

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

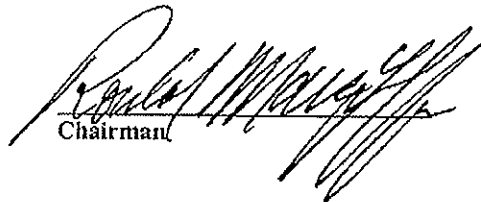
**TIF Commission Consideration:**

March 11, 2009                      3-16-09  
Date                                      Resolution No.

**City Council Approval:**

April 16, 2009                      090262  
Date                                      Ordinance No.

Attached herewith is a true and correct copy of the Shoal Creek TIF Plan that was approved by the Tax Increment Financing Commission of Kansas City, Missouri by Resolution No. 3-16-09. on March 11, 2009.

  
Chairman

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

The Ninth Amendment to the Shoal Creek Tax Increment Financing (TIF) Plan (hereinafter the “Ninth 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 and the Eighth Amendment as approved by Ordinance No. 081118, (collectively, the Shoal Creek Tax Increment Financing Plan, as amended, shall hereinafter be referred to as the “Plan”).

The Ninth Amendment provides for the following modifications: (i) modifications to the budget of Redevelopment Project Costs, and (ii) allow for the acquisition of right-of-way for road improvements for N Eastern Avenue and NE 96<sup>th</sup> Street. The TIF revenues generated within the Redevelopment Area would continue to be used only for public infrastructure improvements. The Ninth Amendment does not alter or modify the intent of the Plan, except for those changes specifically mentioned herein.

**Amendment No. 1:** 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 \$186,246,912 over the life of the Plan. The Plan proposes that approximately \$130,718,310 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. 2:** Delete Exhibit 4, Estimated Redevelopment Project Costs, and insert the revised Exhibit 4, attached hereto, in lieu thereof.

**Amendment No. 3:** Delete Section A of Exhibit 5, Sources of Funds for All Estimated Redevelopment Project Costs, and insert the revised, attached hereto, in lieu thereof.

**Amendment No. 4:** Add the attached Exhibit 11A, as a supplement to Exhibit 11, Land Acquisition and Disposition.

**Amendment No. 2:**

**Exhibit 4, Estimated Redevelopment Project Costs**

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

	<b>Project Costs</b>	<b>Reimbursable Costs</b>
<b>Commission Expenses •</b>		
Plan and Project Administration Expenses ,	330,000	330,000
<b>Street Improvements <i>f</i> „</b>		
<b>A. Shoal Creek Parkway Construction</b>		
1. Hodge Park South to Interstate 435 (includes enhancements and lighting)	7,564,755	5,509,045
2. Hodge Park north to NE 96th Street	5,378,952	5,378,952
3. NE 96th Street West to Interstate 435	12,475,000	12,475,000
4. Interstate 435 West to N. Brighton	4,267,000	3,150,000
5. Interstate 435 West to N Pleasant Valley (Searcy Creek Parkway)	10,000,000	4,400,000
Design of Searcy Creek & Shoal Creek Parkways	450,000	450,000
Sidewalks from Missouri Route 152 and Shoal Creek Golf Course	200,000	200,000
Subtotal for Shoal Creek Parkway	<u>40,335,707</u>	<u>31,562,997</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</b>		
1. 650 feet west of Flintlock to Shoal Creek Parkway	5,900,000	5,900,000
2. Shoal Creek Parkway to N. Brighton	15,650,000	15,650,000
3. N. Brighton to Maplewoods Parkway	2,300,000	2,300,000
Subtotal for NE 76th Street	<u>23,850,000</u>	<u>23,850,000</u>
<b>E. NE 96th Street between Shoal Creek Pkwy and N. Flintlock Road</b>	<u>5,796,120</u>	<u>5,146,120</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	3,700,000
Subtotal for North Flintlock Road	<u>39,540,206</u>	<u>13,333,200</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 fe	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 109th St to N Smalley, approx 2,000 linear feet	1,178,631	1,178,631
Subtotal for N. Eastern Avenue	<u>6,830,848</u>	<u>5,630,848</u>
<b>I. NE 108th Street</b>		
1. N Smalley ST to N Eastern Ave	1,113,060	1,113,060
2. N Eastern Ave to Interstate 435	3,043,689	3,043,689
Subtotal for NE 108th Street	<u>4,156,749</u>	<u>4,156,749</u>
<b>Total</b>	<u><u>186,246,912</u></u>	<u><u>130,718,310</u></u>

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

• 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.

