist and Senior Geologist

REPRESENTATIVE PROJECTS

Kellogg Gondola, Kellogg, Idaho. Geologic investigation and construction materials testing for the 5 mile gondola.

Hecla Yellow Pine Mine, Stibnite, Idaho. Geotechnical evaluation of the waste dump and mine headwall for open pit gold mine.

Garfield County Landfill, Pomeroy, Washington. Hydogeologic investigation and monitor well design for the county landfill.

Asotin County, Washington. Soil, geology and ground water investigation for septic drainfield placement and pipeline construction in populated areas within the county.

Kidd Island Bay Waste Water Treatment Site, Coeur d'Alene, Idaho. Surface and subsurface geotechnical investigation and monitor well installation for sewage treatment lagoons and spray irrigation areas.

Blue Lake Development, Kootenai County, Idaho. Subsurface soil investigation for drainfield evaluation.

Bonner County School District, Sandpoint, Idaho. Underground storage tank site assessment for tank closure at Northside Elementary School.

Quality Centers, Post Falls, Idaho. Environmental site assessment and construction materials testing for a 120,000-square-foot retail mall.

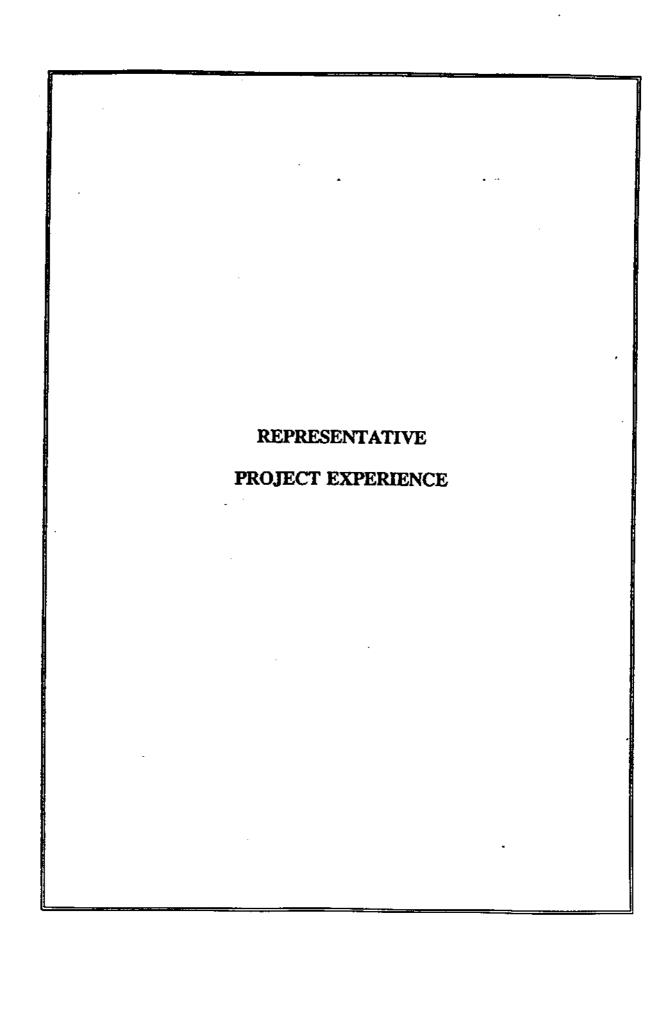
Corner Gas and Grocery, Priest River, Idaho. Soil evaluation for petroleum contamination from underground storage tanks.

Marine Express, Fourth of July Pass, Kootenai County, Idaho. Diesel spill clean-up from traffic accident.

City of Coeur d'Alene, Coeur d'Alene, Idaho. Construction materials testing for underground utilities development, waste water treatment facility and sludge compost plant.

Hays Chevron, Clark Fork, Idaho. Site assessment and remediation of contamination around petroleum underground storage tanks.

Thomas Gardens, Coeur d'Alene, Idaho. Preliminary Geotechnical Evaluation for a proposed residential subdivision development.



STUDY ABSTRACT

Project:

Office Complex

Client:

J.R. Simplot Company, Food Group

Location:

East Lake Forest Drive and Federal Way, Boise, Idaho

Date:

October, 1991 through March, 1992

A subsurface investigation was performed for an office complex. The first building had a footprint area of 39,000 square feet and column loads ranging up to 350 kips. The purpose of the investigation was to evaluate the subsurface soil and rock conditions to provide recommendations for foundations and bearing loads. A particular emphasis was placed on remediation of voids that were known to exist in the basalt beneath the building site. The basalt contact varied from approximately 2 to 5.5 feet below the existing ground surface.

During the early stages of our investigation, an air-track drilling program was developed to generally locate areas containing voids. To accomplish this, holes were drilled at footing centers or about 36 feet on center. The information thus obtained enabled the owner to make the decision to shift the building away from zones containing the largest and highest number of voids. Additionally, information from the initial drilling phase enabled HCI to develop a second drilling phase to provide more detailed information regarding void geometry at remaining footing locations. Several remediation options were evaluated: 1) doing nothing, which required analysis of rock quality/jointing patterns, void geometry and footing pressure distribution to verify that collapse would not occur; 2) pressure grouting with lean concrete or fly ash; 3) filling voids with a fines/sand backfill deposited by either pressurized air or gravity means; and 4) controlled blasting.

Controlled blasting was selected as the most cost-effective method of void remediation where a potential for collapse was anticipated, and where the "doing nothing" option was not practical. Additional drilling was accomplished at selected footing locations on a 6-foot by 6-foot pattern to a depth that encompassed the anticipated zone of significant footing stress. This detailed subsurface information enabled HCI and the blasting contractor to develop a blast design that would completely collapse all the voids, and provide a homogeneous rubble mass which would safely support the anticipated footing loads.

Verification was accomplished by re-drilling through the rubble mass where voids had previously existed. HCI provided on-site observation, consultation and monitoring to assist both the owner and the blasting contractor to achieve a satisfactorily performing solution to the subsurface void problem.

STUDY ABSTRACT

Project: Two and Three-story Fabrication and Central Utilities Plant Buildings and N2 Plant

Client: Micron Technology, Inc.

Location: East Columbia Road, Boise, Idaho

Date: October, 1983 through March, 1984

A geotechnical investigation was performed for a 400-foot-square fabrication building and an approximate 200 by 100-foot central utilities plant building and an N_2 plant. The purpose of the investigation was to evaluate the subsurface soil and rock conditions to make recommendations for foundations and bearing loads. The two and three-story structures were planned to have column loads between 150 and 500 kips. The building sites were found to have basalt underlying them. The basalt contact varied from approximately five to fifteen feet below the existing ground surface.

The subsurface investigation, including electrical resistivity lines and borings revealed numerous voids and lava tubes underlying the building sites. The spacing and size of the voids were found to be both random and variable. To protect both the existing and the planned structures, a program was initiated by us to:

- 1. Locate the lateral and vertical extent of the voids and lava tubes, using a planned investigative procedure.
- 2. Interpret the subsurface information in order to prepare remedial recommendations, which included pressure grouting, excavation and backfilling, and blasting.
- 3. Prepare remedial procedures, using primarily a lean sand and cement grout, to mitigate the voids and lava tubes.
- 4. Monitor the grouting operation to verify that the grout had adequately penetrated the voids and lava tubes and establish an adequate foundation for the structures.

Remedial action using grout was initiated by drilling at specified locations, establishing the void and lava tube pattern and then grouting the voids and tubes using the drill holes. The success of the grouting operation was monitored by drilling additional holes at the footing locations. The drilling and grouting operation was performed simultaneously at the central utilities plant and fabrication buildings to expedite the work. Remediation procedures for voids at footings supporting an existing building were developed to grout at only each footing location since access was limited. The grouting operation and verification drilling was performed around the perimeter of each footing.



Public Works Depart...ent

Office of the Director

City of Kansas City, Missouri **Heart of America**

20th Floor, City Hall Kansas City, Missouri 64106-2773

(816) 274-2364 FAX (816) 274-2369

February 8, 1993

Mr. James C. Bowers, Jr. Polsinelli, White, Vardeman & Shalton 700 West 47th Street, Suite 1000 Kansas City, Missouri 64112-1802

Dear Mr. Bowers:

Re: BCR Redevelopment Corporation - Consultant for Geotechnical Engineering Services for Mine Stabilization

We are responding to your letter dated January 21 regarding the submittal of the qualifications of Howard Consultants, Inc. to the independent registered engineer to serve as provide geotechnical engineering services for BCR Redevelopment Corporation in the 17-acre commercial development planned at Bannister and I-435.

After reviewing the statement of qualifications submitted for the proposed consultant, we are approving Howard Consultants, Inc. to provide technical expertise in the area of geotechnical engineering for the 17-acre commercial development site. As noted in your letter and in Section 31(c) of the contract, Howard Consultants, Inc. must have in force and maintain a policy of professional liability insurance with limits of liability not less than \$1,000,000 applicable to the subject work.

We have also reviewed their proposed concept for stabilizing the Flinn Mine area. As we indicated in our meeting on January 20, we see no problem with the proposal and would recommend that you take the necessary steps to proceed with the project. However, in the proposed test program at the BCR Mine, we would prefer that you use alternate number two in your controlled blast program. Alternate number two allows for four piers within the test area with the test area extending to the mid-point between adjacent piers.

If you have any questions regarding the above, please let me know.

Sincerely yours,

lion xix The level co George L. Satterlee, P.E.

Director of Public Works

GLS:SJH:mar

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE FORM (PART I)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY FORM (PART II)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART 1 - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

٨.	REDEVEL	OPER	AND	LAND
----	---------	-------------	-----	------

l- a.	Name of Redeveloper: Ma	son Land R	eclamati	on Compa	ny, In	z .		
ь.	Address and ZIP Code of F	cdeveloper:	9001 s.	Hickman	Mills	Drive,	комо	64132
c.	IRS Number of Redeveloper	- 74-255	9259					-,

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to,

Tax Increment Financing Commission

(Name of Local Public Agency)

in Santa Fe Trail Redevelopment Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Kansas City State of Missouri

is described as follows 2

the Property is generally bounded by 87th Street on the north;
I-435 on the east; 71 Highway (Bruce Watkins Drive) on the west;
and Bannister Road (95th Street) on the South.

