SIXTH AMENDMENT
WINCHESTER
TAX INCREMENT FINANCING PLAN
KANSAS CITY, MISSOURI

TIF Commission Consideration:
Date: 2/13/13
Resolution No.: 2-32-13

City Council Approval:
Date: 3/21/2013
Ordinance No.: 130155

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. 2-32-13 on 2/13/13.

Chairman

{File: EDCKC/60/ADM/ADMST/99/00042453.DOC /}
Sixth Amendment to the
Winchester Center
Tax Increment Financing Plan

The Winchester Center Tax Increment Financing Plan shall be amended as follows:

A. Delete Section I, INTENT AND NATURE OF THE AMENDMENT, in its entirety and in lieu thereof insert the following:

I. INTENT AND NATURE OF THE AMENDMENT

The Winchester Center Tax Increment Financing Plan (the “Plan”) has been amended five (5) times since its initial approval by Ordinance No. 911435. The First Amendment to the Plan, as approved by Ordinance No. 931165 (the “First Amendment”) provides for the expansion of the Redevelopment Area, as originally described by the Plan, to include property located on the southwest corner of 63rd Street Trafficway and Manchester Avenue. The Redevelopment Area, as expanded by the First Amendment, is generally bound by 63rd Street Trafficway on the north, Interstate 435 and Manchester Avenue on the east, 64th and 67th Streets on the south, and the Kansas City Southern Railroad tracks on the west. The expanded area included Redevelopment Project Area 13. The First Amendment provides for the construction of approximately 33,600 square feet of office commercial space together with all necessary appurtenances, utilities and street improvements within Redevelopment Project Area 13.

The Second Amendment to the Plan, as approved by Ordinance No. 941181 (the “Second Amendment”) provides for additional property to be included within the Redevelopment Area. The addition of the property creates Redevelopment Project Area 14. Redevelopment Project Area 14 will consist of the construction of approximately 80,000 square feet of office space at an estimated cost of $20,000,000.

The Second Amendment further provides for the subdivision of Redevelopment Project Area 5 into three sub-projects to allow greater development flexibility. The Second Amendment additionally permits the use of tax abatement as provided for under the Enterprise Zone designation. The categories of eligible reimbursable project costs are proposed to be expanded to include reimbursement for rock excavation, deck parking and other excessive building costs directly related to site issues, and underground utility work.

Each of the Third Amendment to the Plan, as approved by Ordinance No. 031366 (the “Third Amendment”), the Fourth Amendment to the Plan, as approved by Ordinance No. 050617 (the “Fourth Amendment”) and the Fifth Amendment to the Plan, as approved by Ordinance No. 051235 (the “Fifth Amendment”),
provide for modifications and updates to the Budget of Redevelopment Project Costs.

The Sixth Amendment (the "Sixth Amendment") to the Plan shall amend the Plan as amended by the First Amendment, the Second Amendment, the Third Amendment, the Fourth Amendment and the Fifth Amendment (collectively, the "Amended Plan"), to provide, inter alia, additional funding for (i) a neighborhood improvement program and (ii) Bennington Road between Beacon and 67th Street.

B. Delete Section II, SUMMARY, in its entirety and in lieu thereof insert the following:

II. SUMMARY

The following is a summary of the development program to be undertaken within a redevelopment area generally bordered 63rd Street Trafficway on the north, Interstate 435 and Manchester Avenue on the east, 64th and 67th Street on the south and Kansas City Southern Railroad tracks on the west (the "Redevelopment Area") in Kansas City, Jackson County, Missouri (the "City"). This Amended Plan, as amended by the Sixth Amendment, provides for the development of certain improvements within the Redevelopment Area.

The Redevelopment Area qualifies as a "Conservation Area" under the Act. The predominance of buildings 35 years or older, and the presence of dilapidation, deterioration, presence of structures below minimum code standards, abandonment, lack of sanitary facilities, inadequate utilities, deleterious land use or layout, and depreciation of physical maintenance contribute to a finding that the Redevelopment Area qualifies as a Conservation Area, as defined in Section 99.805(3) RSMo. The physical conditions, which are described on Exhibit 4 to the Plan, demonstrate that the Redevelopment 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 utilization of tax increment financing. In addition, this Amended Plan, as amended by the Sixth Amendment, is feasible only if all of the specified Redevelopment Projects are designated as such under the Act. Accordingly, development of the initial Redevelopment Area shall not impair the ability to designate the subsequent phases as Redevelopment Project Areas.

The Amended Plan calls for the development of the Redevelopment Area by the construction of approximately 1,133,600 square feet of office space and 20,000 feet of retail space, acquisition of residential property, rehabilitation of existing residential neighborhood, together with all necessary appurtenances, utilities and street improvements.

This Amended Plan, as amended by the Sixth Amendment, does not include the initial development or redevelopment of any gambling establishment. This
Amended Plan, as amended by the Sixth Amendment, conforms to the comprehensive plan for the development of the City as a whole.

This Amended Plan, as amended by the Sixth Amendment, will utilize approximately $2,832,000 of payments in lieu of taxes ("PILOTS") and economic activity taxes ("EATS") currently on deposit within the Special Allocation Fund to reimburse Redevelopment Project Costs. The remaining PILOTS and EATS on deposit in the Special Allocation Fund, which is estimated to be approximately $9,102,900, along with all PILOTS and EATS received during or after 2013, subject to Section 99.850 RSMo., shall be deemed surplus and transferred to the affected taxing districts in accordance with Section 99.850 RSMo. It is anticipated that the City of Kansas City, Missouri (the "City") and County of Jackson County, Missouri (the "County") will contribute to the City or, at the discretion of the City, the Commission, subject to appropriation, an amount equal to all PILOTS and Economic Activity Taxes, which are attributable to each of the County and City, and that are deemed surplus during and after 2013. The total amount of Redevelopment Project Costs related to the improvements contemplated by the Amended Plan, as modified by the Sixth Amendment, are estimated to be $2,832,000. The total amount of PILOTS to be generated, after the approval of the Sixth Amendment within each of the Redevelopment Project Areas, by the City and County, which, subject to Section 99.850 RSMo., shall be declared surplus, is estimated to be $4,340,796 and the total amount of Economic Activity Taxes to be generated, after the approval of the Sixth Amendment within each of the Redevelopment Project Areas, by the City and County, which, subject to Section 99.850 RSMo., shall be declared surplus, is estimated to be $11,593,416.

C. Section VII. Redevelopment Program, shall incorporate the following Section E:

VII. Redevelopment Program

E.

