

**NINTH AMENDMENT**  
**SOUTHTOWN**  
**TAX INCREMENT FINANCING PLAN**  
**KANSAS CITY, MISSOURI**

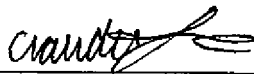
**TIF Commission Consideration:**

<u>March 9, 2011</u>	<u>3-10-11</u>
Date	Resolution No.

**City Council Approval:**

<u>March 31, 2011</u>	<u>110227</u>
Date	Ordinance No.

Attached herewith is a true and correct copy of the Ninth Amendment to the Southtown TIF Plan that was approved by the Tax Increment Financing Commission of Kansas City, Missouri by Resolution No. 3-10-11 on March 9, 2011.

  
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Chairman

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**Ninth Amendment to the  
Southtown Corridor/31<sup>st</sup> & Baltimore  
Tax Increment Financing Plan**

**I. INTRODUCTION**

The Ninth Amendment to the Southtown Tax Increment Financing Plan (the Ninth Amendment”) shall amend the Southtown TIF Plan as approved by the Ordinance No. 940564 on May 19, 1994, the First Amendment to the Southtown Redevelopment Plan by Ordinance No. 030259 on March 27, 2003, the Second Amendment to Southtown Redevelopment Plan by Ordinance No. 060470 on May 4, 2006, the Third Amendment to the Southtown Redevelopment Plan by Ordinance No. 070140 on February 8, 2007, and the Fourth Amendment to the Redevelopment Plan by Ordinance No. 070659 on July 12, 2007 and by Ordinance No. 070945 on September 20, 2007, Fifth Amendment to the Southtown Redevelopment Plan by Ordinance No. 080642 on August 7, 2008, the Seventh Amendment to the Southtown Redevelopment Plan by Ordinance No. 080930 on September 25, 2008, and the Eighth Amendment to the Southtown Redevelopment Plan by Ordinance No. 100204 on April 11, 2010, (collectively referred to herein as the “Plan”).

The Ninth Amendment shall provide for certain revisions pertaining to the budget for Redevelopment Project Costs related to Project Areas D and L. The intent of the Plan remains unchanged other than those changes specifically mentioned herein.

**II. SPECIFIC AMENDMENTS**

In accordance with this Ninth Amendment, the Plan shall be amended as follows:

**Amendment No. 1 - Estimated Redevelopment Project Costs**

Delete the first paragraph of Section II of the First Amendment and Section IVA of the Second Amendment and insert in lieu thereof the following:

Estimated Redevelopment Project Costs for the 16 Redevelopment Projects related public improvements and administrative costs and expenses incurred by the Commission to implement the Plan are projected to be approximately \$242,233,958. The Plan proposes that approximately \$125,047,744 in Redevelopment Project Costs be reimbursed from Payments in Lieu of Taxes and Economic Activity Taxes (collectively, “TIF Revenue”) or from proceeds of Obligations secured, at least in part, by TIF Revenue.

Estimated Redevelopment Project Costs, include Redevelopment Project Costs related to the implementation of Project D are approximately \$37,449,101, of which \$9,733,794 is to be reimbursed from TIF Revenue, as more specifically identified on Exhibit 4.

Estimated Redevelopment Project Costs, include Redevelopment Project Costs related to the implementation of Project L are approximately \$63,869, of which \$63,869 is to be reimbursed from TIF Revenue, as more specifically identified on Exhibit 4.

Estimated Redevelopment Project Costs, including Redevelopment Project Costs related to the implementation of Project H, are approximately \$6,147,200, of which \$3,068,200 is to be reimbursed from TIF Revenue, as more specifically identified on Exhibit 4 and Exhibit 4A. Upon reimbursement of all reimbursable redevelopment project costs related to the implementation of Project H, as such costs are identified on Exhibit 4, the City Council, based upon the recommendation of the Tax Increment Financing Commission of Kansas City, Missouri shall take all such necessary action required by Section 99.850 RSMo., (a) to terminate Project H, (b) find that all reimbursable Redevelopment Project Costs identified on Exhibit 4 that relate to Project H have been reimbursed, (c) dissolve the Special Allocation Fund related to Project H and (d) declare as surplus all amounts remaining in the Special Allocation Fund and distribute such amounts in accordance with the Act.