3.	If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws ofMissouri
	X A corporation.
	A nonprofit or charitable institution or corporation.
	A partnership known as
	A business association or a joint venture known as
	A Federal. State, or local government or instrumentality thereof.
	Other (explain)

- 4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

 December 8, 1989
- S. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

Ill space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- X a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock?.
 - b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
 - c. If the Redeve loper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
 - d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
 - e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

HAME, ADDRESS, AND ZIP CODE	POSITION TITLE (I MAY) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST		
Michael J. Sangiacomo 5 Thomas Mellon Circle Suite 266 San Francisco, CA 94134	President / CEO		
Richard E. Broderson	Vice President		
Robert L. Anderson	Secretary		

Director

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

Deborah R. Rohrer

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this from 5. In such case, the information referred to in this from 5 and in Items 6 and 7 is not required to be furnished.

- U.S. DEPARTMENT OF HOUSING	AND URBAN DEVELOPMENT	•
PART I - REDEVELOPER'S STATEMENT	FOR PUBLIC DISCLOSURE (Cont.	inued) Form Approved
1. State the Redeveloper's estimates, exclusive o		OMB No. 63R-086
 a. Total cost of any residential redevelopment. b. Cost per dwelling unit of any residential redevelopment. c. Total cost of any residential rehabilitation. d. Cost per dwelling unit of any residential reh 2. a. State the Redeveloper's estimate of the average (if to be sold) for each type and size of dwe 	levelopment abilitation rage monthly rental (if to be rent	unknown unknown unknown unknown
TYPE AND SIZE OF OWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTMATED AVERAGESALE PRICE
Unknown at this time.	3	
	÷	•
b. State the utilities and parking facilities, if a	my, included in the foregoing es	timates of reutals;
Unknown.		
c. State equipment, such as refrigerators, washi going estimates of sales prices: unknown		f any, included in the fore-
CFRTI	FICATION	
02.1.1.	·	
۱ (۳c)1 Michael Mahoney		
certify that this Redeveloper's Statement for Public Dis	closure is true and correct to th	e best of my (our) knowledge
Deted:April 13, 1993	Dated:	· · · ·
- Market Market		
Signature Components Days 1000	Stena	luc
Corporate Development Manager	Tit	Ic
5 Thomas Mellon Circle, #304 San Francisco, CA 94134	<u> </u>	
Address and ZIP Code	Address and	ZIP Code

Penalty for False Certification: Section 1001. Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development	. Do Nos
Transmit to HUD Unless Requested or Item 86 is Answered "Yes.")	. 50 1101

- 1. a. Name of Redeveloper: Mason Land Reclamation Company, Inc. b. Address and ZIP Code of Redeveloper: 9001 S. Hickman Mills Drive, KCMO 64132 2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from Tax Increment Financing Commission (Name of Local Public Agency) Santa Fe Trail Redevelopment Area (Name of Urban Renewal or Redevelopment Project Area) State of Missouri in the City of __ Kansas City is described as follows: the Property is generally bounded by 87th Street on the north; I-435 on the east; 71 Highway (Bruce Watkins Drive) on the west; and Bannister Road (95th Street) on the South. 3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm X YES
- If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

Norcal Waste Systems, Inc., B.C.R. Redevelopment Corporation

- 4. a. The financial condition of the Redeveloper, as of March 31, 1993, is as reflected in the attached financial statement.

 NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
 - b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: The statements of Mason Land Reclamation Co., Inc. are unaudited for fiscal year 92. However, the parent company's financial statements are audited by the accounting firm KPMG Peat Marwick.
- 5- If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

See attached Exhibit A(4)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued) 6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

		•	r (.aza aunstrakti
	. In banks: see attached letters of fi	pancing ,	
	MAME, ADDRESS, AND ZIP CODE OF BANK	•	AMOUNT
			2
ŀ	 By loans from affiliated or associated corporation 	ons or firms:	•
	NAME, ADDRESS, AND ZIP CODE OF SOURCE		AMOUNT
	•		\$
c	. By sale of readily salable assets:		
	DESCRIPTION	MARKET VALUE	MORTGAGES OR LIENS
		\$	S
			•
7. N	ames and addresses of bank references:		
	See attached	•	
8. a	Has the Redeveloper or (if any) the parent corpor Redeveloper or said parent corporation, or any of holders or investors, or other interested parties Redeveloper's Statement for Public Visclosure a been adjudged bankrupt, either voluntary or involute Yes, give date, place, and under what name.	the Hedeveloper's office (as listed in the responsa- and referred to herein as "	es or principal members, share- es to Items 5,6, and 7 of the Principals of the P. J
	co.g., c date, place, and under what name.		
	•		
. b.	Has the Redeveloper or anyone referred to above or convicted of any felony within the past 10 year	as "principals of the Reces?	developer" been indicted for XKO
	If Yes, give for each case (1) date. (2) charge, (3 explanation deemed necessary.) place, (4) Court, and (5) action taken. Attach ony
9. a .	Undertakings, comparable to the proposed redeve	lopment work, which have	: been completed by the
	Redeveloper or any of the principals of the Rede- each project and date of completion:	veluper, including identif	lication and brief description of

See attached Exhibit B

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

b.	capacity, for constr	uction contractor or bui	lder on undertakings	as ever been an employee comparable to the propose the of position, and brief of	ed redevelopment
		N/A	•	•	
			, ,		

10.	Other federally aided urban renewal projects under Title I of the Redeveloper or any of the principals of the Redeveloper is		
	officer, director or trustee, or partner of such a redeveloper:	N/A	
11.	If the Redeveloper or a parent corporation, a subsidiary, an a participate in the development of the land as a construction of		the Redeveloper is to N/A
	a. Name and address of such contractor or builder:		
	b. Has such contractor or builder within the last 10 years ev refused to enter into a contract after an award has been m		
	development contract? If Yes, explain: N/A	_ · · · · · · · · · · · · · · · · · · ·	ES <u> </u> NO .
	c. Total amount of construction or development work perform	ed by such contractor or l	ouilder during the last

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT

General description of such work:

LOCATION

AMOUNT

COMPLETED

N/A

PART IL - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued) OMB No. GIR DE

c. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

A MOUNT

DATE OPENED

N/A

Brief statement respecting equipment, experience, financial expacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? The Theoliftes explain.
- 14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached bereto and hereby made a part hereof as follows:

CERTIFICATION

Coippiete fectopula Mys.

S Thomas Mellow Cincle San Flancisco CA

If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprison. ment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Hepartonics.

EXHIBIT A

EXHIBIT 4 ESTIMATED REDEVELOPMENT PROJECT COSTS

Redevelo	opment Project Costs	. Estimated Total	Reimbursable from PILOTS, Economic Activity Taxes or Bond Proceeds
1. Land	Acquisition	\$ -0-	\$ -0-
2. Demo	olition (Buildings) *	1,000,000	1,000,000
3. Cons	struction (Buildings) *	537,040,000	-0-
	Stabilization & Land Reclamation Exhibit 4B)	* 166,797,337	166,797,337
(St	ic Works Projects (City & State) * creets, sewers, sidewalks, etc.) Exhibit 4C)	20,331,719	20,331,719
	essional Service Costs Developer-TIF Administration)	1,500,000	1,500,000
7. TIF	Commission Expenses (\$815,565)		•
	Estimated Reimbursable Costs for Plan Implementation		
	i. Legalii. Agendaiii. Staff Timeiv. Miscellaneous	\$30,000 2,000 40,000 4,000	\$30,000 2,000 40,000 4,000
	Final Development Plan Approval Fees (\$.05 per square foot @ 6,911,300 s.f. and \$50 per Dwelling Unit @ 1,280 units)	409,565	409,565
	Plan Administration and	403,363	409,365
	TIF General Expenses	330,000	330,000
	ellaneous: Impact Fees	6,254,150	-0-
TOTA	L PROJECT COSTS	\$733,738,771	\$190,444,621

Note: All estimates are preliminary.

- * Professional service costs and financing costs are not included in the estimated totals shown in Items 2, 3, 4 and 5 above. Professional service costs and financing costs shall be considered as reimbursable project costs to the Developer from the Special Allocation Fund.
- ** The selected developer shall pay all fees and expenses of the TIF Commission for Plan preparation, approval and implementation including, but not limited to, staff time, agenda costs, legal fees, printing and publication of notices. The selected developer shall be billed for these expenses by the Commission as needed. These expenses shall be considered reimbursable project costs to the developer from the Special Allocation Fund.

In addition, up to five percent (5%) of the annual PILOTs and Economic Activity Taxes deposited in the Special Allocation Fund may be retained by the TIF Commission to cover incidental expenses incurred by the TIF Commission. This amount will be figured and allocated prior to allocation of any other reimbursable costs.

EXHIBIT B

Mason Land Reclamation ("MLR") and its wholly owned subsidiary, BCR Redevelopment Corporation ("BCR") have been involved with the redevelopment of the Redevelopment Plan Area as defined in the RFP since 1986. Since 1986, BCR has thoroughly investigated the unique characteristics of the Redevelopment Plan Area and has expended vast sums of money to explore the various methods through which the Redevelopment Plan Area can be redeveloped. Most recently, MLR and BCR were successful in developing the least blighted portion of the Redevelopment Plan Area the "PACE SITE."