1. Public Improvements.

To achieve certain of the specific objectives of the Amended Plan, as amended by the Sixth Amendment, as set forth on Exhibit 3, attached hereto, the Sixth Amendment shall include certain improvements within and adjacent to the Redevelopment Area.

2. Neighborhood Housing Program Project

Improvements to housing stock and infrastructure to the Swope Ridge neighborhood will be made pursuant to the Neighborhood Housing
Program Project as described on Exhibit 15 attached hereto, as well as improvements to Bennington Avenue, between Beacon and 67th Street.

D. Delete Section VIII(A) of the Amended Plan, in its entirety and in lieu thereof insert the following:

A. Estimated Project Costs

Redevelopment Project Costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to Amended Plan, as amended by the Sixth Amendment, or Redevelopment Project, as applicable, in implementing the Amended Plan and improvements described by the Amended Plan, as amended by the Sixth Amendment, and any incidental costs relating thereto. The estimated Redevelopment Project Costs are set forth in Exhibit 7. The costs set forth as “TIF Reimbursable” shall be reimbursed from all PILOTS and Economic Activity Taxes generated within Redevelopment Project Areas 1-14 prior to 2013.

E. Insert the First Supplement to Exhibit 1 of the Amended Plan, “Location and Legal Description of Redevelopment Project Areas 6 and 12” as attached hereto.

F. Delete Exhibit 3 of the Amended Plan in its entirety, and insert the revised Exhibit 3, “Specific Objectives of Redevelopment Plan” as attached hereto.

G. Insert the First Supplement to Exhibit 6 of the Amended, “Development Schedule for Improvements Contemplated by the Sixth Amendment” as attached hereto.

H. Delete Exhibit 7 of the Amended Plan in its entirety, and insert the revised Exhibit 7, “Estimated Redevelopment Project Costs” as attached hereto.

I. Insert Exhibit 15, “Neighborhood Housing Program Project” as attached hereto.

J. Insert Exhibit 16, “Affidavit” as attached hereto.
FIRST SUPPLEMENT TO EXHIBIT 1

LEGAL DESCRIPTION
OF
REDEVELOPMENT PROJECT AREAS 6 AND 12

The legal descriptions set forth below correct the legal descriptions for Redevelopment Projects Areas 6 and 12, as set forth in the Second Amendment to Winchester Tax Increment Financing Plan.

REDEVELOPMENT PROJECT AREA 6 - CORRECTED LEGAL DESCRIPTION

ALL THAT PART OF LOT 2, WINCHESTER OFFICE CENTER WEST PHASE II, A SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF, LYING IN THE NORTH HALF OF SECTION 1, TOWNSHIP 48 NORTH, RANGE 33 WEST, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENE NORTH 82°50'01" WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 211.00 FEET TO THE POINT OF BEGINNING; THENE SOUTH 25°08'00" WEST, 215 FEET; THENE SOUTH 60°00'00" WEST, 161 FEET; THENE SOUTH 35°49'00" WEST, 293 FEET; THENE NORTHWESTERLY ALONG A STRAIGHT LINE, DEFLECTING 96°31'52" TO THE RIGHT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 363.97 FEET; THENE NORTHWESTERLY ALONG A CURVE TO THE LEFT TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 470 FEET AND A CENTRAL ANGLE OF 21°04'12", AN ARC DISTANCE OF 172.56 FEET; THENE NORTHWESTERLY ALONG A STRAIGHT LINE, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 104.02 FEET; THENE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 344.13 FEET AND A CENTRAL ANGLE OF 3°39'46", AN ARC DISTANCE OF 22 FEET; THENE NORTH 2°07'22" EAST, PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 380 FEET; THENE SOUTHEASTERLY ALONG A STRAIGHT LINE, 955 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

REDEVELOPMENT PROJECT AREA 12 - CORRECTED LEGAL DESCRIPTION

ALL THAT PART OF SWOPE ACRES AND SKYVIEW MANOR, BOTH BEING SUBDIVISIONS OF RECORD IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH, RANGE 33 WEST, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

LINE OF BENNINGTON AVENUE, AS NOW ESTABLISHED; THENCE WEST ALONG
THE NORTH RIGHT-OF-WAY LINE OF 65TH STREET TO ITS INTERSECTION WITH
THE EASTERLY RIGHT-OF-WAY LINE OF THE KANSAS CITY SOUTHERN
RAILROAD TRACKS, AS IT NOW EXISTS; THENCE NORTHERLY ALONG THE
EASTERLY RIGHT-OF-WAY LINE OF THE KANSAS CITY SOUTHERN RAILROAD
TRACKS TO A POINT ON A LINE 125 FEET NORTH OF AND PARALLEL TO THE
NORTH RIGHT-OF-WAY LINE OF 64TH STREET, A DISTANCE 845 FEET, MORE OR
LESS; THENCE NORTHEASTERLY 103 FEET, MORE OR LESS, TO THE
SOUTHWESTERLY RIGHT-OF-WAY LINE OF BEACON DRIVE, AS NOW
ESTABLISHED; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE
SOUTHERLY RIGHT-OF-WAY LINE OF SAID BEACON DRIVE, A DISTANCE OF 814
FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID
BENNINGTON AVENUE; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE
OF BENNINGTON AVENUE TO THE POINT OF BEGINNING.
EXHIBIT 3

SPECIFIC OBJECTIVES OF REDEVELOPMENT PLAN

1. Mitigation and elimination of those conditions which if left unaddressed will cause the area to be blighted. The conditions to be addressed include dilapidation, deterioration, presence of structures below the minimum code standards, abandonment, lack of sanitary facilities, inadequate utilities, deleterious land use, and depreciation of physical maintenance.

2. Enhancement of the tax base by inducing development of the Redevelopment Area to its highest and best use, benefit taxing districts and encourage private investment in surrounding areas.

3. Promotion of health, safety, order, convenience, prosperity and the general welfare, as well as an increase in efficiency and economy in the process of development.


5. Stimulation of construction employment opportunities and increased demand for secondary and support services for the surrounding commercial area.

6. Landscaping of private areas, including parking areas and street rights of way.

7. Encouragement of local residential property owners to improve their property.

8. Construction and street improvements within the Redevelopment Area.

9. Construction of approximately 1,213,600 square feet of office and approximately 20,000 square feet of retail, commercial space in 14 Redevelopment Project Areas.

