

**Exhibit 4A
Platte Purchase Redevelopment District**

Estimated Redevelopment Costs

Public Imp. No.	Public Improvement Name	Public Improv. Length (LF)	Estimated Pub. Imp. Budget	Potential Funding From Other Sources	Reimbursable Project Costs	Public Improvement Description
STREET AND PUBLIC IMPROVEMENT PROJECTS - COMPLETED						
1/2A	NW 88th Street and Traffic Signal - Professional Services		\$ 110,585.00		\$ 110,585.00	
1/2A	NW 88th Street and Traffic Signal - Construction	1,500	\$ 978,415.00		\$ 978,415.00	Widening of NW 88th Street and median reconstruction
STREET AND PUBLIC IMPROVEMENT PROJECTS - UNDER CONSTRUCTION AND/OR CURRENT PROJECTS						
3/4/7a/10/6/TS1/11						
NW TSR, M152 & N Platte Purchase Interchange, N Platte Purchase Dr, Line Creek Pkwy, Sanitary Sewer						
3	Sanitary Sewer Extension	6,835	\$ 14,382,000.00		\$ 14,382,000.00	
4	NW Tiffany Springs Road Roundabout (2 lane)	3600 2 Each				One roundabout at each end of Tiffany Springs Rd
7a	N Platte Purchase Drive - Phase 1	2000				N Platte Purchase Drive from M152 to Tiffany Springs Parkway
10	Line Creek Parkway - Phase 1 Water Main Extension	1000				
6	M152 & N Platte Purchase Dr Interchange Ramp Improvements		\$ 6,330,000.00		\$ 6,330,000.00	
	Signals and Intersection Improvements		\$ 2,302,000.00		\$ 2,302,000.00	
TS1	Twin Creeks Trail System - Segment 1	6100	\$ 1,338,000.00	\$ 1,000,000.00	Platte Co/KCMO \$ 338,000.00	
11	Water and Sanitary Sewer Main Extension	2700	\$ 2,300,000.00	\$ 1,166,000.00	Water Dept/Fed \$ 1,134,000.00	Water and sewer extension along N. Platte Purchase Drive, including water and sewer main within Platte Purchase Park
STREET AND PUBLIC IMPROVEMENT PROJECTS - FUTURE PROJECTS						
2B	Traffic Signal - NW 87th Terr & N Platte Purchase Dr		\$ 468,000.00		\$ 468,000.00	Traffic Signal and ADA Intersection upgrades per KCMO req.
5	Line Creek Regional Detention Facility (Phase 1) Basin Embankment and Grading		\$ 1,500,000.00	\$ 800,000.00	PIAC/WSD \$ 700,000.00	East fork of Line Creek Regional Detention Facility - Phase 1 of Upper Basin
	Basin Outfall		\$ 770,000.00	\$ 340,000.00	DFA Account \$ 430,000.00	
	Sanitary Sewer Upgrades (per WSD)		\$ 399,000.00		\$ 399,000.00	
			\$ 2,669,000.00	\$ 1,140,000.00	\$ 1,529,000.00	
7a	N Platte Purchase Drive - Phase 2 Water Main Extension (Transmission)	4200 3000	\$ 3,474,000.00 \$ 1,079,000.00		\$ 3,474,000.00 \$ 1,079,000.00	N Platte Purchase Drive from M152 to Tiffany Springs Parkway
			\$ 4,553,000.00		\$ 4,553,000.00	
7b	N. Platte Purchase Drive, between Platte Purchase Park Entrance and NE. 100th Street	2600	\$ 4,758,000.00		\$ 4,758,000.00	
7c	N. Platte Purchase Drive, between NE 108th Street and Platte Purchase Park	2700	\$ 3,993,000.00	\$ 298,870.00	Private Sources \$ 1,301,130.00	
				\$ 2,100,000.00	KCMO	
				\$ 293,000.00	KCMO	
9	Tiffany Springs Parkway	2600	\$ 4,302,000.00		\$ 4,302,000.00	Tiffany Springs Parkway from N Platte Purchase Drive west to Platte Purchase Park entrance
10	Line Creek Parkway - Phase 2 Roundabout	5500	\$ 4,500,000.00		\$ 4,500,000.00	(Garry to provide starting point at cul-de-sac to 100th Street)
	Water Main Extension		\$ 2,158,000.00		\$ 2,158,000.00	
			\$ 842,000.00		\$ 842,000.00	
			\$ 7,500,000.00		\$ 7,500,000.00	
12	Twin Creeks Village West CID Infrastructure - WC of Tiffany Springs RD & Platte Purchase DR Site Work		\$ 332,358.00		\$ 332,358.00	
	Utilities, Roadways and Related Improvements		\$ 545,060.00		\$ 545,060.00	
	Contingency		\$ 83,192.00		\$ 83,192.00	
			\$ 960,610.00		\$ 960,610.00	
13	Twin Creeks Village West CID Infrastructure - SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work		\$ 6,460,523.00		\$ 6,460,523.00	
	Utilities, Roadways and Related Improvements		\$ 737,180.00		\$ 737,180.00	
	Contingency		\$ 715,520.00		\$ 715,520.00	
	Roadways and Related Improvements		\$ 4,043,965.00		\$ 4,043,965.00	
	Traffic Signal		\$ 225,000.00		\$ 225,000.00	
	Design		\$ 298,800.00		\$ 298,800.00	
			\$ 12,480,988.00		\$ 12,480,988.00	
14	Twin Creeks Village West CID Infrastructure - SEC of Fountain Hills DR & Platte Purchase DR Site Work		\$ 715,707.00		\$ 715,707.00	
	Utilities, Roadways and Related Improvements		\$ 870,165.00		\$ 870,165.00	
	Traffic Signal		\$ 450,000.00		\$ 450,000.00	
	Contingency		\$ 191,087.00		\$ 191,087.00	
			\$ 2,226,959.00		\$ 2,226,959.00	
TS	Twin Creeks Trail System					
TS2	Twin Creeks Trail System - Segment 2	3975	\$ 872,000.00	\$ 872,000.00	Platte Co/KCMO \$ -	
TS3	Twin Creeks Trail System - Segment 3	2900	\$ 636,000.00	\$ 128,000.00	Platte Co/KCMO \$ 508,000.00	
TS4	Twin Creeks Trail System - Segment 4	3900	\$ 855,000.00	\$ 701,000.00	Platte Co/KCMO \$ 154,000.00	
TS5	Twin Creeks Trail System - Segment 5	4000	\$ 877,000.00	\$ 877,000.00	Platte Co/KCMO \$ -	
			\$ 3,240,000.00	\$ 2,578,000.00	\$ 662,000.00	
COMMISSION EXPENSES						
A.	Legal		\$ 500,000.00		\$ 500,000.00	
B.	Plan Admin, Staff Time, Misc.		\$ 150,000.00		\$ 150,000.00	
			\$ 650,000.00		\$ 650,000.00	
OTHER EXPENSES						
A.	Legal		\$ 600,000.00		\$ 600,000.00	
B.	Construction Period Interest		\$ 500,000.00		\$ 500,000.00	
* C.	Arterial Impact Fees		\$ 750,000.00		\$ 750,000.00	
			\$ 1,850,000.00		\$ 1,850,000.00	
Projected Total			\$ 77,392,557.00	\$ 8,575,870.00	\$ 68,816,687.00	