N1600/25935

PMVS-PL: M:\GEILE\DCHT.APR\115753.1

STID-025 GROUP-185 DOWNLOAD-N 4/10/93 PAGE 1 LINKAGE-H51/251/AAA JOB#-576170 14:17:25

GR461 NORCAL1 BIPEGGYH TERMU2 YEAR TO DATE CONSOLIDATED ACTUAL YEAR TO DATE THRU MAR 1993

MASON LAND RECLAMATION 27,165 24,685 51,850 57,211 44,990 102,201 16,997 12,423 12,423 79,771- 81-	QUARRY REVENUE RENTAL REVENUE TOTAL OPERATING REVENUE OPERATING EXPENSE GENERAL & ADMINISTRATION TOTAL OPERATING EXPENSE EBITDA OTHER INCOME NON-OPERATING (INC) / EXP
	INCOME TAXES
-069¢L	EARNINGS BEFORE TAXES
-18.690-	NON-OPERATING (INC) / EXP EARNINGS BEFORE TAXES
4.18	INCOME INCOME
19,771-	ЕВПА
12,423	JIPMENT RENTAL
16,997	CIATION
50,351-	ЕВІТОА
102,201	TOTAL OPERATING EXPENSE
57,211 44,990	TING EXPENSES TAL & ADMINISTRATION
51,850	TOTAL OPERATING REVENUE
27,165 24,685	3Y REVENUE LL REVENUE
MASON LAND RECLAMATION	

GR461 NORCAL1 BIPEGGYH TEHMU2

STID-025 GROUP-185 DOWNLOAD-N 4/10/93 PAGE 1 LINKAGE-H51/251/AAA JOB#-576171 14:30:15

YEAR TO DATE CONSOLIDATED ACTUAL YEAR TO DATE THRU SEP 1992

INCOME STATEMENT

	MASON LAND RECLAMATION
QUARRY REVENUE RENTAL REVENUE	678,183 25,337
TOTAL OPERATING REVENUE	703,520
OPERATING EXPENSES GENERAL & ADMINISTRATION	862,155 274,511
TOTAL OPERATING EXPENSE	1,138,666
EBITDA	433,146-
DEPRECIATION 1/C EQUIPMENT RENTAL	5,574 255,819
EBITA	694,539-
INTEREST AMORTIZATION (GAIN)/LOSS ON SALE OTHER INCOME	739,322 25,884 204,171- 825,469-
NON-OPERATING (INC) / EXP	264,434-
EARNINGS BEFORE TAXES	430,105-
NET INCOME / (LOSS)	430,105-



P.O. Box 419248 Kansas City, MO 64141-6248 816-234-2000

May 19, 1993

Mr. Michael Mahoney Mason Land Reclamation Company, Inc. 5 Thomas Mellon Circle, Suite 266 San Francisco, California 94134

RE: Santa Fe Trails Tax Increment Finance Plan

Dear Mike:

Commerce Bank of Kansas City, N.A. ("Commerce Bank") has reviewed Macon's application for amendment to the URD Zoning Plan at the intersection of Bannister Road and Interstate 435 in Kansas City, Missouri, and Mason's Santa Fe Trails TIF Plan proposal. This Plan covers approximately 513 acres and proposes construction of improvements totaling more than \$560 million. Commerce Bank will consider making available sufficient funds upon approval of the URD zoning amendment and adoption of the TIF plan for the redevelopment of the area.

. .:

The making of any loan will be subject to the review and approval of the project and proper permanent financing acceptable to Commerce Bank. The loan will be further subject to review and approval by the pertinent levels at Commerce Bank, and the adoption of loan documentation in form and substance acceptable to Commerce Bank. Any commitment of funds will remain in place by Commerce Bank until the construction of the project is complete, subject to the terms and conditions set forth in the applicable loan documents.

Commerce Bank appreciates the opportunity to be considered for financing improvements on the subject property. Should you have any questions regarding the above, please do not hesitate to contact me.

Sincerely,

COMMERCE BANK OF KANSAS CITY, N.A.

Brent Blake Vice President

BB:kab

BEAR, STEARNS & CO., INC., ONE SANSOME STREET SAN FRANCISCO, CALIFORNIA 94104 (415) 772-3266 (800) 688-2327 (415) 772-3270 FAX

May 17, 1993

Mr. Michael Mahoney Norcal Waste Systems, Inc. 5 Thomas Mellon Circle, Suite 266 San Francisco, CA 94134

Re: Santa Fe Trails Tax Increment Finance Plan

Dear Mike:

Bear Stearns understands that Norcal Waste Systems, Inc. through its wholly-owned subsidiary, Mason Land Reclamation Company, Inc., is in the process of undertaking the reclamation and redevelopment of 513 acres in Kansas City, Missouri. Part of the redevelopment project may include the issuance of up to \$190 million of taxable or tax-exempt municipal obligations to clear existing blight and make improvements to the property. The anticipated sources of bondholder security are property tax on the incremental value of assessed property within the redevelopment district and a gross receipts tax on businesses within the affected area. Bear Stearns will consider structuring and underwriting financing upon approval of the redevelopment plan for the redevelopment of the area.

The financing will be subject to the review and approval of the project and proper documentation acceptable to Bear Steams, bond counsel and the bond trustee. The financing will be further conditioned upon the receipt of investment grade ratings and approval by the firm's credit committee or a municipal bond insurance policy. Bear Steams will also require that bondholder security documents, underwriting agreements and marketing and disclosure documents be in form and substance acceptable to Bear Steams.

Bear Steams appreciates the opportunity to be of service and looks forward to developing a cost-effective means to finance improvements to the subject property. Should you have any questions regarding the above, please do not hesitate to contact me.

Very truly yours,

K.C. Slichter Associate Director

•			
-			
-			
•			
-			
,			
-			
3			
-			
ry			α
			ď
_			
-			
.			
_			
			
-7			
_			
_			
_			

EXHIBIT 8

DATA PERTAINING TO THE ADOPTION OF A FINDING OF BLIGHT FOR THE SANTA FE REDEVELOPMENT AREA

PREPARED BY THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI

MARCH 26, 1993

I. INTRODUCTION

A. <u>Purpose of This Report</u>

The purpose of this report is to present evidence supporting designation of the Redevelopment Area (the "Redevelopment Area") as a Real Property Tax Increment Allocation Redevelopment Area.

B. <u>Eligibility Criteria</u>

The Real Property Tax Increment Allocation Redevelopment Act, Missouri Revised Statutes, Section 99.800 et seq., 1986, as amended (the "Act"), provides that a Real Property Tax Increment Allocation Redevelopment Plan can be implemented by the Tax Increment Financing Commission if the governing body of a community determines by ordinance, that an area qualifies under the Act as:

- a blighted area;
- 2. a conservation area: or
- 3. an economic development area; and

that the 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.

This report is intended to show evidence that the Redevelopment Area qualifies as a Blighted Area. The Act defines a "Blighted Area" as follows:

"[A]n area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use."

II. REDEVELOPMENT AREA

A. General Location

The Santa Fe Redevelopment Area consists of approximately 513 acres bound by 87th Street on the north, Interstate 435 on the east, Bannister Road on the south and U.S. Highway 71 (the Bruce R. Watkins Freeway) on the west, all of said area contained within Kansas City, Jackson County, Missouri.

Exhibit A shows the location of the Santa Fe Redevelopment Area.

B. <u>Current Land Uses</u>

The Redevelopment Area consists of an existing rock quarry. The area is predominantly vacant with the exception of a PACE membership warehouse facility located in the southeast corner of the site.

III. Blight Area Qualification

A. Prior Blight Designation

The Redevelopment Area was found to be blighted as part of the BCR Redevelopment 353 project approval process. The blight study which served as the basis for this designation is contained in Exhibit B.

B. Existing Blighting Conditions

The site exhibits many of the conditions cited as blighting conditions in the Act. These conditions include the lack of an adequate street system within the Redevelopment Area. The existing rock quarry site has been mined and the improvements on the site have deteriorated to the point that the site now requires stabilization to alleviate unsafe conditions. In addition the site is improperly subdivided and the platting is obsolete for any type of redevelopment. The combination of these existing conditions endanger life and property by fire and other causes, retards the provision of housing accommodations, and constitutes an economic and social liability and a menace to the public health, safety, morals and welfare.

IV. REPORT OF FINDINGS

A. <u>FINDING NUMBER 1: The Santa Fe Redevelopment Area is a Blighted Area.</u>

The Redevelopment Area meets the criteria for designation as a Blighted Area under the Act. The area was previously found to be blighted as part of the 353 designation process. The conditions cited in the original finding of blight have not changed. These conditions also are the basis for a finding of blight under the State's Tax Increment Financing statute.

B. <u>FINDING NUMBER 2: The Redevelopment Area has not been subject to growth and redevelopment by private enterprise.</u>

The Redevelopment Area has not been subject to significant growth or redevelopment. Despite the 353 project designation, the redevelopment has not and

can not proceed until land reclamation of the mined areas occurs.

C. <u>FINDING NUMBER 3: The Redevelopment Area would not reasonably be anticipated to be developed without the adoption of the Tax Increment Financing Plan.</u>

The Redevelopment Area would not reasonably be anticipated to be developed without the proposed Tax Increment Financing Plan. Despite 353 project designation, redevelopment of the area has not and can not proceed until land reclamation of the mined areas occurs. Tax Increment Financing is necessary to assist in the extraordinary cost of land reclamation and other necessary site improvements required to make this project feasible.

EXHIBIT A

SANTA FE TRAIL REDEVELOPMENT AREA

	•			
*- -	•			
-				
ra				
*>				
—				
- -				
				
-				
د۔				
_				
_				
5.				ď
_				
•				
-				
-				
····	 			

EXHIBIT 9

ESTIMATED DEVELOPMENT SCHEDULE

TIF Commission Holds Public Hearing	April 14, 1993
City Council Adopts Ordinance Approving TIF Plan	Summer 1993
City Council Adopts Ordinances for Projects 1, 1A, 1B and 1C	1993
Projects 1A through 1C Commence	1993
Project 1 Complete	1993
City Council Adopts Ordinances for Projects 2B through 2K	1996
Projects 2B through 2K Commence	1996
Projects 1A through 1C Complete	1998
City Council Adopts Ordinances for Projects 3A, 3B and 3D	2000
Project 3A, 3B and 3D Commence	2000
Projects 2B through 2K Complete	2001
City Council Adopts Ordinances for Projects 4A and 4C	2003
City Council Adopts Ordinances for Projects in the Remainder of the Redevelopment Area	2003
Construction on Remaining Projects Commence	2004
Projects 3A, 3B and 3D Complete	2010
Projects 4A and 4C Complete	2016
Construction on All Projects Complete	2016
Redevelopment Plan Ceases	2026

0

.

.