### III. PLAN EXHIBIT AMENDMENTS

#### **Amendment No. 2 Exhibit 4 Estimated Redevelopment Costs**

Delete Exhibit 4, entitled "Estimated Redevelopment Costs" and replace it with the addendum attached hereto as Exhibit 4, entitled "Estimated Redevelopment Costs".

#### **Amendment No. 3 Exhibit 19 Letter of Support**

Attach and incorporate Exhibit 19 entitled "Letter of Support" as an exhibit to the Plan.

Unified Budget  
Southtown Corridor/31st & Baltimore TIF Plan

Ninth Amendment to the Southtown Corridor/31st & Baltimore TIF Plan  
Exhibit 4

	8th Amendment Budget	8th Amendment Reimbursable	9th Amendment Budget	9th Amendment Reimbursable	Difference Between 8th Amendment Budget and 9th Amendment Project Costs	Difference Between 8th Amendment Reimbursable and 9th Amendment Reimbursable
<b>Commission Expenses ①</b>						
Legal	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -
Agenda	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ -
Staff Time	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	\$ -
Miscellaneous	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ -
Final Development Approval Fees	\$ 62,880	\$ 62,880	\$ 62,880	\$ 62,880	\$ -	\$ -
Plan & Project Administration & Developer/Consultant TIF Expense	\$ 9,616,693	\$ 9,616,693	\$ 9,616,693	\$ 9,616,693	\$ -	\$ -
<b>Total Commission Expenses and Fees</b>	<b>\$ 9,775,573</b>	<b>\$ 9,775,573</b>	<b>\$ 9,775,573</b>	<b>\$ 9,775,573</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Project A-Research Office Facility</b>						
Demolition and General Site Preparation	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ -
Incidental Costs	\$ 752,675	\$ 752,675	\$ 752,675	\$ 752,675	\$ -	\$ -
Infrastructure/Site Improvements	\$ 1,134,266	\$ 1,134,266	\$ 1,134,266	\$ 1,134,266	\$ -	\$ -
Redevelopment Project Costs	\$ 7,561,305	\$ 551,000	\$ 7,561,305	\$ 551,000	\$ -	\$ -
Seismic Wall Repair and Upgrade	\$ 263,636	\$ 263,636	\$ 263,636	\$ 263,636	\$ -	\$ -
Storage and Stairway Area Markers/Monuments	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -
<b>Total Project A-Research Office Facility</b>	<b>\$ 10,011,882</b>	<b>\$ 3,001,577</b>	<b>\$ 10,011,882</b>	<b>\$ 3,001,577</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Project B - Data Processing Center</b>						
Site Acquisition	\$ 472,000	\$ -	\$ 472,000	\$ -	\$ -	\$ -
Site Preparation	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ -	\$ -
Redevelopment Project	\$ 2,618,000	\$ -	\$ 2,618,000	\$ -	\$ -	\$ -
Site Utilities & Infrastructure	\$ 180,000	\$ -	\$ 180,000	\$ -	\$ -	\$ -
Incidental Costs	\$ 670,000	\$ -	\$ 670,000	\$ -	\$ -	\$ -
<b>Total Project B-Data Processing Facility</b>	<b>\$ 4,600,000</b>	<b>\$ -</b>	<b>\$ 4,600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Project C - Landscaped Greenbelt</b>						
Acquisition	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -
Rehabilitation	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ -
Demolition	\$ 36,200	\$ 36,200	\$ 36,200	\$ 36,200	\$ -	\$ -
Incidental Costs	\$ 53,169	\$ 53,169	\$ 53,169	\$ 53,169	\$ -	\$ -
Infrastructure/Site Improvements	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -
Redevelopment Project Costs	\$ 153,846	\$ 153,846	\$ 153,846	\$ 153,846	\$ -	\$ -
Signage and Southtown Area Markers/Monuments	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -
Curb and Sidewalk Repairs	\$ 39,695	\$ 39,695	\$ 39,695	\$ 39,695	\$ -	\$ -
Landscaping	\$ 156,667	\$ 156,667	\$ 156,667	\$ 156,667	\$ -	\$ -
Walking/Jogging Trail	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -
<b>Total Project C - Landscaped Greenbelt</b>	<b>\$ 1,099,577</b>	<b>\$ 1,099,577</b>	<b>\$ 1,099,577</b>	<b>\$ 1,099,577</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Project D - Baptist Hospital Campus</b>						
Demolition and General Site Preparation	\$ 760,354	\$ 760,354	\$ 2,510,454	\$ 1,470,354	\$ 1,750,000	\$ 710,000
Incidental Costs	\$ 982,324	\$ 982,324	\$ 3,126,424	\$ 1,997,324	\$ 2,108,880	\$ 516,332
Infrastructure/Site Improvements	\$ 1,828,110	\$ 1,828,110	\$ 3,006,110	\$ 3,884,540	\$ 1,170,500	\$ 320,400
Redevelopment Project Costs	\$ 7,168,235	\$ 510,000	\$ 7,752,335	\$ 5,200,000	\$ 2,664,110	\$ 704,800
Signage and Southtown Area Markers/Monuments	\$ 1,500,000	\$ 1,500,000	\$ 20,020,813	\$ 5,395,876	\$ 18,520,843	\$ 1,785,676
Curb and Sidewalk Repairs	\$ 12,924,983	\$ 5,135,794	\$ 37,446,101	\$ 9,793,794	\$ 24,474,108	\$ 4,600,000
<b>Total Project D - Baptist Hospital Campus</b>	<b>\$ 22,154,006</b>	<b>\$ 5,135,794</b>	<b>\$ 72,862,808</b>	<b>\$ 22,154,006</b>	<b>\$ 45,573,808</b>	<b>\$ 7,326,208</b>