10. Acquisition of properties which impede the Redevelopment Plan.

11. Realignment and extension of Bennington Avenue between Beacon and 67th Street.

12. Construction of street improvements along 63rd Street Trafficway.
FIRST SUPPLEMENT TO EXHIBIT 6

DEVELOPMENT SCHEDULE FOR IMPROVEMENTS CONTEMPLATED
BY THE SIXTH AMENDMENT
<table>
<thead>
<tr>
<th>Neighborhood Infrastructure Improvements</th>
<th>Commencement</th>
<th>Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bennington Road Improvements</td>
<td>Spring 2014</td>
<td>Winter 2014</td>
</tr>
<tr>
<td>Neighborhood Program</td>
<td>April 2013</td>
<td>April 2018</td>
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</tbody>
</table>
EXHIBIT 7

ESTIMATED REDEVELOPMENT PROJECT COSTS
<table>
<thead>
<tr>
<th>Description of Improvements</th>
<th>Total Redevelopment Project Costs</th>
<th>TIF Reimbursable</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel Locating/Remodel</td>
<td>$1,500,000</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>Housing Program</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Neighborhood Program</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improvements</td>
<td>$11,179,727</td>
<td>$11,179,727</td>
</tr>
<tr>
<td>Total Neighborhood Public Infrastructure Improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roadway Improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Redevelopment Project Costs/Expenses Fees</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
EXHIBIT 15

NEIGHBORHOOD HOUSING PROGRAM PROJECT

Exhibit 15-1
Winchester Housing Improvement Program Summary

The Winchester Housing Improvement Program funds will be targeted to a Benefit Area (Exhibit A Benefit Area Map) with a priority for:

- Rehabilitation of Owner Occupied Single-Family housing.
- Rehabilitation for Rental Single Family housing.
- Replace or repair sanitation / septic tanks systems to comply with Kansas City Code requirements.
- No TIF housing funds shall be used for rehabilitation of multifamily.

Primary recommendations about the administration of the Winchester Housing Program include:

- The TIF Commission will retain overall administrative responsibility. It may establish partnerships with existing organizations and institutions to carry out program delivery functions.
- Develop an evaluation mechanism for the Program.
- Program operations/implementation with availability of housing funds will have a Five Year term beginning the date the City passes an ordinance, approving an Amendment to the Winchester TIF Plan, which incorporates the Winchester Housing Program. At the end of the Five Year term, any remaining funds not obligated for home repairs will be used to reimburse eligible Redevelopment Project Costs identified by the Winchester Plan.

Proposed Guidelines

The Housing Program will award unding to qualified property owners within the targeted Winchester TIF Housing Benefit Area. The Winchester Housing Program will be administered by the TIF Commission, which may include administration through Program Delivery Contractors ("PDC's") who will solicit and review grant applications, and manage construction and fund disbursements. It is recommended that the PDC's have established ties to the City and Commission and be familiar with housing programs within the City.

A grant program is recommended for the septic system program and a funding program is recommended for the housing rehabilitation and repair program. The TIF staff shall determine, with input from the Commission (including the Housing Committee), appropriate funding limitations based on funding availability and projected needs of the particular target area within the Redevelopment Area. Factors, which should be considered when determining the projected needs and funding limitations for a particular target area, include: condition of housing stock, prioritizing exterior improvements and addressing safety / health issues on the exterior and interior of single and rental housing stock, and number of qualified applicants. It is recommended that the funding limits discussed below, under the Section entitled, The Housing Program, be adopted as initial guidelines, which may be subject to modification by the TIF Commission, with input from the Winchester Advisory Committee and the Housing Committee, based on new funding, if any, and periodic program evaluation.
The Winchester Housing Improvement Program (WHIP)

The Winchester Housing Improvement Program ("WHIP" or program) have two components: The septic system program and the housing program. The first priority will be the septic system program and the second priority will be the housing program. The septic system program will provide grants to qualified participants for the costs of septic and sanitation repairs to single family residential and residential rental properties. The housing program will provide funding to qualified participants for the costs of prioritized exterior improvements to single family residential and rental properties. Examples of eligible costs include facade, roofing, windows, porches, siding, masonry, painting, driveways, sidewalks, lighting, heating, cooling and electrical.

As an option, the Winchester Improvement Housing Program may engage existing third party organizations as PDC’s for assistance in administering the Winchester Housing Program.

Overall Grant/Funding Limit – There is an overall limit of $22,500 per home inclusive of both programs. The funding will be applied, on a house by house basis, first to septic system repairs or replacement and then to the housing repairs or rehab.

Septic Tank / Sanitation Inspection/Repair or Replacement

- Maximum grant amount of $750.00 for septic tank / sanitation system inspection. If applicant participates in septic system program the cost of inspection will become part of the overall grant.
- If applicant does not participate in septic system program, the cost of the inspection will be given as a grant with no deed restrictions on property.

Housing Program

Single Family Owner-Occupied

- Maximum grant amount of up to $22,500 (after any necessary septic system repairs/replacement) for Single-Family Owner Occupied residences.

Single Family Rental Housing.

- Maximum grant amount $22,500.00 per Single-Family Rental (after any necessary septic system repairs/replacement).
- Owner must match Dollar for Dollar

Residency Requirement:

No pre-existing residency requirement. Post funding-award residency of five (5) years is required. The funding for the Winchester Program will be structured as a five (5) year “forgivable loan”. So long as the recipient of the forgivable loan resides in the single family house, each year of residency, beginning on the date of the closing of the forgivable loan, twenty percent (20%) of the loan will be forgiven, with the entire loan being forgiven after the fifth year of continued residency. If the single family house is a rental property, so long as the owner retains title in fee simple to the property, twenty percent (20%) of
the forgivable loan will be forgiven each year of ownership, beginning on the date of the closing of the forgivable loan, with the entire loan being forgiven after the fifth year of continued ownership.

**Match-Funding Requirements:**

Applicants must apply for funding from the Winchester Housing Program through TIF Commission staff or a PDC, if chosen to administer program. Depending upon income, grants may require matching funds. Matching funds requirements are outlined below.

<table>
<thead>
<tr>
<th>Household Income</th>
<th>Matching Private/Loan Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower than 100% of Median</td>
<td>No match required</td>
</tr>
<tr>
<td>Between 100% and 125% of Median</td>
<td>1 to 1 match required</td>
</tr>
<tr>
<td>Greater than 125% of median</td>
<td>2 to 1 match required</td>
</tr>
</tbody>
</table>

Households with incomes below 100% of median income in Kansas City, Missouri, as established annually by HUD, are entitled to funding without a matching requirement. If household income is between 100% and 125% of median income in Kansas City, Missouri, as established annually by HUD, loan proceeds and/or owner cash on a dollar for dollar basis must match the Winchester Program Housing funding. If the household income is above 125% of median income in Kansas City, Missouri, as established annually by HUD, then one dollar of the Winchester Program Housing funding must be matched by two dollars in private loan proceeds and/or owner cash.