EXHIBIT 10 RELOCATION ASSISTANCE PLAN

- (a) <u>Definitions</u>. The following terms, whenever used or referred to herein, shall have the following meanings:
 - (i) <u>Designated Occupants</u>. "Designated Occupants" shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Director of City Development based upon standards established by the Department of Housing and Community Development of Kansas City, Missouri.
 - (ii) <u>Displaced Business</u>. "Displaced Business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in conjunction with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. seq., as amended.
 - (iii) <u>Displaced Occupant</u>. "Displaced Occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSM0. 99.800 et. seq., as amended.
 - (iv) <u>Handicapped Occupant</u>. "Handicapped Occupant" shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of other residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.
 - (v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant.
 - (vi) Person. "Person" shall mean any individual, firm, partnership, joint venture, association, corporation and any life insurance company, organized under the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in a urban renewal area, whether organized for profit or not, estate, trust, business trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit, and shall include the male as well as the female gender and the plural as well as the singular number.
- (b) <u>Plan Requirement</u>. Every person approved by the Commission as a developer of property subject to be acquired by the Tax Increment Financing Commission if furtherance of a Tax Increment Financing plan shall submit to the Commission a relocation plan as part of the developer's redevelopment plan.
- (c) Contents of Plan. The relocation plan shall provide for the following:
 - (i) Payments to all displaced occupants and displaced businesses in occupancy at least ninety (90) days prior to the date said displaced occupant or

said displaced business is required to vacate the premises by the developer, its assigns or any person seeking acquisition powers under the Tax Increment Financing plan pursuant to RSMo. 99.800 et. seq., as amended; and

- (ii) Program for identifying needs of displaced occupants and displaced businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and
- (iii) Program for referrals of displaced occupants and displaced businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days notice of referral sites for handicapped displaced occupants and sixty (60) days notice of referral sites for all other displaced occupants and displaced businesses, prior to the date such displaced occupant or displaced business is required to vacate the premises; and arrangements for transportation to inspect referral sites to be provided to designated occupants.
- (iv) Every displaced occupant and every displaced business shall be given a ninety (90) day notice to vacate; provided, however, that the developer may elect to reduce the notice time to sixty (60) days if the developer extends the relocation payments and benefits set forth in subsections (d), (e) and (f) below to any displaced occupant or displaced business affected by said reduction in time.
- (d) Payments to Occupants. All displaced occupants eligible for payments under subsection (c)(i) hereof shall be provided with relocation payments based upon one of the following, at the option of the occupant:
 - (i) A \$500.00 payment to be paid at least thirty (30) days prior to the date the occupant is required to vacate the premises; or
 - (ii) Actual reasonable costs of relocation including actual moving costs, utility deposits, key deposits, storage or personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits including first and last month's rent and security deposit.
- (e) <u>Handicapped Displaced Occupant Allowance</u>. In addition to the payments provided in subsection (d) hereof, an additional relocation payment shall be provided to handicapped displaced occupants which shall equal the amount, if any, necessary to adapt a replacement dwelling to substantially conform with the accessibility and usability of such occupant's prior residence, such amount not to exceed Four Hundred Dollars (\$400.00).
- (f) <u>Payment to Businesses</u>. All displaced businesses eligible for payments under subsection (c)(i) hereof shall be provided with relocation payments based upon the following, at the option of the business:
 - (i) A \$1,500.00 payment to be paid at least thirty (30) days prior to the date the business is required to vacate the premises; or
 - (ii) Actual costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for relettering signs and replacement stationery.
- (g) Waiver of Payments. Any occupant who is also the owner of premises and

any business may waive their relocation payments set out above as part of the negotiations for acquisition of the interest held by said occupant or business. Said waiver shall be in writing and filed with the Commission.

- (h) Notice of Relocation Benefits. All occupants and businesses eligible for relocation benefits hereunder shall be notified in writing of the availability of such relocation payments and assistance, such notice to be given concurrent with the notice of referral sites required by subsection (c)(iii) hereof.
- (i) Persons Bound by the Plan. Any developer, its assigns or transferees, provided assistance in land acquisition by the Tax Increment Financing Commission, is required to comply with the Executive Director of the Commission. Such certification shall include, among other things, the addresses of all occupied residential buildings and structures within the redevelopment plan area and the names and addresses of occupants and businesses displaced by the developer and specific relocation benefits provided to each occupant and business, as well as a sample notice provided each occupant and business.
- (j) <u>Minimum Requirements</u>. The requirements set out herein shall be considered minimum standards. In reviewing any proposed redevelopment plan, the Commission shall determine the adequacy of the proposal and may require additional elements to be provided therein.

-		
_		
•		
		:
•		
-		
•		

EXHIBIT 11

LAND ACQUISITION AND DISPOSITION MAP SANTA FE REDEVELOPMENT AREA

		
_		
_		
		
_		
_		
		_
_		Ī
_		
_		
_		
-		
•		
-		
•		
_		
•		
•		

EXHIBIT 12 AFFIRMATIVE ACTION POLICY

TAX INCREMENT FINANCING COMMISSION

OF KANSAS CITY, MISSOURI

DEVELOPER'S AFFIRMATIVE ACTION INFORMATION PACKET

TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI

Suite 250 10 Petticoat Lane Kansas City, MO 64106 (816) 221-0636

TO:

All TIF Applicants/Developers

FROM:

Mark M. Bunnell, Executive Director

RE:

Affirmative Action Process

Enclosed in this packet you will find information and materials needed to satisfy the affirmative action policy of the Tax Increment Financing Commission (TIFC). The TIFC has established a goal of 15% Minority Business Enterprise (MBE) and 5% Women Business Enterprise (WBE) participation on projects financed totally or partially with tax increment financing. The TIFC's goals for MBE/WBE business participation applies to professional services and consultants, as well as construction contractors and suppliers. In order for a business to be considered MBE or WBE, it must have a 51% minority or women ownership, and the minority or woman owner must exercise independent day-to-day control of the business. Minorities are defined as Native Americans, Blacks, Hispanics, Asians, individuals of Spanish origin and other non-caucasians.

All MBE/WBE businesses must be certified by the City of Kansas City Human Relations Department.

All Developers, prior to approval of their redevelopment contract by the TIFC, are required to complete and submit to this agency an Affirmative Action Plan (enclosed), as well as a Letter of Intent (enclosed). Also, Developers must inform this agency, in writing, of any pre-award commitments or suppliers.

Based on this information and a proposed timetable of actions to accomplish the intent of the Commission's affirmative action policy, the Commission and the developer will develop a preliminary schedule for affirmative action performance and reviews.

Before TIFC approval of any Redevelopment Contract, the Developer and General Contractor will meet with the Commission's staff to discuss their affirmative action plan and monitoring of the project. During the planning, design and construction of the project, the Commission, or their agents, will monitor the project to ensure that affirmative action goals are being attained, or that a good faith effort is made to achieve the goals. It is the responsibility of the selected developer to implement the TIFC's affirmative action policy goals for professional services and consultants, to provide this

Emanuel Cleaver, II Mayor Robert D. Mayer Chairman Mark M. Bunnell Executive Director information to the general contractors, and to assist the General Contractor in maximizing MBE/WBE participation during the construction process.

The information requested in the enclosed materials is required for all projects assisted by the Commission. Please do not hesitate to contact this office if you ahve any questions or need assistance in any way. We are looking forward to working with you on this project.

Nothing in this Affirmative Action Information Packet, or in the Affirmative Action Policy of the Commission relieves redevelopers and/or other parties participating in TIF projects from any other local, state or federal laws or regulations. It is the obligation of all redevelopers and/or other parties participating in TIF projects to comply with all such laws and regulations; and, failure to do so may be deemed by the Commission to be a default of the parties contractual obligations to the TIFC.

AFFIRMATIVE ACTION PROCESS

The procedures outlined are designed to secure maximum opportunities for Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) to bid and participate on projects carried out by the Tax Increment Financing Commission's developers.

These procedures have been prepared in an effort to encourage developers and general contractors to use MBE/WBE businesses. The Tax Increment Financing Commission will bring its goals for MBE/WBE business participation to the attention of developers and contractors early so that MBE/WBE businesses will be included in the development and construction process.

It should be pointed out to the developer that the TIFC has a goal of 15% MBE and 5% WBE business participation for professional services and consultants, and a separate goal of 15% MBE and 5% WBE business participation for construction activity.

Step I - Preliminary Conference

Within a reasonable time after a potential developer has been identified by the Tax Increment Financing Commission, a conference will be held. This conference will be an overall review of the project, and the TIFC's policies and practices, including the affirmative action policy of the TIFC.

The developer will be given a packet of information and forms and will be acquainted with the Commission's affirmative action policy.

A. Equal Opportunity Requirements.

- 1. Each developer is required to complete an Affirmative Action Plan and submit a Letter of Intent. The plan is to be completed based upon the known information available to the developer prior to the Commission's approval of a redevelopment contract.
- Pre-Award Commitments The developer is to disclose to the Commission, in writing, any pre-award commitments to contractors or suppliers. No more than 1/3 of total subcontract dollars should be preawarded.
- 3. The Developer's Affirmative Action Information Packet will include the following materials and forms:
 - 1. Developer's Affirmative Action Plan
 - 2. Letter of Intent form
 - 3. Pre-Award Commitments
 - 4. TIFC Board Resolution No. 92-61

- Good Faith Effort Statement
- 6. General Contractor's Affirmative Action Information Packet

The TIFC administrative staff will assist the developer in filling out his Affirmative Action Plan.

FILING OF AFFIRMATIVE ACTION PLAN AT TIME OF DEVELOPMENT CONTRACT APPROVAL

<u>Step II - Developer Submission for Board Approval</u> of Redevelopment Plan

- A. Prior to Commission approval of a contract with the selected developers, the developer shall submit all affirmative action documents for staff review and recommendation to the Board.
- B. The TIFC staff will report on the developer's Affirmative Action Plan and Letter of Intent at the time of the TIFC's consideration and approval of the developer's contract for the proposed redevelopment plan. The Letter of Intent will clarify the steps the developer intends to take in order to make his commitment of MBE/WBE participation a reality. The developer's Affirmative Action Plan shall identify MBE/WBE participants in the pre-construction phase of the project, and the areas in which they will participate.

Step III - General Contractor Selection

When advised by the developer that a general contractor has been selected, the Commission staff will meet with the developer and general contractor to explain the Commission's Affirmative Action requirements. This meeting should occur as early as possible in the TIF approval process.

- A. At the meeting with the developer and the general contractor, the general contractor will be given a packet of information and forms to be filled out. The TIFC staff will acquaint the general contractor with the information contained in the packet, which includes the following:
 - 1. Developer's Affirmative Action Plan
 - 2. Developer's Letter of Intent
 - 3. Pre-Award Commitment
 - 4. General Contractor's Affirmative Action Plan
 - Subcontractor's Affirmative Action Plan
 - 6. MBE/WBE Reporting System
 - 7. Prevailing Wage Law (Form PW 1000)

- 8. Bid Procedure
- 9. Good Faith Effort Statement
- 10. MBE/WBE Resource Agencies
- 11. TIFC Board Resolution No. 92-61
- B. The general contractor, as he identifies subcontractors, should update the Affirmative Action Plan for TIFC review. All subcontractors and suppliers whose bids are \$20,000, or more, must submit a Subcontractor's Affirmative Action Plan to the Commission.
- C. General Contractors must submit a list of subcontractors (MBE/WBE Reporting System form) to the Authority.

Step IV - Redevelopment Project Approvals and Implementation of the Affirmative Action Plan

- A. Prior to Commission approval of the submission to the City of Kansas City of an Ordinance approving a redevelopment project(s) within a TIF redevelopment area, the Commission will receive:
 - 1. A written statement detailing the current status of the developer's and general contractor's affirmative action plans, the level of participation accomplished in the project, and what steps are envisioned, or will be required to make a good faith effort to accomplish the project's affirmative action plans.