	5th Amendment Budget	3th Amendment Reimbursable	9th Amendment Budget	9th Amendment Reimbursable	Difference Between 5th Amendment Budget and 9th Amendment Project Costs	Difference Between 5th Amendment Reimbursable and 9th Amendment Reimbursable
<b>Project E - Mixed Use</b>						
Acquisition	\$ 278,866	\$ 271,566	\$ 278,866	\$ 278,866		\$ 7,300
Relocation	\$ 38,600	\$ 38,600	\$ 38,600	\$ 38,600		\$ -
Demolition & General Site Preparation	\$ 157,673	\$ 157,673	\$ 157,673	\$ 157,673		\$ -
Incidental Costs	\$ 471,231	\$ 471,231	\$ 471,231	\$ 471,231		\$ -
Infrastructure/Utility Improvements	\$ 54,600	\$ 54,600	\$ 54,600	\$ 54,600		\$ -
<b>Total Project E - Residential Related Uses</b>	<b>\$ 2,249,937</b>	<b>\$ 1,061,070</b>	<b>\$ 2,249,937</b>	<b>\$ 1,061,070</b>		<b>\$ 1,188,867</b>
<b>Project F - Landscaped Greenbelt</b>						
Acquisition	\$ 289,237	\$ 289,237	\$ 289,237	\$ 289,237		\$ -
Relocation	\$ -	\$ -	\$ -	\$ -		\$ -
Demolition & General Site Preparation	\$ 66,800	\$ 66,800	\$ 66,800	\$ 66,800		\$ -
Incidental Costs	\$ 150,699	\$ 150,699	\$ 150,699	\$ 150,699		\$ -
Infrastructure/Site Improvements	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000		\$ -
Redevelopment Project Costs	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000		\$ -
<b>Total Project F - Landscaped Greenbelt</b>	<b>\$ 736,736</b>	<b>\$ 736,736</b>	<b>\$ 736,736</b>	<b>\$ 736,736</b>		<b>\$ -</b>
<b>Project G - Mixed Use</b>						
Administrative Expenses	\$ 168,869	\$ 168,869	\$ 168,869	\$ 168,869		\$ -
Site Improvements	\$ 10,251,699	\$ 10,251,699	\$ 10,251,699	\$ 10,251,699		\$ -
Building Construction	\$ 16,755,453	\$ 16,755,453	\$ 16,755,453	\$ 16,755,453		\$ -
Tenant Reimbursements	\$ 475,860	\$ 475,860	\$ 475,860	\$ 475,860		\$ -
Architecture & Engineering	\$ 1,874,589	\$ 1,874,589	\$ 1,874,589	\$ 1,874,589		\$ -
Tenant Allowances	\$ 6,393,356	\$ 6,393,356	\$ 6,393,356	\$ 6,393,356		\$ -
Retail Tenant Improvements	\$ -	\$ 4,152,701	\$ -	\$ 4,152,701		\$ -
Development Management	\$ 4,130,788	\$ 4,130,788	\$ 4,130,788	\$ 4,130,788		\$ -
Miscellaneous Administration	\$ 787,610	\$ -	\$ 787,610	\$ -		\$ 787,610