**Use of grant funds:** Winchester Housing Program funding will be primarily limited to exterior improvements and addressing septic and sanitation issues. Exterior improvements may include, but are not limited to, facade, roofing, windows, porches, siding, masonry, painting, driveways, sidewalks and lighting. If health and safety violations are identified by Housing Program inspectors, during a prequalification inspection, these violations must be corrected prior to approval and authorization of Winchester Housing Program funding or included in the scope of work.

**Repair process:** The PDC will inspect the house to assist the homeowner in determining the scope of work to be performed. The PDC will provide the homeowner with a list of qualified contractors and assist the homeowners (as appropriate and needed) in reviewing the scope of work to be performed, perform all necessary construction oversight, and approve contractor draws. All work will be in accordance with Winchester Rehabilitation Standards (Exhibit B).

**Rental Conversion Program**

**Single-Family**


2. Maximum Funding Amount: $15,000 per single family house.

3. Ownership Requirements: Rental ownership cannot extend past 18 months of loan/grant closing. If property is not sold to an owner-occupant within that period, the note will become due and payable.

4. Matching-Funding Requirements: All rental-conversion owners must match TIF funding on a dollar for dollar basis.
5. Application Process: All rental-conversion applications must be made to the PDC. All forgivable loans must be made in conjunction with loans and/or owner cash which will be matched on a dollar-for-dollar basis up to the maximum amount.

6. Use of Grant Funds: TIF housing funds will be primarily used for exterior improvements. Exterior improvements may include, but are not limited to: facade, roofing, windows, porches, siding, masonry, painting, driveways, sidewalks and lighting, septic systems and inspections of sanitation systems. Properties containing dangerous and hazardous health and safety code violations that cannot be corrected with funding provided under this program or other financing will be disqualified from participation.

Targeting and Selection Criteria

Targeting Recommendations

- The Winchester Housing funds will be should be targeted to homes located within the Redevelopment Area.

- Property located outside the boundaries of the Redevelopment Area will NOT be eligible for benefits from the Winchester Housing Program.
(Exhibit B)

Winchester Housing Program
REHABILITATION GUIDELINES

I. General

For single family home and rental rehabilitation.

The program is designed to rehabilitate and, in connection with the rental conversion program, sell residential dwellings.

A. Both work to repair or replace items which constitute violations of City Codes as well as other work are eligible to receive funding from the Winchester Housing Program.

B. Rehabilitated property must comply with requirements under the Kansas City Codes Department for any work that requires a City Codes inspection. In some cases a Certificate of Occupancy may be required depending on the extent of rehab work being performed.

C. Ineligible rehab:

The following listed items include, but are necessarily limited to, improvements that cannot be funded by Winchester Housing Program:

1. Install swimming pools, hot tubs, saunas, Jacuzzi

2. Window air conditioners, washer/dryer, or other freestanding appliance

3. Pay owners for their own labor.

4. If the PDC has any questions regarding any other work items to be done under this section, Land Bank Staff should be contacted.

D. All code violations, as well as safety and health violations, including remediation of hazardous materials (Lead Based Paint, asbestos, etc.) must be addressed and resolved prior to or in connection with extending Winchester Housing Funds for any other aspect of a single family home.

E. The Winchester Housing Program requires repair or replacement of specified exterior or interior deficiencies that may cause the property to become uninhabitable. Funding may be withheld if said deficiencies are not addressed.
II. Specific Guidelines for the PDC to Consider

The PCD is responsible for checking the following items and considering addressing deficient items.

A. Exterior

1. Grading and drainage
2. Concrete/asphalt
3. Roofing
4. Windows, doors, soffits, fascia, walls and other surface areas, including porches
5. Gutters and downspouts
6. Paint/tuck pointing

B. Interior

1. Walls, ceilings, windows, doors
2. Floors and floor coverings
3. Paint
4. Basements
   a) Plumbing (incl. hot water tanks)
   b) Electrical
   c) Heat
   d) Walls
   e) Beam, joists, support columns
5. Termite and extermination
   a) Check wood beam, wood joists, wood support columns, windows and other surfaces
   b) If there is evidence of active infestation, a termite inspection must be conducted. The cost of inspection as well as treatment expense is an eligible cost. Only licensed exterminators should treat properties. If there is active infestation of roaches, mice or rats, the property must be treated by a licensed pest control company.
The following standards should be used as a guide for property inspections:

A. Exterior

1. Roof

   a) If the roof has five (5) years or more of remaining life, the existing roof can remain.

   b) If, upon inspecting, the roof proves to have 3 or more overlays it must be stripped down to the roof decking and a new 30 year shingle installed.

   c) If an inspection by the PDC shows shingles are curling, loss of granules, missing and broken shingles, or leaking, the roof must be replaced.

   d) Inspect attic for visible signs of leakage.

   e) If there is only (1) layer and the roof is in fair condition, an overlay is permissible.

   f) When replacing or installing roof shingles, a 30 year laminated shingle is to be used.

   g) Rafters, ridge board and collar ties need to be inspected for warping, splitting, or other defects after shingles are removed, or via attic inspection in case of overlays.

   h) When replacing/repairing roof, installation of a minimum of two (2) roof vents, as per manufacturer’s specifications and soffit vent is recommended, if possible.

   i) Chimneys, vent pipes, dormers, and edges, install new galvanize or aluminum metal flashing. Asphalt base tar is not acceptable as flashing.

   j) Exterior grade, 7/16 inch OSB (oriented strand board) sheathing and quality 30 year laminated shingles are to be used.

2. Chimneys

   a) There are three types of chimneys used in properties that will be inspected. They are brick (lined and unlined), rock and metalbestos.

   b) *Cleanouts in basement will be inspected to check if bricks or other material have been dislodged, which could be hazardous in using the chimney.* Chimney cleaning is an allowable expense and will be required if the chimney will be used. If a wood or gas burning fireplace is intended to be operable, a report from a certified chimney company will be required. The report is to verify that the lining in the chimney is in good working condition and poses no fire hazards.
c) Exterior inspection of chimney should be made to see if it is pulling away from the structure. If the chimney has not moved from the structure, caulkimg generally will take care of the problem. The inspection fee by a licensed structural engineer is an eligible expense.

d) Tuck point mortar joints as needed.

e) Installation of a rain cap with screening is allowed.

f) If the chimney has excessive height, it can be reduced to approximately 3 linear feet in height above roof.

g) If there is an existing furnace / hot water heater vented into the chimney, an inspection from a heating & cooling firm should be made to determine if the chimney should be re-lined. This will require a city inspection. A permit for the installation of the liner is an eligible expense.

