

**SECOND AMENDMENT**  
**UNION HILL**  
**TAX INCREMENT FINANCING PLAN**  
**KANSAS CITY, MISSOURI**

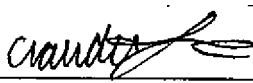
**TIF Commission Consideration:**

<u>August 11, 2010</u>	<u>8-12-10</u>
Date	Resolution No.

**City Council Approval:**

<u>September 23, 2010</u>	<u>100772</u>
Date	Ordinance No.

Attached herewith is a true and correct copy of the Union Hill TIF Plan, 2<sup>nd</sup> Amendment that was approved by the Tax Increment Financing Commission of Kansas City, Missouri by Resolution No. 8-12-10. on August 11, 2010.

  
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Chairman

**SECOND AMENDMENT  
TO THE  
UNION HILL  
TAX INCREMENT FINANCING PLAN**

**I. Introduction**

This Second Amendment to the Union Hill Tax Increment Financing Plan (the “Second Amendment”) shall amend the Union Hill Tax Increment Financing Plan, as approved by the Ordinance No. 971698, and subsequently amended by Ordinance No. 081070 (collectively the “Plan”). The Second Amendment modifies the amount of reimbursable costs identified by the “Estimated Redevelopment Project Costs” described by the Plan. To the extent the Plan varies with the Second Amendment, said Plan shall be amended and superseded thereby.

**II. Specific Amendments**

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

**Amendment No.1:** Delete the first sentence of Section IVA of the Plan, “Estimated Redevelopment Project Costs,” and insert the following in its stead:

Redevelopment Project Costs are estimated to be approximately \$96,308,761, of which \$9,657,084 will qualify as Reimbursable Project Costs.

**Amendment No. 2:** Delete a portion of Exhibit 5 of the Plan, entitled “Estimated Redevelopment Project Costs,” and insert “Revised Estimated Redevelopment Project Costs,” attached hereto, in its stead.

EXHIBIT V - REVISED ESTIMATED REDEVELOPMENT PROJECT COSTS

	CURRENT BUDGET			PROPOSED REVISED LINE ITEM ALLOCATION		
	Estimated Project Costs	TIF Reimbursable Project Costs	Developer Equity or Private Financing	Estimated Project Costs	TIF Reimbursable Project Costs	Developer Equity or Private Financing
<b>ESTIMATED REDEVELOPMENT COSTS</b>						
<b>A. COMMISSION EXPENSES</b>						
1. Estimated Reimbursable Costs for Plan Implementation						
(a) Legal	75,000	75,000	-	75,000	75,000	-
(b) Agenda	2,000	2,000	-	2,000	2,000	-
(c) Staff Time	35,000	35,000	-	35,000	35,000	-
(d) Miscellaneous	15,000	15,000	-	15,000	15,000	-
2. Final Development Plan Approval Fees (\$.05/s.f. - \$50/dwelling unit)	40,000	40,000	-	40,000	40,000	-
Total S.F. 50,000 \$ 0.50 Per SF						
Total Units 300 \$ 50.00 Per Unit						
3. Plan and Project Administration and Developer/Consultant/TIF Commission Expenses (including expenses for affirmative action administration) (1)	300,000	300,000	-	300,000	300,000	-
4. Plan and Project preparation expenses incurred by Developer (2)	231,345	231,345	-	231,345	231,345	-
5. Plan Amendment preparation expenses incurred by Developer	125,000	125,000	-	125,000	125,000	-
6. Cost of Bond Issuance	125,000	125,000	-	125,000	125,000	-
<b>TOTAL COMMISSION EXPENSES</b>	<b>948,345</b>	<b>948,345</b>	<b>-</b>	<b>948,345</b>	<b>948,345</b>	<b>-</b>
<b>B. NEIGHBORHOOD IMPROVEMENT PROJECTS</b>						
1. Acquisition & Blight Removal (5)	4,826,423	4,826,423	-	5,826,423	5,826,423	-
Administrative Costs (3)	87,316	87,316	-	87,316	87,316	-
2. Infrastructure Improvements	3,250,000	3,250,000	-	2,250,000	2,250,000	-
3. Residential Loan/Grant Program	300,000	300,000	-	300,000	300,000	-
4. Commercial Loan/Grant Program	245,000	245,000	-	245,000	245,000	-
5. Community Center	-	-	-	-	-	-
<b>TOTAL NEIGHBORHOOD PROJECTS</b>	<b>8,708,739</b>	<b>8,708,739</b>	<b>-</b>	<b>8,708,739</b>	<b>8,708,739</b>	<b>-</b>
<b>B. REDEVELOPMENT COSTS</b>						
1. Land Acquisition (including title work)	6,748,969	-	6,748,969	6,748,969	-	6,748,969
2. Non-Profit	15,800,000	-	15,800,000	15,800,000	-	15,800,000
3. Retail/Restaurant Construction/Rehabilitation	7,565,109	-	7,565,109	7,565,109	-	7,565,109
4. Residential Construction	50,537,599	-	50,537,599	50,537,599	-	50,537,599
5. Industrial (4)	-	-	-	-	-	-
6. Hotel	6,000,000	-	6,000,000	6,000,000	-	6,000,000
<b>TOTAL REDEVELOPMENT COSTS</b>	<b>86,651,677</b>	<b>-</b>	<b>86,651,677</b>	<b>86,651,677</b>	<b>-</b>	<b>86,651,677</b>
<b>TOTAL EXPENSE AND COSTS</b>	<b>96,308,761</b>	<b>9,657,084</b>	<b>86,651,677</b>	<b>96,308,761</b>	<b>9,657,084</b>	<b>86,651,677</b>

(1) Refers to costs incurred by the Commission and its staff for purposes of plan administration and direct expenses.

(2) The amount requested as initial certifiable expenses is not to exceed \$231,345.

(3) TIF will not reimburse developer administrative costs in excess of 5% of the Neighborhood Improvement Projects unless prior approval is granted by the TIF Commission.

(4) Estimates for Sub-Developer Projects are not included.

\* Developer requests that all statutory PILOTS and EATS be committed and used to retire TIF reimbursable project costs.

All project budgets and reimbursable will be approved by the TIF Commission on an individual project basis.

(5) Acquisition & Blight Removal - Specifics:

Acquisition	4,212,043
Carry (Insurance & Taxes)	400,000
Demolition - - -	-
Loan Fees - - -	-
Interest Carry	800,000
Property Management Expense to Maintain & Prepare for Demolition	164,000
Maintenance Expenses	40,000
Environmental Remediation - - -	-
Grading - - -	-
Landscaping - - -	-
Legal Expense	25,000
Contingency	272,696
<b>TOTAL</b>	<b>5,913,739</b>

Acquisition and Blight Removal shall include all costs associated with the acquisition, carry, and demolition. Such costs shall include, but are not limited to, loan fees, interest, financial advisor fees, brokerage fees, property management fees, maintenance expenses, environmental remediation, environmental reporting fees, demolition, grading & landscaping, and insurance and taxes.

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