, 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.

*f* 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.

„ 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. 3:**

**Exhibit 5**

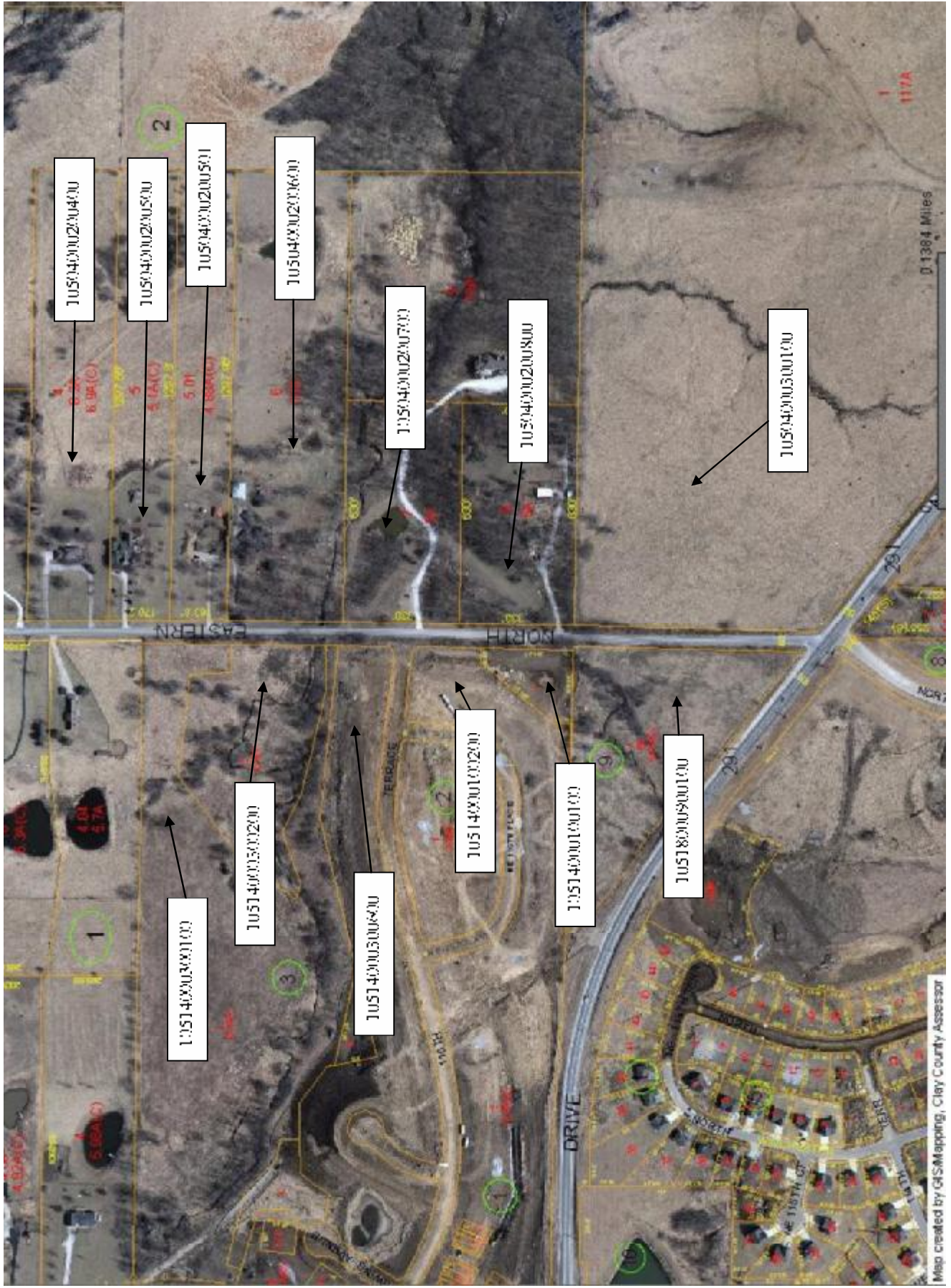
**Sources of Funds for All  
Estimated Redevelopment Project Costs**