3. Gutters, downspouts and storm drains

a) Galvanized or aluminum downspouts in good condition and are draining property do not need to be replaced.

b) Gutters and downspouts that are not being replaced should be cleaned and painted, if galvanized, and inspected for proper drainage fall.

c) Storm drains in good condition and operating properly do not need to be replaced. Drains not operating properly (letting water enter the basement or drains with broken tile) must be removed and sealed.

d) Box gutters that indicate no visible signs of damage or leaking do not need to be replaced.

e) Box gutters that are damaged or leaking may be repaired, relined, or covered up and replaced with traditional guttering.

4. Soffits, fascia and rafter tails:

Soffits, fascia and rafter tails can remain as-is if they are in good condition. If needed, they can be repaired or replaced. Wrapping is allowable.

5. Siding

The following types of siding may be used: Wood siding shingles and various types of lap siding, including wood, vinyl, steel and aluminum. Vinyl, aluminum or steel siding can be repaired, installed or replaced in order to make maintenance easier for the owner. (However, if property has been designated as an historic landmark or is located within an historic district, all exterior work, including siding, must comply with the Historic Designation provisions of the Development Code.)
6. **Windows — exterior**

a) Operating windows that have missing ropes, locks, lifts and small glass cracks do not need to be replaced, but must be repaired.

b) Windows showing excessive damage and missing parts need to be replaced with new window units.

c) Replacement window units must meet an Energy Star Rating.

d) Replacement of storm windows are eligible. Any broken or missing storm windows must be replaced to conserve energy.

7. **Doors**

a) Exterior solid core doors with operable keyed lock set, hinges, in good operating condition are acceptable.

b) Hollow core doors are not acceptable for exterior use.

c) Exterior doors should have a proper fitting threshold and weather-stripping to provide a seal against weather.

d) Screen or aluminum combination storm doors can be installed, repaired or replaced.

e) Replacements for exterior doors must be pre-hung and insulated.

8. **Sidewalks and Driveways**

a) Private sidewalks and driveways must have an all-weather surface to prevent mud tracking.

b) Sidewalk surfaces are to be concrete. Driveway surfaces can be asphalt or concrete.

c) Sidewalks and driveways with: An offset displacement exceeding three (3) inches cracks exceeding one (1) inch, or ponding water (for more than 5 days) shall be repaired or replaced. (Repair/replacement strongly recommended.)

9. **Porches**

a) Porches are to be inspected to determine safety and soundness.

b) Porch decking, headers, joists, support columns, ceiling, and rafters should be solid, secure and safe to use.
c) Balustrades are to be anchored securely. Balustrades missing or not in usable condition must be replaced.

d) Wood type porches can be converted to a concrete deck porch, including new steps, balustrade and support columns.

e) Existing concrete porch decks that are badly cracked, ponding water and presenting a safety hazard must be replaced with either wood or concrete.

10. Foundations

a) If visual inspection of the foundation cannot determine the problems, an engineering report can be obtained. This may be an allowable expense.

b) Foundation walls can be tuck-pointed, parged, replaced, repaired, or rebuilt as needed.

11. Lead-Based Paint

Homes built after 1978 shall not require a lead based paint inspection.

Homes built prior to 1978 shall have a lead based paint inspection as part of the overall environmental assessment.

12. Painting – Exterior and Interior

Exterior and interior painting by the contractor will be done in a manner which includes cleaning of the exterior surfaces by means of washing, scraping of loose paint, spot priming and application of two (2) coats 100% latex paint (25 year life).

13. Garages/Outbuildings/Fences

a) Repair/replacement are eligible expenses.

b) Garages or outbuildings that will remain, must meet Neighborhood Preservation Codes requirements.

B. Interior

1. Plumbing (includes interior and exterior lines)

a) Galvanized water lines with sufficient pressure and showing no signs of leakage or corrosion do not need to be replaced.

b) Vertical and horizontal galvanized water lines that are to be replaced will be done with hard copper piping and lead free solder or pix tubing.

c) If horizontal galvanized water lines are being replaced, vertical lines above the first floor need to be replaced at the same time. If not
replaced, a loss of water pressure to the upper floors could be caused due to calcium in the galvanized pipe.

d) Existing copper water lines connected to galvanized pipe must have dielectric couplings (see 1 above).

e) PDC’s should be aware of the advisability of repairing/replacing leaking faucets and/or fittings. Replacement of faucets shall include a low flow aerator.

f) Hot water tanks older than 5 years old may be replaced, however, if not leaking or showing any signs of rust at the base of the tank, replacement is not required. If the tank is to be replaced, install minimum of 40-gallon Energy Star Rated tank complete with new vent pipe and pop off valve with overflow pipe for single family. If the hot water tank is not replaced, inspect vent pipe for rust, holes, leaking pop off valve, and drip leg.

g) Copper gas lines must be replaced with black iron pipe.

h) Waste lines serving the kitchen or bath that are leaking or showing extensive corrosion should be replaced or repaired.

i) Repairs to septic systems are allowed. However, if public sanitary sewer is available, hookup to the system is strongly recommended.

2. Heating and Air Conditioning

a) Gravity flow furnaces and ducts that appear to be in good condition and showing no deterioration can remain. However, a mechanical inspection is advised. Any wrapping on heat runs or furnace showing deterioration should be inspected for asbestos. Asbestos remediation must be performed by a company licensed to perform such work.

b) The mechanical inspection may be waived for forced air furnaces and ducts that have been installed in the past 5 years. Units over 5 years must have a mechanical inspection.

c) Hot water or steam systems can remain as long as there is no sign of leakage. The system should have a mechanical inspection to verify the condition of the unit. If steam pipes are wrapped they should be checked for asbestos and abated or sealed by a certified company.

d) If there is any doubt regarding the condition of the furnace, a mechanical inspection of the furnace is recommended. The cost for inspection is eligible.

c) Flue pipes that are missing, defective, rusted, and/or have improper fall, should be replaced or repaired. All flue pipes going into the chimney must be sealed.
f) Free standing gas or oil heating units, e.g., space heaters, must be disconnected. Vented heaters sitting on fire resistant mats are the only units that are approved for heating.

g) If there is central air conditioning, the same procedure as used to inspect furnaces will be used.

h) Replacement of a furnace shall be with a new unit that has a minimum of 90% energy efficiency and side vented.

i) Replacement of a/c unit shall have a minimum of 13 SEER rating. (If a 14 SEER or greater unit is installed, KCPL will pay $800.00 towards cost, FDC to check with KCPL for application before purchase of unit.)

