

**ELEVENTH AMENDMENT**  
**SHOAL CREEK**  
**TAX INCREMENT FINANCING PLAN**  
**KANSAS CITY, MISSOURI**

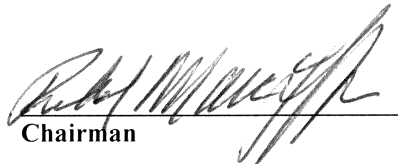
**TIF Commission Consideration:**

6/12/2013                      6-4-13  
Date                                      Resolution No.

**City Council Approval:**

7/25/2013                      130532  
Date                                      Ordinance No.

Attached herewith is a true and correct copy of the TIF Plan that was approved by the Tax Increment Financing Commission of Kansas City, Missouri by Resolution No. 6-4-13 on 6/12/2013.

  
Chairman

**Eleventh Amendment  
to the Shoal Creek  
Tax Increment Financing Plan**

The Eleventh Amendment to the Shoal Creek Tax Increment Financing (TIF) Plan (hereinafter the “Eleventh Amendment”) is intended to amend the Shoal Creek TIF Plan, as approved by the City Council of Kansas City, Missouri by Ordinance No. 941443, the First Amendment as approved by Ordinance No. 971310, the Second Amendment as approved by Ordinance No. 030545, the Third Amendment as approved by Ordinance No. 040457, the Fourth Amendment as approved by Ordinance No. 041218, the Fifth Amendment as approved by Ordinance No. 060903, the Sixth Amendment as approved by Ordinance No. 061320, the Seventh Amendment as approved by Ordinance No. 080419, the Eighth Amendment as approved by Ordinance No. 081118, the Ninth Amendment as approved by Ordinance No. 090262 and the Tenth Amendment as approved by Ordinance No. 110073 (collectively, the Shoal Creek Tax Increment Financing Plan, as amended, shall hereinafter be referred to as the “Plan”).

The Eleventh Amendment provides for i) modifications to the budget of Redevelopment Project Costs and ii) modifies the Land Acquisition & Disposition Exhibit to include additional properties for right of way acquisition along N Brighton Avenue between Pleasant Valley Road and north approximately 6,000 feet. The TIF revenues generated within the Redevelopment Area would continue to be used only for public infrastructure improvements. The Eleventh Amendment does not alter or modify the intent of the Plan, except for those changes specifically mentioned herein.

**Amendment No. 1:** Delete Section I.A., Summary, and insert the following in lieu thereof:

A. Summary. The Shoal Creek Parkway TIF Plan calls for the development of the Redevelopment Area through the construction of sections of Shoal Creek Parkway, NE 72<sup>nd</sup> Street, Maplewoods Parkway, NE 76<sup>th</sup> Street, NE 96<sup>th</sup> Street, N. Flintlock Road, N Brighton Avenue, N Eastern Avenue, NE 108<sup>th</sup> Street and NE 104<sup>th</sup> Street and the interchange at I-35 and 291 Interchange as well as improvements in Hodge Park.

**Amendment No. 2:** Delete the first paragraph of Section II.A., Estimated Redevelopment Project Costs, and insert the following in lieu thereof:

A. Estimated Redevelopment Project Costs. Estimated Redevelopment Project Costs for the Plan are projected to be approximately \$224,426,012 over the life of the Plan. The Plan proposes that approximately \$149,910,365 in Redevelopment Project Costs is eligible for reimbursement from the Special Allocation Fund. The reimbursable Redevelopment Project Costs include those shown set forth in Exhibit 4.

**Amendment No. 3:** Delete Objective 7 of Exhibit 3: “Specific Objectives of the Redevelopment Plan”, and insert the following in lieu thereof:

7. To provide the construction of sections of Shoal Creek Parkway, NE 72<sup>nd</sup> Street, Maplewoods Parkway, NE 76<sup>th</sup> Street, NE 96<sup>th</sup> Street, N. Flintlock Road, N Brighton Avenue, N Eastern Avenue, NE 108<sup>th</sup> Street and NE 104<sup>th</sup> Street and the interchange at I-35 and 291 Interchange as well as improvements in Hodge Park.

**Amendment No. 4:** Delete Exhibit 4, “Estimated Redevelopment Project Costs”, and insert the revised Exhibit 4, attached hereto, in lieu thereof.