Step V - Pre-Construction Conference

A. Within a reasonable time before construction begins, the developer and contractor will meet with Commission staff to finalize their Affirmative Action Plans.

Step VI - Monitoring

A. During the construction of the project, the Commission staff and the developer will monitor the project to ensure the Affirmative Action Plan goals are being attained, or in the absence of achieving the goals, a Good Faith Effort is made to achieve the goals. The Commission shall receive annual reports from the developer on the progress of the project's affirmative action goals and be advised in this matter as the Commission deems appropriate.

DEVELOPER'S

AFFIRMATIVE ACTION PLAN

FOR

PRO	JECT		· · · · · · · · · · · · · · · · · · ·			
LOC	ATIO	N				
TYP.	E OF I	DEVEL	OPMENT	· ·		
I.	GE1	VERAL	INFORMATION			
	Nam	e of Co	mpany			
	Add		•			- · - · - · - · - · · · · · · · · · · · · ·
_	Phor	ne Num	ber			
•			Cost of Development \$			
			· –			
	A.	The	owner(s) and/or principa	l(s) of our compa	ny are:	
		(1)	Name			
			Address		· <u> </u>	
			City, State, Zip		<u> </u>	
			Ethnia Origin			
			Position Ethnic Origin Ownership	%		
	•	(2)	Name			
		\- /	Address	•		
			City, State, Zip			
			Posmon		·	
			Ethnic Origin			
		٠.	Ethnic OriginOwnership	%		
		(3)	Name			
		•	Address			
•			City, State, Zip			
			Position			
		~	Ethnic Origin	Of o	 -	
			i kimatenin	39 0		

Name	•	Opportunity Officer to	ne No.
	BE & W	BE firms are anticipat	ted to participate as membe
Team M	<u>ember</u>	Service Provided	MBE or WBE
1.		•	
2.			•
3.			
4.			
		those future project p	· · · · · · · · · · · · · · · · · · ·
		oject, we propose to c	contract with the following
			<u> </u>
assistance in obt	aining qua	gencies provided on the Hified MBE and WBI o MBE and WBE firm	
MBE and WBE	Participat	tion Requirements:	
On this project of Affirmative Act subcontractors.	we will inst ion guideli	ure that our contractoines which require par	or will comply with the TIFC rticipation by MBE and WB

II. POLICY

- A. We, the undersigned, are committed to non-discrimination in employment.

 Any person who applies for employment with this project or our company will not be discriminated against because of race, color, creed, sex or national origin.
- B. The policies and practices of the undersigned are to recruit and to hire employees and/or contractors, subcontractors and suppliers without discrimination and to treat them equally with respect to compensation and opportunities for advancement, including upgrading, promotion, transfer and bidding and contracting negotiations. We realize the inequities associated with employment, upgrading, contracting and subcontracting for minorities and women, and will direct our efforts to correcting any deficiencies to the maximum extent possible. The same will be required of our contractors, subcontractors and/or suppliers.

III. AFFIRMATIVE ACTIONS

Respectfully submitted,

- A. We will undertake a program of affirmative action to make known that equal employment and contract bidding opportunities are available on the basis of individual merit and to actively encourage minority and women participation.
- B. We will seek qualified minority and women applicants/contractors/
 subcontractors for all job categories and will make particular efforts to
 increase minority and women group representation in occupations at the
 higher levels of skill and responsibility. All sources of employment shall be
 used and made aware that we are equal employment opportunity employers.
 All MBE and WBE Resource Agencies will be notified by <u>REGISTERED</u>
 MAIL, with a follow-up contact. Documentation of this contact will be
 maintained as a permanent record throughout this project, and copies will be
 sent to the TIFC office.
- C. We will require timely and approvable submittals of Affirmative Action
 Programs from all interested contractors/subcontractors who propose to work
 on this project (and when requested, from suppliers) and will take whatever
 steps are necessary to insure that non-minority contractors and subcontractors
 have adequate minority and women representation in their total workforces.

	•			
Bv	•	•	· · · · · · · · · · · · · · · · · · ·	
(Company Executive)			(Date)	
		5		
Bv			•	
(Company E. O. Officer)		-	(Date)	_

TO:

All Developers

FROM:

Mark M. Bunnell, Executive Director

RE:

"Letter of Intent"

Attached is the format that should be used in submitting your Letter of Intent to the Board of Commissioners of this agency.

The Letter of Intent should outline the following requirements, as well as any other efforts you intend to set forth to meet these requirements:

- 1. The steps the developer will take to maximize MBE/WBE participation in all areas of the project, including professional services, and consulting as well as construction contracting.
- 2. It is the developer's responsibility to make sure that the General Contractor sends notice to MBE/WBE resource agencies by registered mail (return receipt requested) inviting bids from their membership. Notice must go out at least two weeks before bids are due.
- 3. Documentation will be submitted to this agency of follow-up telephone calls to the resource agencies or individual contractors.

This letter should be on your letterhead and submitted with the Developer's Affirmative Action Plan.

Attachment

Tax Increment Financing Commission of Kansas City, Missouri 10 Petticoat Lane, Suite 250 Kansas City, Missouri 64106

Attenti	on: Executive Director
]	Development Area Redevelopment Project Location Construction Cost \$
Dear Si	ir:
The properticip	rocedures outlined below are designed to insure that maximum MBE/WBE pation will be present on the above-referenced project.
The est will be p	imated timetable and steps we intend to take to insure that MBE/WBE participation provided and opportunities to bid on this project will be encouraged:
1.	
2.	
3.	
Increme	s project, we will insure that our general contractor will comply with the Tax ent Financing Commission's affirmative action guidelines and adhere to the steps we utlined above.
Respec	tfully submitted,
(Compa	any Executive)

PRE-AWARD COMMITMENTS

It is the responsibility of the developer to inform the Commission, in writing, of any preaward commitments to professional service providers, contractors or suppliers. No more than 1/3 of the total subcontract work should be pre-awarded (see TIFC Board Resolution No. 92-61 contained in this packet).

RESOLUTION NO. 92-61

RESOLUTION

WHEREAS, the Tax Increment Financing Commission ("TIFC") Affirmative Action Policy was adopted and approved by the TIFC on May 26, 1988; and,

WHEREAS, the Commission has amended said Policy to instruct developers and their general contractors that they are strongly encouraged to avoid situations where a substantial portion (33% or more) of the subcontract work is awarded before the general contractor has made a serious attempt to secure interest and prices from Minority Business Enterprises and Women Business Enterprises ("MBE/WBE") in the area; and,

WHEREAS, the TIFC desires to take the below mentioned action in order to assure MBE/WBE businesses receive a more equitable involvment and share of construction, as well as professional and consultant services contract and subcontract work resulting from TIFC projects; and

WHEREAS, it is the policy of the TIFC for all of its projects to require developers and their contractors to make a good faith effort to accomplish the affirmative action goals of the Commission. It is the obligation and responsibility of the selected developer to perform in a good faith effort throughout the redevelopment process. A good faith effort is deemed to be those actions, including advertising in periodicals, making contacts with minority and women's trade associations and business development organizations, and other outreach activities, which may be necessary in order to accomplish, at a minimum, the TIFC's goals for the participation, directly or by joint venture arrangements, of 15% minority and 5% women business enterprises in the professional and consultant services, as well as in the construction activities resulting from TIF projects.

NOW, THEREFORE, BE IT RESOLVED BY THE TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI:

- 1. The TIFC shall advise potential developers that as a condition to entering into a contract for TIFC redevelopment plans or projects, the developer will be required to follow an Affirmative Action Plan.
- 2. Potential developers shall be advised of this Policy by the Commission and/or the TIFC staff at the earliest possible time and no later than the TIFC's selection of the developer; the failure to communicate said Policy, however, shall not affect the developer's obligation to submit and follow an Affirmative Action Plan.
- 3. The TIFC reserves the right to examine the potential developer's pre-award commitments in terms of Affirmative Action objectives and goals.
- 4. In those instances where more than a third of the subcontractors have been awarded prior to selection of the developer, without MBE/WBE

participation, the TIFC shall take recognition of said facts and recommendappropriate action be taken by the developer to assure compliance with the approved Affirmative Action Plan.

- 5. All general contractors shall request that their potential subcontractors submit a "Subcontractor's Affirmative Action Plan." These Plans shall be reviewed by the TIFC staff before a contractual agreement is signed between the general contractor and his subcontractor.
- 6. The TIFC Has established a goal of 15% MBE and 5% WBE participation in professional and consultant services, as well as a separate goal of 15% MBE and 5% WBE participation in project construction activity for all redevelopment projects.
- 7. The obligation to accomplish the TIFC's goals is that of the developer. The developer shall report to the TIFC the affirmative action accomplishments on an annual basis from the date the TIFC approves a contract with the developer until TIFC approval of a Certificate of Completion for each redevelopment project.
- 8. The TIFC will work with the City of Kansas City to certify compliance of all affirmative action plans and to assist the TIFC in implementing its affirmative action policy. The cost related to this process shall be the obligation of the selected developer and shall be recognized as reimbursable costs within each redevelopment project or area.
- 9. These policies do not relieve the developer or any other party participating in a TIF project of its obligations to comply with any other local, state, or federal law or regulation. If federal funds are involved and/or other agencies are monitoring affirmative action goals and compliance, the TIFC reserves the right to delegate to others, or suspend its affirmative action procedures.

Approved this 10th day of November, 1992

	APPROVED:
	Robert D. Mayer, Chairman
T)	
EST:	
	•
k M. Bunnell, Secretary	

GOOD FAITH EFFORT STATEMENT

It is the policy of the TIFC for all of its projects to require developers and their contractors to make a good faith effort to accomplish the affirmative action goals of the Commission. It is the obligation and responsibility of the selected developer to perform in a good faith effort throughout the redevelopment process. A good faith effort is deemed to be those actions, including advertising in periodicals, making contacts with minority and women's trade associations and business development organizations, and other outreach activities, which may be necessary in order to accomplish, at a minimum, the TIFC's goals for the participation, directly or by joint venture arrangements, of 15% minority and 5% women business enterprises in the professional and consultant services, as well as in the construction activities resulting from TIF projects.

Statement of Agreement

I,	, and the firm of
-	do hereby agree to make a "good faith effort" to implement the TIFC
affirmative action pe	olicy for the
project	

TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI

GENERAL CONTRACTOR'S AFFIRMATIVE ACTION INFORMATION PACKET

AFFIRMATIVE ACTION PROCESS

The procedures outlined are designed to secure maximum opportunities for Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) to bid and participate on projects carried out by the Tax Increment Financing Commission's developers.