Legal	\$ -	\$ 373,375	\$ -	\$ 373,375		\$ -
Accounting/Audit Fees	\$ -	\$ 32,445	\$ -	\$ 32,445		\$ -
Appraisals	\$ -	\$ 64,890	\$ -	\$ 64,890		\$ -
3rd Party Studies/Lender's Inspections and Financing	\$ -	\$ 172,525	\$ -	\$ 172,525		\$ -
Land Acquisition/Lease	\$ 2,432,750	\$ -	\$ 2,432,750	\$ -		\$ 2,432,750
Project Contingency	\$ 12,412,455	\$ 6,723,895	\$ 12,412,455	\$ 6,723,895		\$ 5,688,560
<b>Total Project G - Mixed Use</b>	<b>\$ 58,574,045</b>	<b>\$ 28,821,854</b>	<b>\$ 58,574,045</b>	<b>\$ 28,821,854</b>		<b>\$ 29,752,191</b>
<b>Project G1</b>						
Administrative Expenses	\$ 58,710	\$ 58,710	\$ 58,710	\$ 58,710		\$ -
Site Improvements	\$ 1,919,920	\$ 1,919,920	\$ 1,919,920	\$ 1,919,920		\$ -
Building Construction	\$ 6,755,102	\$ 6,755,102	\$ 6,755,102	\$ 6,755,102		\$ -
Tenant Reimbursements	\$ 162,225	\$ 162,225	\$ 162,225	\$ 162,225		\$ -
Architecture & Engineering	\$ 905,559	\$ 905,559	\$ 905,559	\$ 905,559		\$ -
Tenant Allowances	\$ 3,700,149	\$ 3,700,149	\$ 3,700,149	\$ 3,700,149		\$ -
Retail Tenant Improvements	\$ -	\$ 2,827,649	\$ -	\$ 2,827,649		\$ -
Development Management	\$ 2,433,703	\$ 2,433,703	\$ 2,433,703	\$ 2,433,703		\$ -
Miscellaneous	\$ 411,211	\$ 411,211	\$ 411,211	\$ -		\$ 411,211
Legal	\$ -	\$ 199,350	\$ -	\$ 199,350		\$ -
Accounting/Audit Fees	\$ -	\$ 32,445	\$ -	\$ 32,445		\$ -
Appraisals	\$ -	\$ 15,836	\$ -	\$ 15,836		\$ -
3rd Party Studies/Lender's Inspections and Financing	\$ 886,319	\$ 886,319	\$ 886,319	\$ -		\$ 886,319
Land Acquisition/Lease	\$ 6,820,829	\$ 6,820,829	\$ 6,820,829	\$ -		\$ 6,820,829
Project Contingency	\$ 438,692	\$ 2,845,805	\$ 438,692	\$ 2,845,805		\$ -
<b>Total Project G1</b>	<b>\$ 26,592,512</b>	<b>\$ 11,291,282</b>	<b>\$ 26,592,512</b>	<b>\$ 11,291,282</b>		<b>\$ 15,301,230</b>
<b>Project G/G1 Infrastructure</b>						
Housing	\$ 4,600,000	\$ 4,600,000	\$ 4,600,000	\$ 4,600,000		\$ -
Boulevard Streetscape	\$ 23,000,000	\$ 23,000,000	\$ 23,000,000	\$ 23,000,000		\$ -
<b>Total G/G1 Infrastructure</b>	<b>\$ 27,600,000</b>	<b>\$ 27,600,000</b>	<b>\$ 27,600,000</b>	<b>\$ 27,600,000</b>		<b>\$ -</b>