**Amendment No. 5:** Add the attached Exhibit 11C, as a supplement to Exhibit 11, Land Acquisition and Disposition.

**Amendment No. 4:**

**Exhibit 4, Estimated Redevelopment Project Costs**

**Eleventh Amendment to the Shoal Creek TIF Plan  
Exhibit 4  
Estimated Redevelopment Project Costs**

	Project Costs	Reimbursable Costs
<b>Commission Expenses ①</b>		
Legal	\$ 500,000	\$ 500,000
Staff Time	400,000	400,000
Plan and Project Administration Expenses ②	100,000	100,000
	<u>1,000,000</u>	<u>1,000,000</u>
<b>Street Improvements ③④</b>		
<b>A. Shoal Creek Parkway Construction</b>		
1. Hodge Park South to Interstate 435 (includes enhancements and lighting)	7,564,755	4,207,000
2. Hodge Park north to NE 96th Street	4,095,000	4,095,000
3. NE 96th Street West to Interstate 435	12,025,000	12,025,000
4. Interstate 435 West to N. Brighton	5,221,639	5,221,639
5. Interstate 435 West to N Pleasant Valley (Searcy Creek Parkway)	10,000,000	4,400,000
6. NE 108th Street to Staley Road	4,877,808	4,877,808
Design of Searcy Creek & Shoal Creek Parkways	450,000	450,000
Study from 100th to Brighton	100,000	100,000
Waterline	650,000	-
Hodge Park Improvements	500,000	500,000
Subtotal for Shoal Creek Parkway	<u>45,484,202</u>	<u>35,876,447</u>
<b>B. NE 72nd Street Between Gladstone CL to N. Brighton</b>	<u>3,800,000</u>	<u>3,800,000</u>
<b>C. Maplewoods Parkway between Indiana to Interstate 435</b>		
1. M-1 to N. Spruce (Along NE 80th Street)	4,550,000	4,550,000
2. NE 80th to NE 77th Street ( Along N. Spruce)	2,630,000	2,330,000
3. NE 77th to N. Brighton Ave	6,620,000	6,620,000
4. N. Brighton to Searcy Creek Parkway	26,300,000	8,450,000
Acquisition	150,000	150,000
Alignment of Maplewoods Parkway	132,000	132,000
Subtotal for Maplewoods Parkway	<u>40,382,000</u>	<u>22,232,000</u>
<b>D. NE 76th Street/Soccer Drive</b>		
1. 650 feet west of Flintlock to Shoal Creek Parkway	5,900,000	5,900,000
2. Shoal Creek Parkway to N. Brighton	19,115,252	19,115,252
3. N. Brighton to Maplewoods Parkway	2,300,000	2,300,000
4. Box Culvert near Flintlock	1,855,134	1,055,134
5. Sidewalks: Shoal Creek Parkway to N Stark	400,000	400,000
Subtotal for NE 76th Street	<u>29,570,386</u>	<u>28,770,386</u>
<b>E. NE 96th Street between Shoal Creek Pkwy and N. Flintlock Road</b>	5,796,120	5,146,120
Waterline	119,417	119,417
Subtotal for NE 96th Street	<u>5,915,537</u>	<u>5,265,537</u>
<b>F. North Flintlock Road</b>		
1. NE 96th Street to Missouri Route 152	6,268,731	4,496,000
2. Missouri Route 152 to NE 76th Street	6,271,475	5,137,200
3. Flintlock Flyover	27,000,000	1,198,000
Subtotal for N Flintlock Road	<u>39,540,206</u>	<u>10,831,200</u>
<b>G. N. Brighton Avenue</b>		
1. Missouri Route 152 to NE 80th Street	2,164,482	1,804,000
2. 1941 linear feet south of NE 79th Street to N Pleasant Valley	16,600,000	16,600,000
3. N.E. 80 <sup>th</sup> Street to a point 2700 linear feet south of N.E. 79 <sup>th</sup> Street	2,287,028	2,098,624
4. N. Brighton Water line	122,631	122,631
5. SKW Design & Construction Services	51,142	51,142
Subtotal for N. Brighton Avenue	<u>21,225,283</u>	<u>20,676,397</u>
<b>H. N. Eastern Avenue</b>		
1. Intersection of 291 & N Eastern Missouri Route 291, north approx 2,000 linear feet	1,225,433	1,100,433
2. South of Kellybrook Elementary School approx 2,000 linear feet	820,021	820,021
3. Shoal Creek Parkway Roundabout north approx 5,240 linear feet	3,606,763	2,531,763
4. NE 108th St to 291	1,938,433	1,938,433
Subtotal for N. Eastern Avenue	<u>7,590,650</u>	<u>6,390,650</u>
<b>I. NE 108th Street</b>		
1. N Smalley ST to I-435	4,156,749	4,156,749
2. Interstate 435 west to Shoal Creek Parkway	6,461,000	4,611,000
Subtotal for NE 108th Street	<u>10,617,749</u>	<u>8,767,749</u>
<b>J. I-35 and MO-291 Intersection</b>	<u>16,000,000</u>	<u>3,000,000</u>
<b>K. NE 104th Street from MO-291 to A Highway</b>	<u>3,300,000</u>	<u>3,300,000</u>
Total	<u>\$ 224,426,012</u>	<u>\$ 149,910,365</u>