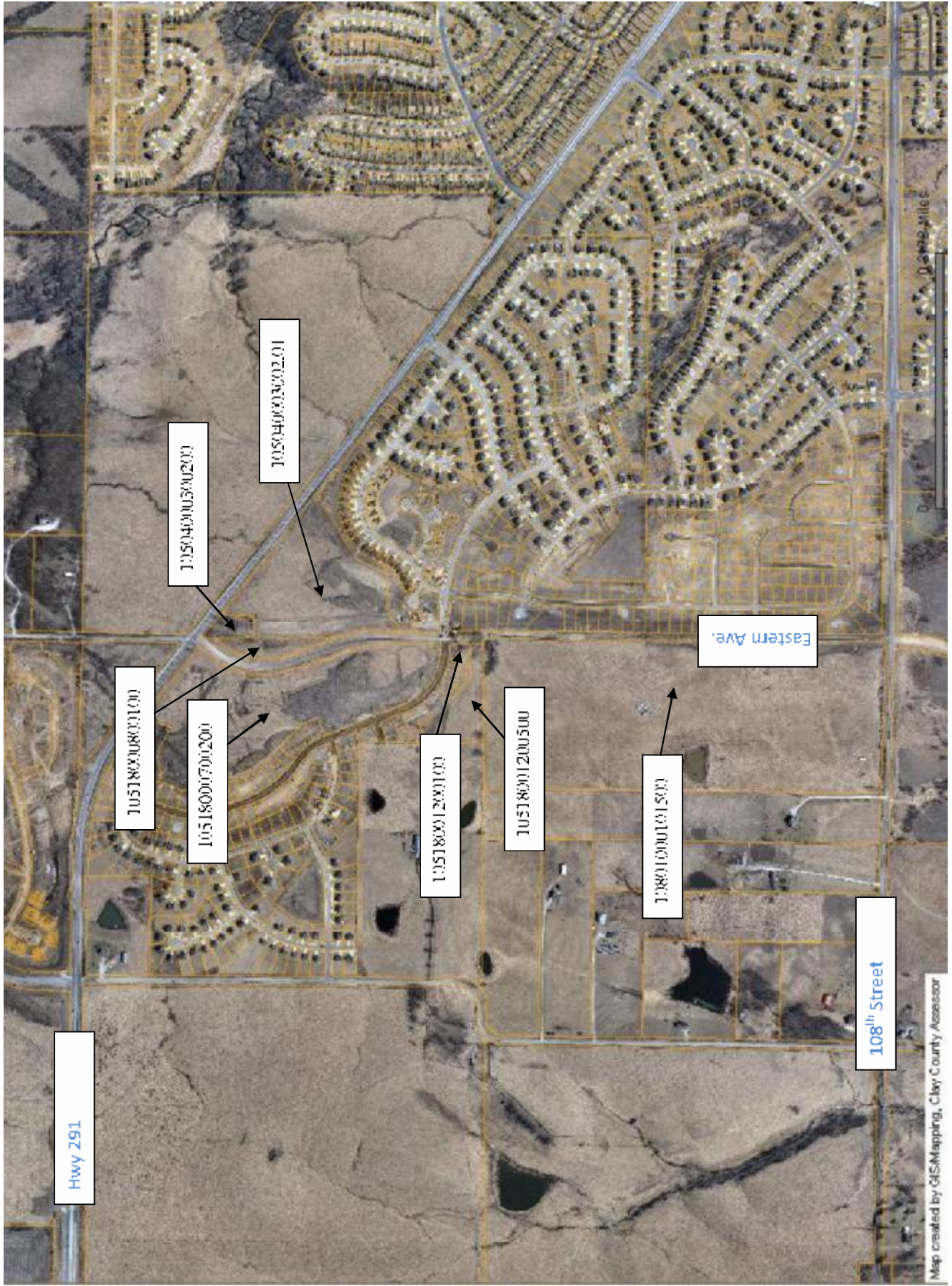
1.	Estimated Amount of Reimbursable Costs from EATs and PILOTs within Proposed Redevelopment Project Areas	<b>\$130,718,310</b>
2.	Estimated Private Investment and other Sources within proposed Redevelopment Project Areas	<b>\$55,528,602</b>
	<b>Total</b>	<b>\$186,246,912</b>