	5th Amendment Budget	8th Amendment Reimbursable	9th Amendment Budget	9th Amendment Reimbursable	Difference Between 8th Amendment Budget and 9th Amendment Project Costs	Difference Between 8th Amendment Reimbursable and 9th Amendment Reimbursable
<b>Project H - Mixed Use</b>						
Acquisition	\$ 1,250,000	\$ -	\$ 1,250,000	\$ -	\$ -	\$ -
Demolition & General Site Preparation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incidental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Infrastructure/Site Improvements	\$ 1,055,000	\$ 1,030,000	\$ 1,055,000	\$ 1,030,000	\$ -	\$ -
Redevelopment Project	\$ 2,490,000	\$ 1,235,000	\$ 2,490,000	\$ 1,235,000	\$ 1,255,000	\$ 1,235,000
Relocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Fees and TIFC Fees	\$ 704,000	\$ 454,000	\$ 704,000	\$ 454,000	\$ -	\$ -
Financing Fees	\$ 203,000	\$ 203,000	\$ 203,000	\$ 203,000	\$ -	\$ -
Contingency	\$ 445,200	\$ 146,200	\$ 445,200	\$ 146,200	\$ -	\$ -
<b>Total Project H - Mixed Use</b>	<b>\$ 6,147,200</b>	<b>\$ 3,068,200</b>	<b>\$ 6,147,200</b>	<b>\$ 3,068,200</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Project I - Trinity Lutheran Campus</b>						
Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Demolition & General Site Preparation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incidental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lease(s)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Infrastructure/Site Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Redevelopment Project Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Project I - Trinity Lutheran Campus</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Project J - Benefit Area</b>						
Interaction cross-walk completion	\$ 2,450,250	\$ 2,450,250	\$ 2,450,250	\$ 2,450,250	\$ -	\$ -
Timed or as-walk indicators	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Upgraded streetlight	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -
Streetscape Planning & Design	\$ 245,025	\$ 245,025	\$ 245,025	\$ 245,025	\$ -	\$ -
Aesthetic nodal development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetscape/Pedestrian Improvements Planning, Design, & Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Facade improvement program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Penn Valley Park	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Broken sewer repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Limestone steps repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Limestone wall repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Seal/repair masonry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Improvements & Sediment Removal	\$ 1,379,763	\$ 1,379,763	\$ 1,379,763	\$ 1,379,763	\$ -	\$ -
Springs	\$ 294,375	\$ 294,375	\$ 294,375	\$ 294,375	\$ -	\$ -
Sofball field improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Skate park completion	\$ 308,375	\$ 308,375	\$ 308,375	\$ 308,375	\$ -	\$ -
Wyandots improvements & parking	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ -	\$ -
Curbs/Catch Basins/Street Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Just Off Broadway	\$ 928,650	\$ 928,650	\$ 928,650	\$ 928,650	\$ -	\$ -
LIBERTY Memorial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security cameras	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security cameras	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security perimeter fence & gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security	\$ 1,442,465	\$ 1,442,465	\$ 1,442,465	\$ 1,442,465	\$ -	\$ -
Irrigation system	\$ 155,875	\$ 155,875	\$ 155,875	\$ 155,875	\$ -	\$ -
Repair stone walkways	\$ 337,500	\$ 337,500	\$ 337,500	\$ 337,500	\$ -	\$ -
Energy, system upgrades	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -
Professional Fees (Legal, accounting, etc.)	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ -
Blue Hills/Vanhos Housing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trinity Hospital Demolition & Remediation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency, MainCor Improvements	\$ 478,546	\$ 478,546	\$ 478,546	\$ 478,546	\$ -	\$ -
<b>Total Project J - Main Street Improvement Area</b>	<b>\$ 9,804,824</b>	<b>\$ 9,804,824</b>	<b>\$ 9,804,824</b>	<b>\$ 9,804,824</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Project K - Commercial</b>						
Acquisition	\$ 780,193	\$ 450,729	\$ 780,193	\$ 450,729	\$ 329,464	\$ 329,464
Demolition & General Site Preparation	\$ 115,393	\$ 745	\$ 115,393	\$ 745	\$ -	\$ -
Drainage, utility	\$ 125,000	\$ 108,757	\$ 125,000	\$ 108,757	\$ 16,243	\$ 16,243
Environmental	\$ 51,500	\$ -	\$ 51,500	\$ -	\$ 51,500	\$ 51,500
Redevelopment Project	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Relocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incidental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Project K - Commercial</b>	<b>\$ 1,072,086</b>	<b>\$ 549,231</b>	<b>\$ 1,072,086</b>	<b>\$ 549,231</b>	<b>\$ 522,855</b>	<b>\$ 522,855</b>