Developer contributions for the paving of two lanes will reduce total reimbursable costs as shown here.

① In addition, up to 5% of the annual PILOTs and EATs 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.

② This amount is an estimated total budget for plan and project administration expenses to be reimbursed to the selected developer/consultants and the TIF Commission. The selected developer/consultants will submit annually a budget for plan and project administration expenses which will be reviewed and approved by the TIF Commission.

③ The City's Public Works Department, Parks & Recreation Department or its agents will construct the specified road improvements. TIF will reimburse the costs associated with grading four lanes and paving two lanes of the roadway. Affected developers will be financially responsible for paying cost of paving the remaining two lanes. In the event that the City or its agents are prepared to construct the specified road improvements and no affected developers are identified, TIF will be used to pay all the costs associated with the road improvements. When development occurs in the vicinity of the TIF financed roadways, the affected developer(s) shall reimburse the costs of paving two lanes.

④ Costs of street improvements include the costs of medians, streetlighting, engineering, sidewalks, curbs and gutters, and enhancements. It is anticipated that right-of-way costs will be minimal.

**Amendment No. 5:**

Exhibit 11C

Land Acquisition and Disposition

**N Brighton Right of Way  
Potential Property Acquisition List**

<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
14-419-00-03-025.00	CURRY INVESTMENT CO	000000 NE 66TH ST
14-404-00-05-002.00	TRI-STATE DISTRICT OF WESLEYAN~CHURCH	006601 N BRIGHTON AVE
14-419-00-05-021.00	CURRY INVESTMENT CO	000000 NE 66TH ST
14-419-00-05-001.00	CURRY INVESTMENT CO	000000 NE PLEASANT VALLEY RD
14-404-00-05-001.00	TRI-STATE DISTRICT OF WESLEYAN~CHURCH	006609 N BRIGHTON AVE
14-420-00-01-001.00	ARROYO, RAYMOND J & ESTHER M	006630 N CHARLESTON DR
14-420-00-01-002.00	DOXSEE, TODD J	006634 N CHARLESTON DR
14-420-00-01-003.00	TUCKER, LORI J	006700 N CHARLESTON DR
14-420-00-01-004.00	WADE, DUDLEY B	006704 N CHARLESTON DR
14-420-00-01-005.00	FERNANDEZ, ERNESTO & JUANA	006706 N CHARLESTON DR
14-420-00-01-006.00	DAVIS, BILL R & NORMA (Trust)	006708 N CHARLESTON DR
14-420-00-01-010.00	WOODS, KIRK D & TAMY L	006728 N QUINCY CR
14-420-00-01-011.00	DAWSON, WILLIAM H JR & JUDY I	006732 N QUINCY CR
14-420-00-01-012.00	GRINDEL, JOHN A & DIANA L GULLY	006736 N QUINCY CR
14-416-00-01-004.00	LAFEVER, CLARK G & OPAL M	006800 N QUINCY CR
14-416-00-01-003.00	WILLIAMS, TODD D & DEBRA A	006804 N QUINCY CR
14-416-00-01-002.00	TALETOVIC, JASMIN and MEHMEDOVIC, ADISA	006808 N QUINCY CR
14-416-00-01-001.00	RAMIREZ, ALFRED L & SHERRY L GORDON	005003 NE 68TH TERR
14-416-00-04-001.00	TAMM, JEFFREY D & MARIANNE L	005000 NE 68TH TERR
14-416-00-04-019.00	HAWKINS, RICHARD	006900 N QUINCY AVE
14-416-00-04-020.00	FERRANTE, TOM J & THERESA R	006904 N QUINCY AVE
14-416-00-04-021.00	GREY OAKS, INC	000000 N QUINCY AVE
14-416-00-04-022.00	GREY OAKS, INC	000000 N QUINCY AVE
14-416-00-04-023.00	OGANOV, SERGEY & ELINA SMIRNOVA	006916 N QUINCY AVE
14-416-00-04-024.00	GREY OAKS, INC	000000 N QUINCY AVE
14-416-00-04-025.00	GREY OAKS, INC	000000 N QUINCY AVE
14-416-00-04-026.00	GREY OAKS, INC	000000 N QUINCY AVE
14-416-00-04-027.00	GREY OAKS, INC	000000 N QUINCY AVE
14-416-00-04-028.00	SUMMERS, REX M & AVA R	007104 N QUINCY AVE