**Amendment No. 4:**

Exhibit 11A

Land Acquisition and Disposition





Hwy 291

10518000800100

10504000300200

10518000700200

10504000300201

10518001200100

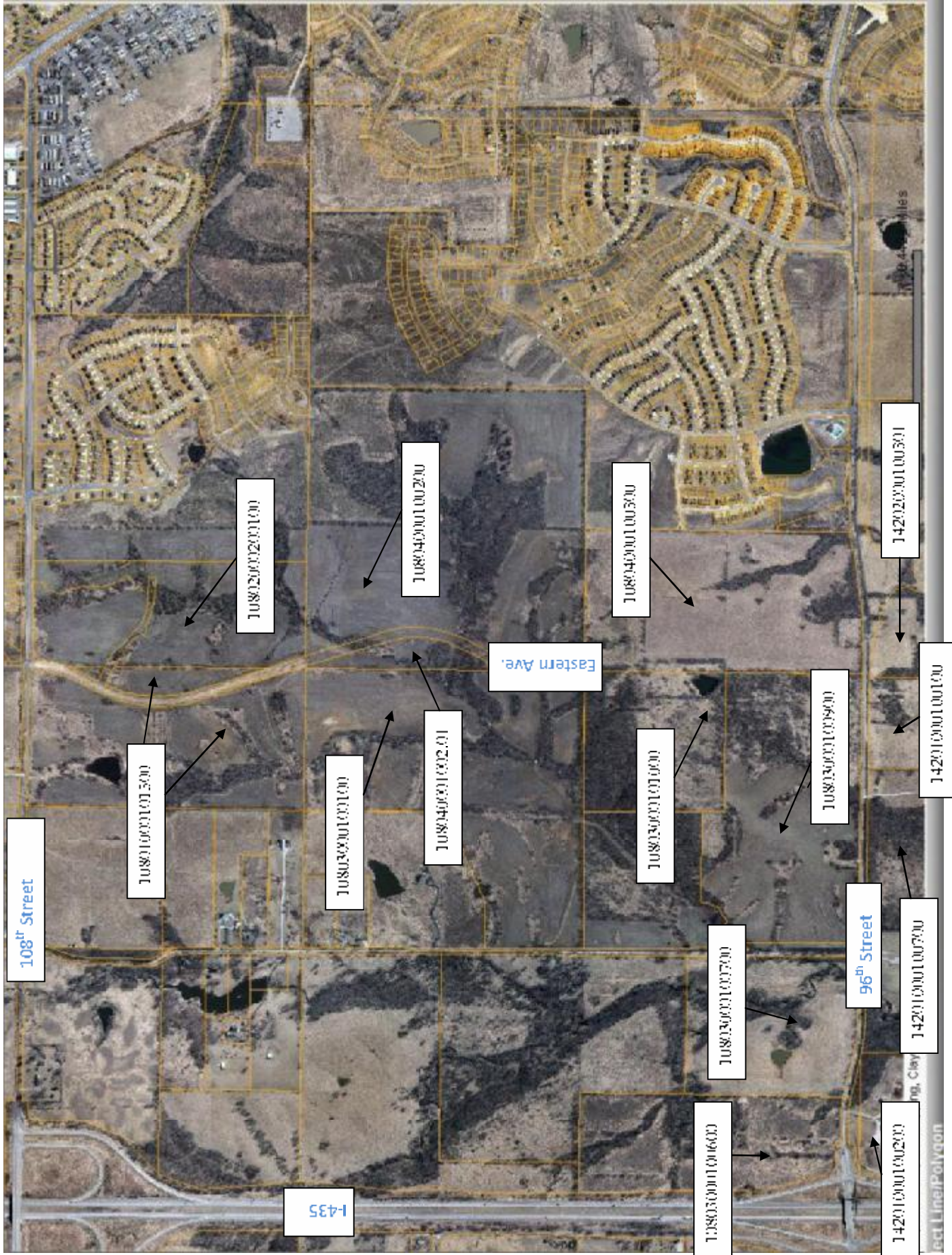
10518001200500

10801000101500

Eastern Ave.