These procedures have been prepared in an effort to encourage developers and general contractors to use MBE/WBE businesses. The Tax Increment Financing Commission will bring its goals for MBE/WBE business participation to the attention of developers and contractors early so that MBE/WBE businesses will be included in the development and construction process.

It should be pointed out to the developer that the TIFC has a goal of 15% MBE and 5% WBE business participation for professional services and consultants, and a separate goal of 15% MBE and 5% WBE business participation for construction activity.

Step I - Preliminary Conference

Within a reasonable time after a potential developer has been identified by the Tax Increment Financing Commission, a conference will be held. This conference will be an overall review of the project, and the TIFC's policies and practices, including the affirmative action policy of the TIFC.

The developer will be given a packet of information and forms and will be acquainted with the Commission's affirmative action policy.

A. Equal Opportunity Requirements.

- Each developer is required to complete an Affirmative Action Plan and submit a Letter of Intent. The plan is to be completed based upon the known information available to the developer prior to the Commission's approval of a redevelopment contract.
- Pre-Award Commitments The developer is to disclose to the Commission, in writing, any pre-award commitments to contractors or suppliers. No more than 1/3 of total subcontract dollars should be preawarded.
- 3. The Developer's Affirmative Action Information Packet will include the following materials and forms:
 - 1. Developer's Affirmative Action Plan
 - 2. Letter of Intent form
 - Pre-Award Commitments
 - 4. TIFC Board Resolution No. 92-61

- 5. Good Faith Effort Statement
- 6. General Contractor's Affirmative Action Information Packet

The TIFC administrative staff will assist the developer in filling out his Affirmative Action Plan.

FILING OF AFFIRMATIVE ACTION PLAN AT TIME OF DEVELOPMENT CONTRACT APPROVAL

Step II - Developer Submission for Board Approval of Redevelopment Plan

- A. Prior to Commission approval of a contract with the selected developers, the developer shall submit all affirmative action documents for staff review and recommendation to the Board.
- B. The TIFC staff will report on the developer's Affirmative Action Plan and Letter of Intent at the time of the TIFC's consideration and approval of the developer's contract for the proposed redevelopment plan. The Letter of Intent will clarify the steps the developer intends to take in order to make his commitment of MBE/WBE participation a reality. The developer's Affirmative Action Plan shall identify MBE/WBE participants in the pre-construction phase of the project, and the areas in which they will participate.

Step III - General Contractor Selection

When advised by the developer that a general contractor has been selected, the Commission staff will meet with the developer and general contractor to explain the Commission's Affirmative Action requirements. This meeting should occur as early as possible in the TIF approval process.

- A. At the meeting with the developer and the general contractor, the general contractor will be given a packet of information and forms to be filled out. The TIFC staff will acquaint the general contractor with the information contained in the packet, which includes the following:
 - 1. Developer's Affirmative Action Plan
 - 2. Developer's Letter of Intent
 - 3. Pre-Award Commitment
 - 4. General Contractor's Affirmative Action Plan
 - Subcontractor's Affirmative Action Plan
 - MBE/WBE Reporting System
 - 7. Prevailing Wage Law (Form PW 1000)

- 8. Bid Procedure
- 9. Good Faith Effort Statement
- 10. MBE/WBE Resource Agencies
- 11. TIFC Board Resolution No. 92-61
- B. The general contractor, as he identifies subcontractors, should update the Affirmative Action Plan for TIFC review. All subcontractors and suppliers whose bids are \$20,000, or more, must submit a Subcontractor's Affirmative Action Plan to the Commission.
 - C. General Contractors must submit a list of subcontractors (MBE/WBE Reporting System form) to the Authority.

Step IV - Redevelopment Project Approvals and Implementation of the Affirmative Action Plan

- A. Prior to Commission approval of the submission to the City of Kansas City of an Ordinance approving a redevelopment project(s) within a TIF redevelopment area, the Commission will receive:
 - 1. A written statement detailing the current status of the developer's and general contractor's affirmative action plans, the level of participation accomplished in the project, and what steps are envisioned, or will be required to make a good faith effort to accomplish the project's affirmative action plans.

Step V - Pre-Construction Conference

A. Within a reasonable time before construction begins, the developer and contractor will meet with Commission staff to finalize their Affirmative Action Plans.

Step VI - Monitoring

A. During the construction of the project, the Commission staff and the developer will monitor the project to ensure the Affirmative Action Plan goals are being attained, or in the absence of achieving the goals, a Good Faith Effort is made to achieve the goals. The Commission shall receive annual reports from the developer on the progress of the project's affirmative action goals and be advised in this matter as the Commission deems appropriate.

÷

DEVELOPER'S

AFFIRMATIVE ACTION PLAN

FOR

PRO	JECT_		
LOC	OITA	N	
TYP	E OF I	DEVEL	OPMENT
		•	
I.	GEN	JERAL	INFORMATION
	Nam	e of Co	ompany
	Addı	ress	
:			<u> </u>
;	Phon	ie Num	ber
	Estin	nated C	Cost of Development \$
-	A.	The o	owner(s) and/or principal(s) of our company are:
		(1)	Name
		(1)	4 7 1
			City, State, Zip
			Position
			Position Ethnic Origin
			Ethnic Origin Ownership %
		(2)	Name
٠			Address
			City, State, Zip
			Position
			Ethnic Origin
		•	Ethnic Origin Ownership
		(3)	Name
			Address
			City, State, Zip
			Position
			Ethnic Origin
	•		Ownership %

		Name	Phor	ie No
	C.	The following MBE & Wood the development team:		ed to participate as members
		Team Member	Service Provided	MBE or WBE
		1.		
		2.		
	•	3.		
		4. ·		
	D.	outline MBE and WBE p	articipants for future pake to maximize MBE	e unrealistic to attempt to phases at this time. If so, what and WBE participation for phases?
•	E.	In conjunction with this property of suppliers of good	roject, we propose to c s and services after co	contract with the following instruction:
		•		
	F.	We agree to contact the a assistance in obtaining qu of the subcontracts to go	alified MBE and WBI	he Resource List for technical E firms and expect% ns.

II. POLICY

- A. We, the undersigned, are committed to non-discrimination in employment.

 Any person who applies for employment with this project or our company will not be discriminated against because of race, color, creed, sex or national origin.
- B. The policies and practices of the undersigned are to recruit and to hire employees and/or contractors, subcontractors and suppliers without discrimination and to treat them equally with respect to compensation and opportunities for advancement, including upgrading, promotion, transfer and bidding and contracting negotiations. We realize the inequities associated with employment, upgrading, contracting and subcontracting for minorities and women, and will direct our efforts to correcting any deficiencies to the maximum extent possible. The same will be required of our contractors, subcontractors and/or suppliers.

III. AFFIRMATIVE ACTIONS

Respectfully submitted,

- A. We will undertake a program of affirmative action to make known that equal employment and contract bidding opportunities are available on the basis of individual merit and to actively encourage minority and women participation.
- B. We will seek qualified minority and women applicants/contractors/
 subcontractors for all job categories and will make particular efforts to
 increase minority and women group representation in occupations at the
 higher levels of skill and responsibility. All sources of employment shall be
 used and made aware that we are equal employment opportunity employers.
 All MBE and WBE Resource Agencies will be notified by <u>REGISTERED</u>
 MAIL, with a follow-up contact. Documentation of this contact will be
 maintained as a permanent record throughout this project, and copies will be
 sent to the TIFC office.
- C. We will require timely and approvable submittals of Affirmative Action Programs from all interested contractors/subcontractors who propose to work on this project (and when requested, from suppliers) and will take whatever steps are necessary to insure that non-minority contractors and subcontractors have adequate minority and women representation in their total workforces.

Ву		·	
-	(Company Executive)		(Date)
•		\$	
By	•		
<i>-</i>	(Company E. O. Officer)		(Date)

(AS SUBMITTED BY DEVELOPER)

Tax Increment Financing Commission

of Kansas City, Missouri 10 Petticoat Lane, Suite 250 Kansas City, Missouri 64106 **Executive Director** Attention: Re: Development Area_ Redevelopment Project Location -Construction Cost \$ Dear Sir: The procedures outlined below are designed to insure that maximum MBE/WBE participation will be present on the above-referenced project. The estimated timetable and steps we intend to take to insure that MBE/WBE participation will be provided and opportunities to bid on this project will be encouraged: 1. 2 3. On this project, we will insure that our general contractor will comply with the Tax Increment Financing Commission's affirmative action guidelines and adhere to the steps we have outlined above. Respectfully submitted, (Company Executive)

PRE-AWARD COMMITMENTS

It is the responsibility of the developer to inform the Commission, in writing, of any preaward commitments to professional service providers, contractors or suppliers. No more than 1/3 of the total subcontract work should be pre-awarded (see TIFC Board Resolution No. 92-61 contained in this packet).

GENERAL CONTRACTOR'S

AFFIRMATIVE ACTION PLAN

FOR

PROJECT_			· ,	
LOCATION_				
	EVELOPMENT			
		•		
GENERAL C	ONTRACTOR			
Name		·		
Address	·			<u></u>
Phone Number	er		•	
	Contact Person			
				<u>.</u>
DEVELOPE	₹:	•	•	
Name				
Address				
		_		
I. GENE	RAL INFORMATION			
A.	The owner(s) and/or prin	cipal(s) of our con	apany are:	
•.	(1) Name			<u>. </u>
	Ownership	%)		