14-416-00-04-029.00	GOETTLING, DERYL	007106 N QUINCY AVE
14-416-00-08-001.00	GREY OAKS, INC	007114 N QUINCY AVE
14-416-00-08-002.00	GREY OAKS, INC	000000 N QUINCY AVE
14-416-00-08-003.00	PRESKO CUSTOM HOMES, LLC	007124 N QUINCY AVE
14-416-00-08-004.00	PRESKO CUSTOM HOMES, LLC	007128 N QUINCY AVE
14-416-00-08-005.00	GREY OAKS, INC	007132 N QUINCY AVE
14-416-00-08-006.00	GREY OAKS, INC	007136 N QUINCY AVE
14-416-00-08-007.00	GREY OAKS, INC	007140 N QUINCY AVE
14-416-00-08-008.00	GREY OAKS, INC	007144 N QUINCY AVE
14-416-00-08-009.00	MCMURTREY, WESLEY D & MCMURTREY, CAROL	007148 N QUINCY AVE
14-416-00-08-010.00	PRESKO CUSTOM HOMES, LLC	007152 N QUINCY AVE
14-416-00-08-011.00	WESSELSCHMIDT, DENNIS O & JEANIE M	007156 N QUINCY AVE
14-416-00-08-023.00	MULLENS, RANDY D & KAREN SUE	007171 N BRIGHTON AVE
14-404-00-02-005.01	HOWARD, VICTOR CARL	000000 N BRIGHTON AVE
14-411-00-01-064.05	LABOSU, LLC	000000 NE 72ND ST
14-411-00-01-064.04	SICKLER, RICHARD L	004900 NE 72ND ST
14-411-00-01-064.03	CRUMRINE, MARVIN L & BARBARA A	004806 NE 72ND ST
14-411-00-01-064.02	LABOSU, LLC	000000 NE 72ND ST
14-411-00-01-064.01	LABOSU, LLC	000000 NE 72ND ST
14-411-00-01-063.00	WOODBROOKE SECOND PLAT HOMES ASSOC,~INC	000000 NE 72ND ST
14-407-00-07-015.00	CINAB, INC	000000 N BRIGHTON AVE
14-411-00-05-005.00	J A PETERSON ENTERPRISES, INC	000000 N BRIGHTON AVE
14-411-00-05-004.00	LYLES, SCOTT J & ROBERTA J	007442 N BRIGHTON AVE
14-411-00-01-065.00	DEGENHARDT, PAUL	000000 NE 72ND ST
14-404-00-02-005.01	HOWARD, VICTOR CARL	000000 N BRIGHTON AVE
14-404-00-02-005.00	GREY OAKS, INC	000000 N BRIGHTON AVE
14-404-00-02-003.00	CLAY COUNTY LLC	000000 N BRIGHTON AVE
14-419-00-15-001.00	CLAY COUNTY LLC	004900 NE 67TH TERR
14-419-00-08-001.00	CLAY COUNTY LLC	004901 NE 67TH TERR
14-419-00-08-002.00	CLAY COUNTY LLC	000000 N BRIGHTON AVE