108th Street





ADDRESS	APN	OWNER NAME	OWNER ADDR	OWNER ADDR2	CITY	STATE	ZIP
11815 N Eastern Ave	CL1050400020040001	FAILER, JOHNIE A & RAMONA S		11815 N EASTERN AVE	KANSAS CITY	MO	64156-
11733 N Eastern Ave	CL1050400020050001	HAYNES, WILLIAM M & PATRICE A		11733 N EASTERN AVE	KANSAS CITY	MO	64156-
11731 N Eastern Ave	CL1050400020050101	BOSSERT, PAUL		11731 N EASTERN AVE	KANSAS CITY	MO	64156-
11725 N Eastern Ave	CL1050400020060001	RANKIN, HENRY PRESTON III & CAROLYN		11725 N EASTERN AVE	KANSAS CITY	MO	64156-
11651 N Eastern Ave	CL1050400020070001	CATES, JEFF & KRISTI		11631 N EASTERN AVE	KANSAS CITY	MO	64166-
11601 N Eastern Ave	CL1050400020080001	GILLOGLY, CECIL E & ELLA		11601 N EASTERN AVE	KANSAS CITY	MO	64156-
7400 NW Cookingham Dr	CL1050400030010001	PROPERTY RESERVE, INC	% TAX DIVISION	PO BOX 511196	SALT LAKE CITY	UT	84151-1196
7401 NE Cookingham Dr	CL1050400030020001	TIMOTHY D HARRIS, LLC		244 W MILL ST #101	LIBERTY	MO	64068-
0 No Address	CL1050400030020101	UNKNOWN					
0 No Address	CL1051400010010001	HG DEVELOPMENT, LLC		244 W MILL ST #101	LIBERTY	MO	64068-
0 No Address	CL1051400010020001	HG DEVELOPMENT, LLC		244 W MILL ST #101	LIBERTY	MO	64068-
0 No Address	CL1051400030010001	HG DEVELOPMENT, LLC		244 W MILL ST #101	LIBERTY	MO	64068-
0 No Address	CL1051400030020001	HG DEVELOPMENT, LLC		244 W MILL ST #101	LIBERTY	MO	64068-
0 No Address	CL1051400030060001	HG DEVELOPMENT, LLC		244 W MILL ST #101	LIBERTY	MO	64068-
0 No Address	CL1051800070020001	NORTH STAR UNITED METHODIST CHURCH,		PO BOX 888	LIBERTY	MO	64069-
0 No Address	CL1051800080010001	TIMOTHY D HARRIS, LLC		244 W MILL ST #101	LIBERTY	MO	64068-
11300 NE Sherman Rd	CL1051800090010001	PROPERTY RESERVE, INC	% TAX DIVISION	PO BOX 511196	SALT LAKE CITY	UT	84151-1196
7305 NE 112th Ter	CL1051800120010001	TIMOTHY D HARRIS LLC		1601 NE 78TH TER	KANSAS CITY	MO	64118
11234 N Bristol Ave	CL1051800120050001	AUBURNDALE ESTATES HOMEOWNERS ASSOC	ATTN: JIM AHLQUIST PRESIDENT	PO BOX 225	LIBERTY	MO	64069
10899 N Eastern Ave	CL1080100010130001	STAR DEVELOPMENT CORP		244 W MILL ST STE 101	LIBERTY	MO	64068-
0 No Address	CL1080100010150001	CATHOLIC DIOCESE OF KC-ST JOSEPH		PO BOX 419037	KANSAS CITY	MO	64141-
10599 N Marsh Ave	CL1080200020010001	STAR DEVELOPMENT CORP		244 W MILL ST STE 101	LIBERTY	MO	64068-
0 No Address	CL1080300010010001	STAR DEVELOPMENT CORP		244 W MILL ST STE 101	LIBERTY	MO	64068-
6100 NE 96th St	CL1080300010060001	TIMOTHY D HARRIS, LLC	HAUG, JAMES F & BETTY L	244 W MILL ST #101	LIBERTY	MO	64068-
9600 NE Reinking Rd	CL1080300010070001	PROPERTY RESERVE, INC	% TAX DIVISION	PO BOX 511196	SALT LAKE CITY	UT	84151-1196
9601 NE Reinking Rd	CL1080300010090001	CURTAIN, DENNIS		3725 N OAK TFWY	KANSAS CITY	MO	64116-
0 No Address	CL1080300010100001	DM CURTIN FAMILY LP		3725 N OAK TFWY	KANSAS CITY	MO	64116-
0 No Address	CL1080400010020001	HUNT MIDWEST REAL ESTATE DEVELOPMEN		8300 NE UNDERGROUND DR STE 100	KANSAS CITY	MO	64161-
0 No Address	CL1080400010020101	STAR DEVELOPMENT CORP		244 W MILL ST STE 101	LIBERTY	MO	64068-
7415 NE 96th St	CL1080400010030001	DM CURTIN FAMILY LP		3725 N OAK TFWY	KANSAS CITY	MO	64116-
6800 NE Sam Ray Rd	CL1420100010010001	PROPERTY RESERVE, INC	% TAX DIVISION	PO BOX 511196	SALT LAKE CITY	UT	84151-1196
5901 NE 96th St	CL1420100010020001	PARADISE NURSERY, INC		5610 W 144TH TER	OVERLAND PARK	KS	66223-
0 No Address	CL1420100010070001	KANSAS CITY, CITY OF	% 16TH FLOOR	414 E 12TH ST	KANSAS CITY	MO	64106-
0 No Address	CL1420200010030001	PROPERTY RESERVE, INC	% TAX DIVISION	PO BOX 511196	SALT LAKE CITY	UT	84151-1196