3. Electrical

a) If an existing 30 or 60 amp service is still place, the panel box shall be up-graded to a minimum 100 amp service. Any additional wiring and the masthead shall be replaced to meet city code requirements.

b) 100 amp Services left in place that are blowing fuses or circuit breakers due to overload shall be checked by a Licensed Electrician.

c) Installation of updated service could require a masthead. It will be determined by KCPL as to where the service entrance will be located.

d) All exposed knob and tube wiring (basement and attic areas) shall be removed and new romex wiring installed. If the wiring has been tampered with, the wiring and service panel must be replaced to comply with electrical code.

e) In any room above basement level, when removal of plaster or drywall has resulted in the exposure of knob and tube wiring, replacement with Romex must be done and a permit for city inspection obtained. If done, installation of outlets every twelve feet should be included or code required.

f) Electric outlets in rooms where plaster or drywall is not being removed do not have to comply with paragraph e above. One (1) outlet is all that will be required. Appliance outlets may be installed as needed.

g) Existing two (2) hole outlets do not have to be replaced with grounded units. New outlets must be grounded.

h) GFCI outlets need not be installed unless the electric wiring in the home is being updated. However, the GFCI is a safety factor and grounded outlets in kitchen and bath areas are recommended.

i) Electric switches operating properly do not need to be replaced; however, if electrical work is being done, wall switches must be installed.
in kitchens and bathrooms to replace pull chain switches, even if they are operating properly.

j) Electric fixtures that are working properly do not need to be replaced, even though shades are missing. Light fixtures equipped with pull chain switches and operating properly can remain. The participant can select fixtures that are to be replaced.

k) Ceiling fans equipped with light kit can be installed.

l) Existing doorbells can be made operable or installed.

m) Exterior floodlights can be repaired, replaced or installed new.

n) There must be a smoke detector on each floor, located generally in basements, hallways, and other areas adjacent to bedrooms. Units must be in place prior to final inspection of the property.

4. Walls and Ceilings

a) Plaster walls and ceilings having few cracks or holes, and/or wallpaper in good condition, will not require any action.

b) Large holes and cracks in walls and ceilings may be indicative of other problems, and should be considered for repair.

c) Depending on the condition severity of walls and ceilings, overlay with drywall is acceptable. If overlaying drywall on interior walls that have an exterior side, must be blown with insulation prior to drywall installation to reduce energy loss.

d) Defective ceiling plaster, adjacent to the attic, should generally be repaired (if small) or covered with sheetrock if removed.

e) Removal of plaster from walls and ceiling will require that the wiring be brought up to electrical code. Therefore, it is recommended that walls/ceilings be laminated with sheetrock if serious cracks/deterioration occurs.

5. Doors and Trim

a) Missing or non-operable interior doors must be replaced or repaired.

b) Bathroom doors must be equipped with operable locks.

c) Interior doors must fit openings, and have working passage sets and hinges.

d) Door trim that is missing, must be repaired or replaced.
6. Windows and Trim

   a) Windows that are non-operable must be repaired or replaced.
   b) Missing hardware and sash cords must be repaired or replaced.
   c) Sashes with broken or rotted wood must be repaired or replaced.
   d) Window glass that is missing or with large holes and cracks exceeding \( \frac{1}{4} \) inch displacement must be replaced.
   e) Basement windows must be operable or sealed and glass not broken. Small cracks in glass are permissible. Basements must have one operating window for ventilation.
   f) Storm window repair or replacement is an eligible cost. Any broken or non-operating storms must be repaired or replaced.
   g) Windows located in the basement can be replaced with new energy efficient window units.

7. Floors and Floor covering

   a) Hardwood and pine floors needing repair or refinishing should be addressed.
   b) Hardwood floors can be sanded and refinished as needed.
   c) Pine or softwood floors are not to be sanded. They can be refinished/painted only.
   d) Floors can be carpeted instead of being refinished.
   e) Kitchens, dinettes, and adjoining walls may have new vinyl floor replaced. Existing floor covering must be replaced, if there are soft spots or several layers.
   f) Carpet may be repaired, depending on its condition, or new carpet may be installed. (Carpet stretching is also allowed).

8. Stairs, Steps and Handrails

   a) Stairs, steps, and handrails in good condition can be left as-is.
   b) Repair and/or replacement of basement stairs, steps and handrails that are missing or broken, as well as mill finished stairs, steps and handrail parts that are missing or broken must be repaired or replaced.
9. **Insulation**

   a) Attic insulation must be inspected.

   b) Attic insulation should be brought up to a minimum (R-38) standard using cellulose or fiberglass.

   c) Sidewall insulation can be blown-in as needed to fill the space to achieve a (R-19) rating.

   d) Insulating outside walls from the interior: Plaster/lathe must be removed and vapor barrier battens installed and finished with new drywall.

   e) Insulating outside walls from the exterior: Cellulose or fiberglass insulation must be applied through drilled holes. When the cavity is filled, holes must be plugged and repainted.

   f) Adequate amount of roof venting must be installed, depending on square footage of attic.

   g) Exterior doors and windows must be weather-stripped to prevent entry of air and moisture.

   h) All areas around doors, windows, and other adjoining surfaces must be caulked as necessary.

   i) Basement area between rim joists: Batt must be installed in an acceptable level by current standards and insulation value.

10. **Energy Reduction**

    When making changes to any energy related items, all efforts shall be made to achieve a reduction in use of energy.

    a) When plaster or drywall has been removed from an exterior wall, that wall shall be insulated to an R-19.

    b) Any areas that allow air to infiltrate into the home shall be sealed.

    c) All exterior doors shall be weather tight.

    d) Basement rim joists shall be insulated if accessible.

    e) If light fixtures are to be replaced, they shall be replaced with Energy Star Rated fixtures. All new appliances shall have a Energy Star Rating.
11. Environmental and Historical regulations must be followed

a) Lead Based Paint Clearance

b) Any asbestos wrappings on duct work, heating systems etc. shall be removed by a certified company with a report from that company submitted to the TIF staff or PDC.

c) Any alterations to the exterior of properties designated as an historic landmark or located within a area designated as an historic district shall be approved by the Historic Preservation Commission before any exterior work commences.
EXHIBIT 16

AFFIDAVIT

Forthcoming

Exhibit 15-2
CITY MANAGER'S AFFIDAVIT

STATE OF MISSOURI

COUNTY OF JACKSON

1. I, Troy Schulz, am the City Manager of the City of Kansas City, Missouri, a constitutional charter city and political subdivision duly organized and validly existing under the laws of the State of Missouri (the "City") and I am authorized to provide this affidavit on behalf of the City.