	8th Amendment Budget	5th Amendment Reimbursable	9th Amendment Budget	9th Amendment Reimbursable	Difference Between 8th Amendment, Budget and 9th Amendment Project Costs	Difference Between 8th Amendment Reimbursable and 9th Amendment Reimbursable
<b>Project K - Commercial</b>						
Acquisition	\$ 3,068,684	\$ -	\$ 3,068,684	\$ -	\$ -	\$ -
Site Preparation/Demolition	\$ 1,033,276	\$ -	\$ 1,033,276	\$ -	\$ -	\$ -
Utilities/Infrastructure	\$ 592,515	\$ -	\$ 592,515	\$ -	\$ -	\$ -
Relocation	\$ 168,800	\$ -	\$ 168,800	\$ -	\$ -	\$ -
Incidental Costs	\$ 4,778,023	\$ -	\$ 4,778,023	\$ -	\$ -	\$ -
<b>Total Project K-Commercial</b>	<b>\$ 22,809,298</b>	<b>\$ -</b>	<b>\$ 22,809,298</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Project L - Mixed Use</b>						
Acquisition	\$ 2,284,936	\$ 5,294,298	\$ 7,069,234	\$ -	\$ (4,784,332)	\$ (2,714,391)
Relocation	\$ 30,000	\$ 30,000	\$ 60,000	\$ -	\$ -	\$ (30,000)
Demolition & General Site Preparation	\$ 771,185	\$ 171,185	\$ 942,370	\$ -	\$ -	\$ (771,185)
Incidental Costs	\$ 2,751,796	\$ 2,751,796	\$ 5,503,592	\$ -	\$ -	\$ (2,751,796)
Infrastructure/Site Improvements	\$ 594,122	\$ 594,122	\$ 1,188,244	\$ -	\$ -	\$ (594,122)
Redevelopment Project Costs	\$ 1,134,012	\$ 1,134,012	\$ 2,268,024	\$ -	\$ -	\$ (1,134,012)
<b>Total Project L - Mixed Use</b>	<b>\$ 18,347,110</b>	<b>\$ 6,545,981</b>	<b>\$ 24,893,091</b>	<b>\$ 65,810</b>	<b>\$ (1,137,530)</b>	<b>\$ (1,071,720)</b>
<b>Project M - Residential</b>						
Acquisition	\$ 396,780	\$ 396,780	\$ 793,560	\$ -	\$ -	\$ -
Relocation	\$ 461,440	\$ 461,440	\$ 922,880	\$ -	\$ -	\$ -
Demolition & General Site Preparation	\$ 1,429,404	\$ 1,429,404	\$ 2,858,808	\$ -	\$ -	\$ -
Incidental Costs	\$ 3,572,482	\$ 3,572,482	\$ 7,144,964	\$ -	\$ -	\$ -
Infrastructure/Site Improvements	\$ 919,141	\$ 919,141	\$ 1,838,282	\$ -	\$ -	\$ -
Redevelopment Project Costs	\$ 8,619,571	\$ 3,229,620	\$ 11,849,191	\$ 8,619,571	\$ -	\$ -
<b>Total Project M - Residential</b>	<b>\$ 15,286,118</b>	<b>\$ 9,699,167</b>	<b>\$ 24,985,285</b>	<b>\$ 15,286,167</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Project N - Landscaped Greenbelt</b>						
Demolition & General Site Preparation	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -	\$ -
Incidental Costs	\$ 418,700	\$ -	\$ 418,700	\$ -	\$ -	\$ -
Infrastructure/Site Improvements	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ -
Redevelopment Project Costs	\$ 1,330,000	\$ -	\$ 1,330,000	\$ -	\$ -	\$ -
<b>Total Project N - Landscaped Greenbelt</b>	<b>\$ 1,998,700</b>	<b>\$ -</b>	<b>\$ 1,998,700</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Project A1 - Mixed Use</b>						
Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Redevelopment Project Costs	\$ 3,500	\$ -	\$ 3,500	\$ -	\$ -	\$ -
Soil & Surface Testing	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ -
Site Development Costs	\$ 293,500	\$ -	\$ 293,500	\$ -	\$ -	\$ -
<b>Total Project A1 - Mixed Use</b>	<b>\$ 547,000</b>	<b>\$ -</b>	<b>\$ 547,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Blue Hills/Venohouse Housing Program</b>						
Blue Hills/Venohouse Housing Program	\$ 6,500,000	\$ 6,500,000	\$ 13,000,000	\$ 6,500,000	\$ -	\$ -
Kansas City South Core Housing & Freeway Program	\$ 2,500,000	\$ 2,500,000	\$ 5,000,000	\$ 2,500,000	\$ -	\$ -
<b>Total All Projects</b>	<b>\$ 237,043,100</b>	<b>\$ 129,629,866</b>	<b>\$ 366,672,966</b>	<b>\$ 125,047,744</b>	<b>\$ 5,190,866</b>	<b>\$ (3,882,122)</b>