ADDRESS	APN	LEGAL
11815 N Eastern Ave	CL1050400020040001	11815 N EASTERN NW 1/4 NW 1/4 SEC 22 52 32 BEG SW COR SD 1/4 1/4 TH N 240 FT TH E TO E LI SD 1/4 1/4 TH S 240 FT TO SE COR TH W ALG S LI TO POB EXC W 40 FT IN ST
11733 N Eastern Ave	CL1050400020050001	11733 N EASTERN PRT W 1/2 NW 1/4 SEC 22 52 32 BEG ON W LI SD NW 1/4 SEC 1320 FT S OF NW COR SD 1/4 TH S 89 DEG 19 MIN 57 SEC E 1318.66 FT TO E LI SD 1/2 1/4 TH S ALG SD E 164.38 FT TH N 89 DEG 18 MIN 27 SEC W 1318.8 FT TO W 11731 N EASTERN PRT W 1/2 NW 1/4 SEC 22 52 32 BEG ON W LI SD NW 1/4 SEC 1483.8 FT S OF NW COR SD 1/4 TH S ALG SD W LI 163.8 FT TH S 89 DEG 16 MIN 57 SEC E 1318.95 FT TO E LI SD 1/2 1/4 TH N ALG SD E LI 164.38 FT TH N 89 DEG 18 MI
11731 N Eastern Ave	CL1050400020050101	11725 N EASTERN / N 330 FT OF S 990 FT OF SW 1/4 NW 1/4 SEC 22 52 32 10 AC
11725 N Eastern Ave	CL1050400020060001	/SW 1/4 NW 1/4 SEC 22 52 32 N 1/2 OF W 1/2 OF S 660 FT OF SD 1/4 1/4 EXC PRT TO ST OF MO
11651 N Eastern Ave	CL1050400020070001	11601 N EASTERN SW 1/4 NW 1/4 SEC 22 52 32 S 1/2 OF W 1/2 OF S 660 FT OF SD 1/4 1/4 EXC PRT TO ST OF MO
11601 N Eastern Ave	CL1050400020080001	/PRT S 1/2 SEC 22 52 32 ALL SW 1/4 LY N & E OF NE COOKINGHAM DR & W 16.75 AC OF SE 1/4 LY EOF & ADJ
7400 NW Cookingham Dr	CL1050400030010001	SEC 22 52 32 PRT SE 1/4 SW 1/4 DAF: BEG W LI SD SEC & S ROW LI NE COOKINGHAM DR TH SELY ALG SD ROW LI 200.00 FT TH S 03 DEG 10 MIN 23 SEC W 227.73 FT TH S89 DEG 48 MIN 06 SEC W 138.73 FT TO W LI SD 1/4 1/4 TH N ALGSD W LI TO POB
7401 NE Cookingham Dr	CL1050400030020001	AUBURNDALE ESTATES THIRD PLAT
0 No Address	CL1050400030020101	TUSCANY HILLS TOWNHOMES
0 No Address	CL1051400010010001	TUSCANY HILLS TOWNHOMES
0 No Address	CL1051400010020001	TUSCANY HILLS TOWNHOMES LT 1
0 No Address	CL1051400030010001	TUSCANY HILLS TOWNHOMES
0 No Address	CL1051400030020001	TUSCANY HILLS TOWNHOMES
0 No Address	CL1051400030060001	TUSCANY HILLS TOWNHOMES LT 3
0 No Address	CL1051800070020001	SEC 21-52-33 E1/2 SE1/4 NORTHSTAR OF AUBURNDALE LOT 1
0 No Address	CL1051800080010001	SEC 21-52-32 SE1/4 SE1/4 SE1/4 LYING E OF N EASTERN AVE & S OF 291 HWY