Project budgets include professional services, hard construction cost, utility relocations, right of way acquisition (if required) and contingency; provided, however, such contingency shall not exceed 5% of the construction, utility and right of way budgets for Projects 1-11 include developer's project management fees, which shall not exceed 5% of the related construction costs.

* Arterial Street Impact Fees of \$250,000 for Public Infrastructure Improvements essential to the preparation of Redevelopment Project A and located in Arterial Street Impact Fee Benefit District E; and the first \$500,000 of Arterial Street Impact Fees for Public Infrastructure Improvements essential to the preparation of Redevelopment Project B and also located in Arterial Street Impact Fee Benefit District E, and for Public Infrastructure Improvements essential to the preparation of Redevelopment Project Areas C and D each located in Arterial Street Impact Fee Benefit District A. Each Arterial Impact Fee Benefit Area is depicted on the Site Plans attached as Exhibit 2A to the Plan.

Platte Purchase Redevelopment District Redevelopment Schedule

Public Imp. Number	Public Infrasture Improvement Name	Substantially Complete**
1	NW 88th Street	2017
2A	Traffic Signal - NW 88th & N Platte Purchase Dr	*
2B	Traffic Signal - NW 87th Terr & N Platte Purchase Dr	*
3A	Sanitary Sewer Extension	*
3B	NW Tiffany Springs Road	*
3C	N Platte Purchase Drive	*
3D	Line Creek Parkway	*
4	Line Creek Regional Detention Facility (Phase 1)	*
5	M152 & N Platte Purchase Dr Interchange	*
6A	N Platte Purchase Drive	*
6B	N Platte Purchase Drive	*
7	Old Tiffany Springs Road	*
8	Tiffany Springs Parkway	*
TS	Twin Creeks Trail System	
TS1	Twin Creeks Trail System - Segment 1	
TS2	Twin Creeks Trail System - Segment 2	
TS3	Twin Creeks Trail System - Segment 3	*
TS4	Twin Creeks Trail System - Segment 4	
TS5	Twin Creeks Trail System - Segment 5	

* Public Improvements will be completed as revenue is available and development occurs; provided, however, all Public Infrasture Improvements shall be completed within twenty-three (23) years of the last approved Redevelopment Project Area by Ordinance.

**Each Public Improvement shall be considered substantially complete when all construction work is accomplished, with the exception of the installation of landscaping, ground cover and signs not related to safety or traffic flow.