			•					1.
		(2)	Name			•		
		(2)	Address			-		
	•		City, State, Zip	<u>.</u>			<u>-</u>	-
			Position			· · · · · ·		
			Ethnic Origin_				 .	
			Ownership		%		. -	
		(3)	Name		·			
		• •	Address				<u>. </u>	
			City, State, Zip		······	 -	_	
			Position	<u>-</u>				
			Ethnic Origin_	<u> </u>	%			
			Ownership	,,,,,,	_70			
	В.	Fetin	nated Construction	n Dates:				
	D.	Start	_	Completion_				i
			· · ·					
	C	Total	number of perso	ons employed	by the compa	any:		
			<u>-</u>					
				_				
-				-				
		Man	power utilized on	this project v	vill be in the f	ollowing are	as:	
•		Man	power utilized on			-		
•				101	AL	MINO	DRITIES	
TR	ADES					-		
TR	ADES			101	AL	MINO	DRITIES	
TR	ADES			101	AL	MINO	DRITIES	
TR	ADES			101	AL	MINO	ORITIES FEMALE	
TR	ADES			101	AL	MINO	ORITIES FEMALE	
TR	ADES			101	AL	MINO	ORITIES FEMALE	
TR	ADES			101	AL	MINO	ORITIES FEMALE	% OH
TR	ADES			101	AL	MINO	ORITIES FEMALE	
TR	ADES			101	AL	MINO	ORITIES FEMALE	
TR		& SKI	ILLS	MALE.	FEMALE	MALE	PEMALE	TOT
TR	ADES	Ł SKI	onjunction with th	MALE.	FEMALE	MALE	PEMALE	TOT
TR		& SKI	onjunction with th	MALE.	FEMALE	MALE	PEMALE	TOT
TR		Ł SKI	onjunction with th	MALE.	FEMALE	MALE	PEMALE	TOT
TR		Ł SKI	onjunction with th	MALE.	FEMALE	MALE	PEMALE	TOT
TR		Ł SKI	onjunction with th	MALE.	FEMALE	MALE	PEMALE	TOT
TR	D.	In co	onjunction with thork:	MALE makes	PEMALE propose to s	MINC MALE	DRITIES FEMALE he following t	ypes
TR		In co	onjunction with thork:	MALE.	Propose to s	MINO MALE ubcontract t	he following t	ypes
TR	D.	In co	onjunction with thork:	male agencies I g qualified M contract amo	propose to some survided on the BE and WBE unt to go to M	MINO MALE ubcontract to the Resource E contractors (BE contractors)	he following to the sand expect ctors, and	ypes

name programme of a programme of the contract of the contract

10

- On this project we will comply with the TIF Commission's Affirmative Action F. guidelines which requires participation by MBE and WBE subcontractors.
- G. We will seek qualified minority subcontractors for all job categories and will make particular efforts to increase minority group representation in occupations at the higher levels of skill and responsibility. All sources of employment shall be used and made aware that we are equal employment opportunity employers. All Minority Resource Agencies will be notified by REGISTERED MAIL, with a follow-up contact. Documentation of this contact will be maintained as a permanent record throughout this project, and copies will be sent to the TIFC office.

Π.	EMPI	OVA	FINT	GOALS
11.	CIVILI	AJ I N		CUAL

П.	EMP	LOYMENT GOALS
	A.	We will take the following affirmative actions to insure that MBE/WBE subcontractors and/or suppliers are provided opportunities to negotiate and/or bid on the project:
:	В.	We agree that placements, promotions and transfer activities at all levels will be made to insure that full consideration has been given to qualified minority and women employees. Our present minority employees are identified on Appendix A.
	C.	We will require timely and approvable submittals of Affirmative Action Plan from all subcontractors who propose to work on this project.
III.	PRE	VAILING WAGE
	The	contractor shall comply with all prevailing wage laws, rules and regulations.
IV.	FAII	URE TO FOLLOW GOALS
	imple deem Com	undersigned understands that the failure or refusal to follow through with ementation of these Affirmative Action goals that are herein stated may be ned by the TIFC as a total breach of our contractual obligations with the mission and that this contract, or other contracts, may be terminated, cancelled spended in whole or in part.
Resp	ectfully	y submitted,
Ву		
	(Con	npany Executive) (Date)

SUBCONTRACTOR'S

AFFIRMATIVE ACTION PLAN

FOR

PROJECT	
LOCATION	, ,,,,,,,
TYPE OF DEVELOPMENT	
SUBCONTRACTOR	
Name	
Address	
Phone Number	
E. O. Officer/Contact Person	·
•	·.
DEVELOPER:	
Name	
Address	
Phone No	
L GENERAL INFORMATION	
DEVELOR INFORMATION	
A. The owner(s) and/or principal(s) of our company are	B+
(1) Name	· · · · · · · · · · · · · · · · · · ·
Ethnic Origin	

	(2)	Name		·
	` '	Address	<u> </u>	<u> </u>
		City, State, Zip		<u> </u>
		Position		
		Ethnic Origin		- <u> </u>
		Ownership	%	
				-
	(3)	Name		·
	•	Address		
		City, State, Zip		·
	•	Position		
		Ethnic Origin		•.
		Ownership	%	•
В.	Estin Start	nated Construction Dates: Completion_	·	_
	Cont	ract Amount: \$		
C.	Total	number of persons employed	by the co	mpany:
	Мап	power utilized on this project v	will be in th	ne following areas:

•	TOTAL	MINORITIES	% OF .
TRADES & SKILLS	MALE FEMALE	MALE FEMALE	TOTAL
			-

IL AFFIRMATIVE ACTION

A. We, the undersigned, will take whatever steps are necessary to ensure that out total workforce has adequate qualified minority representation. We will utilize any means or methods to correct any deficiencies in minority employment, placement, promotion and contracting/subcontracting services.

- B. We agree that placements, promotions and transfer activities at all levels will be made to insure that full consideration has been given to create opportunities for qualified minority and women group employees. Our present minority employees are identified on Appendix A.
- C. The undersigned understands that the failure or refusal tφ follow through with implementation of these Affirmative Action goals that are herein stated may be deemed by the TIFC as a total breach of our contractual obligations with the Commission and that this contract, or other contracts, may be terminated, cancelled or suspended in whole or in part.

Respectfully submitted,	,
	·
Rv	
(Company Executive)	(Date)

APPENDIX A

MINORITY EMPLOYEES

List the name, address, trade, classification, date hired, sex and ethnic origin for each minority person employed by your company.

	Name & Address	Trade	Classification	Date Kired	Sex.	Ethnic Origin
Ex.	John K. Smith 711 America St. Omaha, NE 00000	Electrician	Journeyman	10/12/79	M	Kispanic

ı.

2.

3.

4.

5.

6.

71.

8.

9.

10.

(Use additional sheets as necessary)

MBE/WBE REPORTING SYSTEM

<u>List of Subcontractors</u>

Project				_
Total Dollar Amount of c	onstruction cost	<u>s</u> : \$		-
The following are subcon	tractors being u	tilized on o	ur project:	·
Name & Address	Scope of Work		Amount of Contra	ict MBE/WBE
			·	
		. •		•
•				
	•			
·				
		• •	•	:
·				
			:	
Total MBE/WBE subcontract Total MBE/WBE percentage:		<u> </u>	<u> </u>	
		-		

PREVAILING WAGE LAW* (Public Body + Public Works + Public Funds)

CHECK OFF LIST

It is the statutory policy of the State of Missouri "that a wage of no less than the prevailing hourly rate of wages for work of a similar character in the locality in which the work is performed, shall be paid to all workers employed by or on behalf of any public body engaged in public works exclusive of maintenance work." Section 290.220. RSMo. Because of the strict penalties prescribed for the failure to comply with the procedure required by law in order to effectuate this policy, the following is suggested as a primary "Check Off List" to be used by every person charged with any responsibility under the law before taking off on any public works project.

I

BEFORE CONTRACT IS LET

- A. Request the Division of Labor Standards to determine the prevailing hourly rates of pay for workers to be employed in the type of work called for in the contemplated public works before calling for bids. Section 290.250, 290.325. (Division of Labor Standards, P.O. Box 449, Jefferson City, Missouri 65102. Area Code 314-751-3403).
- B. When a public body has solicited bids upon a public works project within the scope of the prevailing wage law without having first secured a wage determination, the project must be rebid with the wage determination incorporated in the bid specifications.
- C. Specify in the resolution of ordinance and in the call for bids for the contract, what is the prevailing hourly rate of wages in the locality for each type of worker needed to execute the contract and also the general prevailing rate for legal holiday and overtime work, all as determined by the Division of Labor Standards. Section 290,250.
- D. Insert in the contract a stipulation to the effect that not less than the prevailing hourly rate of wages specified shall be paid to all workers performing work under the contract. Section 290.250.
- E. Insert in the contract a stipulation that the contractor shall forfeit as a penalty to the state, county, city and county, city, town, district, or other political sub-division on whose behalf the contract is made or warded, ten dollars for each worker employed, for each calendar day, or portion thereof, such worker is paid less than the said stipulated rates for any work done under said contract, by the contractor or by any subcontractor under them. Section 290.250.
- F. Require in all contractor's bonds that they include such provisions as will guarantee the faithful performance of the prevailing hourly wage clause as provided by contract. Section 290.250.

Į,

WHILE CONTRACT IS BEING PERFORMED

- A. Take cognizance of all complaints of all violations of the provisions of the Prevailing Wage Law. Section 290.250.
- B. Make sure a clearly legible statement of all prevailing-hourly wage rates to be paid to all workers employed in order to execute the contract and employed on the construction of the public works is kept posted in a prominent and easily accessible place at the site thereof by each contractor and subcontractor engaged in the public works projects under the provisions of this law and require that such notice shall remain posted during the full time that any worker shall be employed on the public works. Section 290:265.
- C. Inspect periodically and when complaints are made the records of the contractor required to be kept pertaining to the wages paid all workers employed in the construction of the public works. Section 290,290.
- D. Notify the Division of Labor Standards when a violation of the law is discovered so that proper notice of the violation can be made and the Attorney General alerted. Section 290.335.

Ш

BEFORE CONTRACT IS FULLY PAID

- A. Before final payment is made an affidavit must be filed by the contractor stating that he has fully complied with the Prevailing Wage Law. No payment can be made unless and until this affidavit is filed in proper form and order. Sections 290, 290, 290, 325.
- B. Withhold and retain therefrom all sums and amounts due and owing as a result of any violation of the Prevailing Wage Law. Section 290.250.

Of course, before proceeding with any public works project all statutes pertaining to the payment of wages on public works projects contained in Sections 290.210 thru 290.340, RSMo 1978, should be carefully consulted.

If we can be of any further assistance, please write or call the Prevailing Wage Section of the Division of Labor Standards.

DIVISION OF LABOR STANDARDS
Prevailing Wage Section

BID PROCEDURE

The developer will inform the TIFC, in writing, of any pre-award commitments to contractors or suppliers. No more than 1/3 of subcontract work should be pre-awarded (see TIFC Board Resolution No. 92-61).

The General Contractor will send notices to one or more of the MBE/WBE resource agencies (list included in this packet) by registered mail (return receipt requested) inviting bids from their membership. This agency should be provided copies of the registered mail receipts and notices. Notices must go out at least two weeks before bids are due.

The General Contractor should submit two (2) sets of plans and specifications to the MBE/WBE resource agencies for their membership to review.

This agency should be provided documentation of follow-up telephone calls to the resource agencies or to individual contractors after notices have been sent.