11300 NE Sherman Rd	CL1051800090010001	SEC 21-52-33 BEG 1985'N & 40'W OF SE COR SE1/4, NWLY490', N10', NWLY250', S 10', NWLY320', E820', S650' TO POB
7305 NE 112th Ter	CL1051800120010001	MEADOWS OF AUBURNDALE 2ND PLAT LT 96
11234 N Bristol Ave	CL1051800120050001	MEADOWS OF AUBURNDALE 2ND PLAT TR B
10899 N Eastern Ave	CL1080100010130001	SEC 28-52-32 E1/2 SE1/4 ALL E 1/2 SE 1/4 SD SECTION (EXC PRT IN ROW)
0 No Address	CL1080100010150001	SEC 28-52-32 E1/2 NE1/4 TH PRT NE 1/4 DAF: BEG NE COR SD SEC TH S TON ROW LI NE 108TH ST TH W 990 FT TH N TO N LI SD SEC TH E TO POB
10599 N Marsh Ave	CL1080200020010001	SEC 27-52-32 W1/2 SW1/4 ALL TH W 987.08 FT OF SW 1/4 SD SECTION (EXC PRT IN ROW)
0 No Address	CL1080300010010001	SEC 33-52-32 NE1/4 BEG NE COR SEC, S TO SE COR NE1/4, W TO EL N REINKING RD, N 916.8', E445', NE936.5', N TO NL SEC, E TO POB
6100 NE 96th St	CL1080300010060001	6100 NE 96TH ST 52.94 AC M/L ALL W 1/2 SW 1/4 SEC 33 52 32 LY N OF NE 96TH ST & E OF RTE I 435
9600 NE Reinking Rd	CL1080300010070001	/E 1/2 OF SW 1/4 SEC 33 52 32 EXC N 30 AC & EXC TRACT S OF RD CONT 46.6 AC M/L
9601 NE Reinking Rd	CL1080300010090001	/SEC 33 52 32 PRT NW 1/4 SE 1/4 BEG SE COR SD 1/4 1/4 TH N ALG E LI 206.25 FT TH W 841.48 FT TO C/L CREEK TH SWLY
0 No Address	CL1080300010100001	ALG CREEK TO S LI SD 1/4 1/4 TH E TO POB ALSO ALL S 1/2 SE 1/4 SD SEC EXC E 10 F
0 No Address	CL1080400010020001	/40 AC NE 1/4 SE 1/4 SEC 33 52 32
0 No Address	CL1080400010020101	NW1/4 LYING E OF N EASTERN AVE
7415 NE 96th St	CL1080400010030001	NW1/4 LYING W OF N EASTERN AVE
6800 NE Sam Ray Rd	CL1420100010010001	7415 NE 96TH ST W 1/2 OF SW 1/4 SEC 34 52 32 80 AC
5901 NE 96th St	CL1420100010020001	/49.29 AC E PRT NE 1/4 SEC 4 51 32 EXC STRIP IN N END
0 No Address	CL1420100010070001	/SEC 4 51 32 PRT OF NW 1/4 DAF ALL PRT OF SD 1/4 LY N & W OF SHOAL CREEK PARK E OF I 435 & S OF
0 No Address	CL1420200010030001	NE 96TH ST
		SEC 04-51-32 BEG SE COR SEC, W4250', N2610', W317.6', N1100', E1010', N1520', E2686.51', S2570', E840', S2640', E TO POB
		BEG W1/4 COR SEC, E 1580, S 908.64, W 200, S 394.87, W TO W LI SEC, N TO POB