**Total with All Changes**

- ⓐ The Commission has determined that certain planning and special services expenses of the Commission, which are not direct reimbursable project costs, are nonetheless necessary and reasonable for the operation of the Commission and are incidental to the Plan. These incidental costs will be recovered by the Commission from the Special Allocation Fund in an amount not to exceed 5% of the Payment in Lieu of Taxes and Economic Activity Taxes paid annually into the Special Allocation Fund.
- ⓑ Funding Source: Project PILOTs
- ⓒ Funding Source: Projects A, A-1, B (but only after the complete redemption or defeasance of all bonds currently issued, and all bonds that are refunding bonds for any bonds currently issued, to which Project B funds have been obligated) D, F, J and K, in the amount no more than \$500,000 per year starting in 2008. Additionally, a one time funding of \$300,000 from Project PILOTs.
- ⓓ Funding is subject to future amendment approved by the Commission and City Council. Amendment is to include "but for" analysis.
- ⓔ Funding Source: Projects A, A-1, B (but only after the complete redemption or defeasance of all bonds currently issued, and all bonds that are refunding bonds for any bonds currently issued, to which Project B funds have been obligated) D, F, J and K, in the amount no more than \$250,000 per year starting in 2009.
- ⓕ Legal expense in conjunction with Acquisition & Assumption Agreement between TIF Commission and Citadel Plaza LLC approved by TIF Resolution No. 3-20-07.

**“Letter of Support”  
Exhibit 19**





## Office of the City Council

22nd Floor, City Hall  
414 East 12th Street  
Kansas City, Missouri 64106

(816) 513-1368  
Fax: (816) 513-1612

Tax Increment Financing Commission  
1100 Walnut, Suite 1700  
Kansas City, Missouri 64106

Re: 9th Amendment to the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan


Members of the Tax Increment Financing Commission:


We are writing to express our support for the proposed 9th Amendment to the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan (the "Amendment") and the corresponding redevelopment of the Research Medical Center Brookside Campus (the "Project").

We believe that the Project will provide a tremendous benefit not only to the 4th District, but to the entire City of Kansas City. The site serves as a community anchor, but has been in sharp decline. The Project as proposed will revitalize this underperforming site through significant rehabilitation of the site's existing medical facilities, and thereby help to retain hundreds of skilled jobs in the urban core. In addition, through the demolition of several blighted buildings and the construction of a new senior housing facility, the Project will help to reshape the face of Troost Avenue. However, without the Amendment, the Project is not feasible.

For these reasons, we express our full support for the Amendment and the exciting Project that will result. Thank you for your time.

Sincerely,

  
Beth Gottstein  
Councilwoman, 4th District

  
Jan Marcason  
Councilwoman, 4th District