The Commission reserves the right to review any and all bids before final selection by the General Contractor if the affirmative action goals of the TIFC are not likely to be accomplished.

GOOD FAITH EFFORT STATEMENT

It is the policy of the TIFC for all of its projects to require developers and their contractors to make a good faith effort to accomplish the affirmative action goals of the Commission. It is the obligation and responsibility of the selected developer to perform in a good faith effort throughout the redevelopment process. A good faith effort is deemed to be those actions, including advertising in periodicals, making contacts with minority and women's trade associations and business development organizations, and other outreach activities, which may be necessary in order to accomplish, at a minimum, the TIFC's goals for the participation, directly or by joint venture arrangements, of 15% minority and 5% women business enterprises in the professional and consultant services, as well as in the construction activities resulting from TIF projects.

Statement of Agreement

I,	, and the firm of
affirm	do hereby agree to make a "good faith effort" to implement the TIFC native action policy for the
ргоје	ect.

MBE/WBE RESOURCE AGENCIES

BLACK ECONOMIC UNION 1601 E. 18th Street, Suite 300 Kansas City, Missouri 64108 474-1080

DEPARTMENT OF HUMAN RELATIONS
4th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106
274-1432

NATIONAL ASSOCIATION OF MINORITY WOMEN IN BUSINESS 900 Grand Avenue, Suite 500 Kansas City, Missouri 64106-2007 421-3335

MINORITY CONTRACTORS ASSOCIATION 1720 D, The Paseo Kansas City, Missouri 64108 472-4900 (Contact: Jim Watts)

HISPANIC CHAMBER OF COMMERCE 1104 E. 11th Street Kansas City, Missouri 64106 474-3238

KANSAS CITY HISPANIC ASSOCIATION CONTRACTORS ENTERPRISE 1104 E. 11th Street Kansas City, Missouri 64106 474-3238

KANSAS CITY MINORITY BUSINESS DEVELOPMENT CENTER 1000 Walnut, Suite 1000 Kansas City, Missouri 64106 221-6500

KANSAS CITY SOCIETY OF BLACK ARCHITECTS AND ENGINEERS P. O. Box 15772
Kansas City, Missouri 64106-9998
342-3456

WOMEN CONSTRUCTION OWNERS AND EXECUTIVES 1605 N.E. 64th Street Gladstone, Missouri 64118

KANSAS CITY MINORITY SUPPLIER DEVELOPMENT COUNCIL (KCMSDC) 1305 Walnut, Suite 300 Kansas City, Missouri 64106 472-6464 (Contact: Greg Baker)

_			
		•	
_			
·····			
_			
_			
-			
-			
_			
-			
~			
			ō
			•
•			
•			
	•		
•			
•			
	N a		

EXHIBIT 13

DESIGN REVIEW PROCESS

All redevelopment proposals for the Tax Increment Finance Commission of Kansas City, Missouri will be subject to design review and approval by the Commission. In addition, all development proposals for new construction, or the rehabilitation of existing structures within designated Tax Increment areas will be subject to the Commission's design review and approval. This review will evaluate the quality and appropriateness of the proposal on the basis of the design objectives stated in the Plan and in the special land use and building requirements stated in more detailed and refined Development Objectives and Controls which may be prepared for the site.

This review will be conducted by the Commission. The Commission may engage professional consulting services from time to time to provide technical advices. Required submissions shall be made to the Commission through the Executive Director.

Required submission will occur at three stages in the preparation of redevelopment proposals. Additional informal reviews at the request of either the Redeveloper or the Commission Staff are encouraged. It is the intention of the Commission Staff that once approval has been given of a submission stage, further review will be limited to consideration of a development or refinement of previous approved submission, or to new elements which were not present in previous submissions.

The formal stages of submission follow:

1. SCHEMATIC DESIGN

This review is intended to secure agreement on and approval of the basic design concept prior to extensive work by the Redeveloper's Architect. The Commission does not encourage submission of more than the following, which it feels is sufficient to describe the proposal:

- (a) Site plan at any appropriate scale (1"=100' and 1" = 40' are preferred scales); emphasizing general relationships of proposed and existing buildings, walls and open space, including that mutually defined by buildings on adjacent parcels and across streets. The general location of walks, driveways, parking, service areas, roads and major landscape features, in addition to the buildings, should be shown. Pedestrian and vehicular flow through the parcel and to adjacent areas shall be shown. Where relevant, site sections showing height relationships with proposed and adjacent buildings shall be provided.
- (b) Building plans, elevations, and sections at any appropriate scale, showing organization of functions and spaces. These drawings need not be more detailed than sufficient to indicate general architectural character and proposed finish materials.
- (c) All sketches, diagrams, and other materials relevant to the proposal which were used by the architect during his initial study and which will help to clarify the architect's problem and his solution to it.
- (d) Written statement of proposal, including total square footage, F.A.R.,

- number of parking spaces, structural system and principal building materials, and estimated costs.
- (e) Proposed time schedule for the following submissions and estimated construction time.

Upon approval by the Commission of the SCHEMATIC DESIGN, the following submission is required:

2. <u>DESIGN DEVELOPMENT</u>

This review is intended to secure agreement on and approval of the final design prior to extensive and detailed work on the preliminary working drawings.

- (a) Site Plan development of 1(a) at 1" = 40' minimum (or as determined after approval of SCHEMATIC DESIGN). Phasing possibilities, if any, shall be shown. Proposed site grading, including typical existing and proposed grades at parcel lines shall be shown. Those areas of the site proposed to be developed "by others" or easements to be provided for others shall be clearly indicated. All dimensions which may become critical from the point of view of zoning shall be indicated. Adjacent buildings, streets and buildings across streets must be indicated.
- (b) Site sections at 1" = 40' (minimum) showing vertical relationships in addition to those shown above.
- (c) Building plans, elevations, and sections developed from those of 1(b).
- (d) Time schedule for the following submission.

Upon approval by the Commission of the DESIGN DEVELOPMENT, the following submission is required:

3. <u>FINAL WORKING DRAWINGS AND SPECIFICATIONS</u>

This review is intended to secure final agreement on and approval of the contract documents and the complete proposal.

- (a) Complete site plans for the final parcel development to working drawing level of detail. These drawings, upon approval, will serve as a basic coordination drawing indicating scope of work and responsibilities to be performed by others.
- (b) Complete working drawings and specifications ready for bidding.
- (c) Statement of proposal, indicating differences, if any, from 1(d).
- (d) Time schedule for construction of this project.
- (e) Detailed financial plan, including costs, rents and operation.

Once FINAL WORKING DRAWINGS AND SPECIFICATIONS have bee approved and construction started, the only items subject to an additional review will be requests for change orders in the construction. The Redeveloper is strictly required to construct

the project in accordance with all details of the approved drawings. Permission to make changes from such approved drawings must be requested by the Redeveloper in writing to the Director of Planning, who, in turn, will reply in writing, giving his approval or disapproval of the changes. No changes in the work are to be undertaken until such approval has been obtained.

•		
		-
-		
_		

EXHIBIT 14. DEFINITIONS

As used in this Plan, the following terms shall mean:

- A. "Blighted area," an area which, by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site Improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use;
- B. "Conservation area," any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: Dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning:
- C. "Economic Activity Taxes," fifty percent (50%) of the total additional revenue from taxes which are imposed by the municipality or other taxing districts, while tax increment financing remains in effect, excluding licenses, fees or special assessments, other than payments in lieu of taxes, until the designation is terminated pursuant to subsection 2 of Section 99.850 of the Act;
- D. "Economic Development area," any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions A and B of this section, and in which the governing body of the municipality finds that redevelopment is in the public interest because it will:
 - 1. Discourage commerce, industry or manufacturing from moving their operations to another state; or
 - Result in increased employment in the municipality; or
 - 3. Result in preservation or enhancement of the tax base of the municipality.
- E. "Municipality," a city, village, or incorporated town or any county of this state;
- F. "Obligations," bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by a municipality or the Commission to carry obligations;
- G. "Ordinance," an ordinance enacted by the governing body of a city, town, or village or a county or an order of the governing body of a county whose governing

body is not authorized to enact ordinances;

- H. "Payment in lieu of taxes," those estimated revenues from real property in the area selected for a redevelopment project, which revenues, according to the redevelopment project or plan, are to be used for a public purpose, which taxing districts would have received had a municipality not adopted tax increment allocation financing, and which would result from levies made after the time of the adoption of tax increment allocation financing during the time the current equalized value of real property in the area selected for the redevelopment project exceeds the total initial equalized value of real property in such area until the designation is terminated pursuant to the Act. Payments in lieu of taxes which are due and owing shall constitute a lien against the real estate of the redevelopment project from which they are derived, provided in Section 88.861;
- I. "Redevelopment Area," an area designated by a municipality, in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area, a conservation area, economic development area, or a combination thereof.
- J. "Redevelopment plan," the comprehensive program of a municipality for redevelopment intended by the payment of redevelopment costs to reduce or eliminate those conditions, the existence of which qualified the Redevelopment Area as a blighted area, conservation area, economic development area, or combination thereof, and to the the the tax bases of the taxing districts which extend into the Redevelopment Area;
- K. "Redevelopment Project," any development project within a redevelopment area in furtherance of the objectives of the redevelopment plan, any such redevelopment project shall include a legal description of the area selected for the redevelopment project.
- L. "Redevelopment Project Area," the area selected for a specific redevelopment project;
- M. "Redevelopment Project Costs" include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan or redevelopment project, as applicable. Such costs include, but are not limited to, the following:
 - Costs of studies, surveys, plans and specifications;
 - 2. Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services;
 - Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
 - 4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
 - 5. Initial costs for an economic development area;

- Cost of construction of public works or improvements;
- 7. Financing costs, including, but not limited to all necessary and incidental expenses related to the issuance of obligations, and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not more than eighteen months thereafter, and including reasonable reserves related thereto:
- 8. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan and project to the extent the municipality by written agreement accepts and approves such costs:
- Relocation costs to the extent that a municipality determines that relocation costs shall be paid or are required to be paid by federal or state law;
 - Payments in lieu of taxes;
- N. "Taxing districts," any political subdivision of this state having the power to
- O. "Taxing districts' capital costs," those costs of taxing districts for capital improvements that are found by the municipal governing bodies to be necessary and to directly result from the redevelopment project; and
- P. "Vacant land," any parcel or combination of parcels of real property not used for industrial, commercial, or residential buildings.
- Q. "Special Allocation Fund," a fund created pursuant to statute into which payments in lieu of taxes and economic activity taxes are deposited and out of which Redevelopment Project Costs are reimbursed.