2. I am charged with the responsibility of submitting an Annual Budget to the Mayor of the City (the "Mayor"), which shall include, at a minimum, the following:

a. **Revenues:** An itemized statement of estimated revenues to be realized in cash from all sources for the year which the budget is to cover, together with a comparative statement of estimated cash receipts for the current fiscal year and actual cash receipts for the two fiscal years next preceding the current fiscal year.

b. **Appropriation:** An itemized statement of appropriations, which is based, in part, on requests for appropriation from the head of each department under the City Manager, for the ensuing year, with a comparative statement of estimated expenditures for the current fiscal year and actual expenditures for the two fiscal years next preceding the current fiscal year.

c. **Additional information:** Such other information as may be required by the Mayor and the City Council of the City (the "Council").

3. The Mayor shall transmit to the City Council the Annual Budget prepared by the City Manager, with any comments of the Mayor.

4. Upon receipt of the Annual Budget, the Council shall review the Annual Budget to determine the need for the expenditures requested and the adequacy, reliability and propriety of estimated revenues.

5. The Council shall, by ordinance, adopt the Annual Budget, which shall itemize the purposes of expenditure by departments, activities, functions, etc character classes in as near detail as personal services, contractual services, commodities and capital outlays, and any adopted shall constitute an appropriation for the purposes stated in the same form as appropriation and authorization of the amount to be raised by taxation for the purpose of the City, provided that the total amount appropriated shall not in any event exceed the total revenues estimated to be realized in cash during such year, plus any unencumbered balance from previous years.

6. The Council has not adopted an Annual Budget that contemplates and no department director has requested or indicated any intent to request an appropriation for the financing of the Soccer Fields and Soccer Village Site Infrastructure Improvements and Public...
Acknowledged and contemplated by the Sixth Amendment to the Winchester Center
Tax Increment Financing Plan.

7. The undersigned acknowledges and agrees that this Affidavit is being submitted
upon by the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission") in
connection with its consideration of the Sixth Amendment to the Winchester Center Tax Increment
Financing Plan and specifically, whether it is reasonable for the Commission to conclude that the
improvements described in and as contemplated by the Sixth Amendment to the Winchester Center Tax Increment
Financing Plan, would not be undertaken without the use of tax increment allocation financing.

The information, statements and averments in this Affidavit are, to the best of my knowledge and
belief, true, accurate and complete in all material respects.
COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 130155

Accepting the recommendations of the Tax Increment Financing Commission as to the Sixth Amendment to the Winchester Center Tax Increment Financing Plan; approving the Sixth Amendment to the Winchester Center Tax Increment Financing Plan; accepting the recommendation of the Tax Increment Financing Commission as to the termination of the Winchester Center Tax Increment Financing Plan; terminating the Winchester Center Tax Increment Financing Plan; declaring as surplus those funds within the special allocation funds established in connection with the Winchester Center Tax Increment Financing Plan in excess of $2,832,000.00; authorizing the distribution of such surplus funds to the taxing jurisdictions; estimating and appropriating $8,354,865.28 for the purposes of fulfilling the obligations under the Sixth Amendment to the Winchester Center Tax Increment Financing Plan and certain agreements, making certain public improvements, and constructing a youth soccer complex and related improvements in Swope Park; authorizing the City to execute certain agreements; providing for an effective date; and directing the City Clerk to transmit copies of this ordinance.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended, (the "Act"), the City Council created the Tax Increment Financing Commission of Kansas City, Missouri (the "Commission"); and

WHEREAS, on December 19, 1991, the City Council adopted Ordinance No. 911435, which accepted the recommendations of the Commission as to the Winchester Center Tax Increment Financing Plan ("Redevelopment Plan") and designated the Redevelopment Area described therein to be a conservation area; and

WHEREAS, on October 28, 1993, the City Council adopted Ordinance No. 931165, which accepted the recommendations of the Commission as to the First Amended Winchester Center Tax Increment Financing Plan and designated the Expanded Redevelopment area described therein as a conservation area; and

WHEREAS, on September 15, 1994, the City Council approved Ordinance No. 941181 which accepted the recommendations of the Commission as to the Second Amendment to the Winchester Center Tax Increment Financing Plan; and

WHEREAS, on January 8, 2004, the Council approved Ordinance No. 031366 which accepted the recommendations of the Commission as to the Third Amendment to the Winchester Center Tax Increment Financing Plan; and

WHEREAS, on July 7, 2005, the Council approved Ordinance No. 050617 which accepted the recommendations of the Commission as to the Fourth Amendment to the Winchester Center Tax Increment Financing Plan; and

WHEREAS, on October 13, 2005, the Council approved Ordinance No. 051235 which accepted the recommendations of the Commission as to the Fifth Amendment to the Winchester Center Tax Increment Financing Plan; and
COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 130155

WHEREAS, the sixth amendment to the Winchester Center Tax Increment Finance Plan was proposed to the Commission (the "Sixth Amendment"); and

WHEREAS, after all proper notice was given, the Commission met in public hearing and after receiving the comments of all interested parties and taxing jurisdictions affected, closed the public hearing on February 13, 2013, and approved its Resolution No. 2-22-13 recommending to the City Council that the Sixth Amendment be approved; and

WHEREAS, the Commission, on February 13, 2013, approved its Resolution No. 2-23-13 recommending that the City Council declare the funds in excess of $2,832,000.00 in the special allocation funds established in connection with the Winchester Center Tax Increment Financing Plan to be surplus, dissolve the special allocation funds, terminate the Winchester Center Tax Increment Financing Plan, and terminate the designation of each Redevelopment Project Area described by the Winchester Center Tax Increment Financing Plan; and

WHEREAS, the City desires to delegate to the Commission the City’s obligation to implement the Sixth Amendment, which shall include the construction of improvements to Bennington Avenue, administration of the Neighborhood and Infrastructure Program, and the reimbursement of all redevelopment project costs related to the implementation of the Sixth Amendment; and

WHEREAS, the Commission, City, Jackson County, Missouri ("County"), Consolidated School District No. 2 (Raytown), and Mid-Continent Public Library are among the taxing jurisdictions impacted by the Sixth Amendment and have agreed that in order to resolve certain disputes related to the approval of the Sixth Amendment, each will contribute and direct the Commission to transfer to City a portion of the surplus funds in the special allocation funds established in connection with the Winchester Center Tax Increment Financing Plan they would otherwise be entitled to receive under the Act, such funds shall be used to fund certain public improvements; and

WHEREAS, the City and County have determined it to be in the best interests of the residents of the City and County to construct a youth soccer complex and related improvements in Swope Park, and desire and intend to contribute moneys for the development and construction of such project by, among other things, contributing the balance of the surplus funds to the special allocation funds established in connection with the Winchester Center Tax Increment Financing Plan that City and County would otherwise be entitled to receive under the Act; and

WHEREAS, the City’s use of TIF Surplus dollars as considered by this Ordinance is consistent with the City’s one-time revenue policy as defined in Committee Substitute for Ordinance No. 121017, as amended; and

WHEREAS, certain agreements must be authorized and appropriations made for the purpose of implementing the objectives outlined herein; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:
COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 130155

Section 1. That the recommendations of the Commission concerning the Sixth Amendment to the Winchester Center Tax Increment Financing Plan are hereby accepted and the Sixth Amendment to the Redevelopment Plan, a copy of which is attached hereto, is hereby approved and adopted as valid and the Redevelopment Projects contained therein are hereby authorized.

Section 2. That the City Council hereby finds that:

(a) Good cause has been shown for the amendment of the Redevelopment Plan, and that the findings of the City Council in Ordinance Nos. 911433, 931165, 941181, 031366, 050617 and 051235 with respect to the Redevelopment Plan and any subsequent amendments, are not affected by the Sixth Amendment to the Winchester Center Tax Increment Financing Plan and apply equally to the Sixth Amendment to the Winchester Center Tax Increment Financing Plan;

(b) The Redevelopment Area, as amended, as a whole, is a conservation area, and 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 Sixth Amendment to the Winchester Center Tax Increment Financing Plan;

(c) The Sixth Amendment to the Winchester Center Tax Increment Financing Plan conforms to the comprehensive plan for the development of the City as a whole;

(d) The estimated dates of completion of the respective Redevelopment Projects and retirement of any obligations incurred to finance Redevelopment Project Costs, have been stated in the Sixth Amendment to the Winchester Center Tax Increment Financing Plan and are not more than 23 years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area, as amended;

(e) A plan has been developed for relocation assistance for businesses and residences;

(f) The Sixth Amendment to the Winchester Center Tax Increment Financing Plan does not include the development of any gaming establishment; and

(g) The Sixth Amendment does not affect the previous cost benefit analysis attached to the Winchester Center Tax Increment Financing Plan, which show the economic impact of the Sixth Amendment to the Winchester Center Tax Increment Financing Plan on each affected taxing district.

Section 3. That the Commission is authorized, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, to own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect
thereof, all in the manner and at such price the Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Sixth Amendment to the Winchester Center Tax Increment Financing Plan pursuant to the power delegated to it.

Section 4. That pursuant to the provisions of the Sixth Amendment to the Winchester Center Tax Increment Financing Plan, the City Council approves the pledge of $2,832,000.00 currently deposited into the Winchester Center Account of the Special Allocation Fund to the payment of Redevelopment Project Costs within the Redevelopment Area, as amended, and authorizes the Commission to pledge such funds on its behalf.

Section 5. That the City Council acknowledges receipt of (a) an Intergovernmental Agreement and Mutual Release executed by Jackson County, Missouri, Consolidated School District No. 2 (Raytown) and Mid-Continent Public Library and (b) a Cooperative Agreement – Soccer Facility Improvements executed by Jackson County, Missouri and hereby declares that the Winchester Center Tax Increment Financing Plan is terminated and all funds in each of the special allocation funds in excess of $2,832,000.00 are declared surplus funds and shall be distributed to the affected taxing jurisdictions in accordance with the Act.

Section 6. That following the distribution of the surplus funds and the receipt by City of the $2,832,000.00 remaining within the special allocation funds, the special allocation funds for the Winchester Center Tax Increment Financing Plan are dissolved.

Section 7. That revenue in the following account of the Capital Improvements Fund is estimated in the following amount:

| 13-3090-120000-485380 | Capital Improvements Fund      | $8,354,865.28 |

Section 8. That the sum of $8,354,865.28 is appropriated from the Unappropriated Fund Balance of the Capital Improvements Fund to the following accounts:

| 13-3090-898704-B-89002555 | Development NCW | $2,832,000.00 |
| 13-3090-708709-B-70132202 | 63rd St Sdwiks Jackson-Manchest | $900,000.00 |
| 13-3090-708709-B-70134917 | Lewis Road Athletic Fields | $4,622,865.28 |
| **TOTAL** | | **$8,354,865.28** |

Section 9. That the City Manager, or his designee, is hereby authorized and directed to execute a cooperative agreement with the Commission for the purpose of outlining the parties' responsibilities for making those improvements contemplated by the Sixth Amendment. Such agreement is approved in substantial form to that which is on file in the office of the City Clerk.

Section 10. That the City Manager, or his designee, is hereby authorized and directed to execute an Intergovernmental Agreement and Mutual Release with the Commission, Jackson County, Missouri, Consolidated School District No. 2 (Raytown) and Mid-Continent Public Library for the purpose of fully settling any and all claims
related to the approval of the Sixth Amendment. Such agreement is approved in substantial form to that which is on file in the office of the City Clerk.

Section 11. That the City Manager, or his designee, is hereby authorized to execute a Cooperative Agreement – Youth Soccer Facility Improvements with Jackson County, Missouri, for the purpose of providing for the construction of a youth soccer complex and related improvements in Swope Park. Such agreement is approved in substantial form to that which is on file in the office of the City Clerk.

Section 12. That the City Manager, or his designee, is hereby directed to develop a financing plan and schedule for construction for the youth soccer complex and related improvements in Swope Park and other improvements as needed pursuant to the agreements referenced in Sections 9, 10, and 11 of this ordinance.

Section 13. That the provisions of this ordinance shall not take effect until ten days following passage of this ordinance or until such date as the agreements authorized by this ordinance shall have each been authorized by the relevant governing bodies and shall each have been fully executed, whichever shall last occur.

Section 14. That the City Clerk shall send a copy of this ordinance to the County Clerk and County Executive of Jackson County, Missouri.

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Randall J. Landes
Director of Finance

Approved as to form and legality:

Brian T. Rabineau
Assistant City Attorney

Date Passed