NINTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT PLAN

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

DATE: **RESOLUTION NO.**

CITY COUNCIL APPROVAL:

DATE: **ORDINANCE NO.**

NINTH AMENDMENT

TO THE

PLATTE PURCHASE DEVELOPMENT PLAN

I. Introduction

The Ninth Amendment to the Platte Purchase Development Plan (the "Ninth Amendment") shall amend the Platte Purchase Development Plan, as approved by Ordinance No. 160415, and as subsequently amended by the First Amendment to the Plan, as approved by Ordinance No. 170971, the Second Amendment to the Plan, as approved by Ordinance No. 190264, the Third Amendment to the Plan, as approved by Ordinance No. 190826, the Fourth Amendment to the Plan, as approved by Ordinance No. 200205, the Fifth Amendment to the Plan, as approved by Ordinance No. 200709 the Sixth Amendment, as approved by Ordinance No. 210889, the Seventh Amendment, as approved by Ordinance No. 210889 and the Amended Eighth Amendment, as approved by Ordinance No. 240898 (collectively, referred to herein as the "Plan").

The Ninth Amendment to the Plan modifies the (a) description of the Redevelopment Projects and Redevelopment Project Areas, (b) the description of the Project Improvements and Public Improvements, (c) the Specific Objectives of the Plan, (d) the Estimated Budget of Redevelopment Projects, (e) the most recent equalized assessed value of the of the Redevelopment Projects Areas, (f) the estimated equalized assessed valuation after redevelopment, (g) the Sources Funds described by the Plan (h) the Cost Benefit Analysis and (i) exhibits to the Plan with such other conforming changes that are in furtherance of the forgoing modifications.

II. Specific Amendments

The Platte Purchase Development Plan shall be amended as follows:

Amendment No. 1: Section I of the Plan, entitled "Summary," shall be deleted in its entirety and replaced with the following:

"The Platte Purchase Development Plan (the "Plan" or "Redevelopment Plan") provides for the development of approximately 224,000 square feet of retail space, together with public infrastructure improvements within and adjacent to the Redevelopment Area, including street improvements, traffic signalization, trails, sanitary sewer lines and related improvements (the "Public Infrastructure Improvements" to support commercial development, including the retail space, in an area generally located at the intersection of 152 Highway and N Platte Purchase Drive, extending north along the westside of N Platte Purchase Drive to a point approximately 1,200 feet south of NW 100th Street and extending 1,200 to 3,000 feet to the west of N Platte Purchase Drive; extending north along the eastside of N Platte Purchase Drive to N Fountain Hill Drive and 1,000 feet to the east of N Platte Purchase Drive; and extending south of M-152 along the east side of N Platte Purchase Drive to approximately NW 88th Street on the south and approximately 1,200 feet east of N Platte Purchase Drive; and extending south of M-152 along the west side of N Platte Purchase Drive approximately 1,800 feet, extending 600 to 1,000 feet west of N Platte Purchase Drive including approximately 76.715 acres of land."

It is anticipated that the road and infrastructure improvements will encourage construction of commercial development. The Redevelopment Area is 294 acres, and it will consist of three (3) Redevelopment Project Areas and, by virtue of subsequent amendments to the Plan, may include an additional five (5) separate Redevelopment Project Areas for anticipated development that will include construction of commercial and retail uses, public educational buildings and related site improvements that support such development.

The estimated Redevelopment Project Costs to implement the road and public infrastructure improvements contemplated by the Plan are approximately $101,630,860.00 of which $86,236,990.00 is to be reimbursed from TIF Revenue (as hereafter defined). The Reimbursable Project Costs are identified on Exhibit 4A, attached to this Plan.

According to current records at the Clay County Assessor's Office, the total initial equalized assessed valuation of the portion of the Redevelopment Area located within Clay County is approximately $7,509,500. According to the current records at the Platte County Assessor's Office, the total initial equalized assessed valuation of the portion of the Redevelopment Area located within Platte County is approximately $1,540,751. The current combined ad valorem property tax levy is projected to be $8.7185 per $100 of assessed valuation in Platte County and $7.8418 per $100 of assessed valuation in Clay County. The 2025 annual ad valorem tax revenue from the portion of the Redevelopment Area located in Clay County Redevelopment Area is estimated to be approximately $588,880 and from the portion of the Redevelopment Area located in Platte County is approximately $134,330. The total initial equalized assessed valuation of each Redevelopment Project Area will be determined prior to the time each Redevelopment Project Area is designated by Ordinance.

Pursuant to the Act, Economic Activity Taxes and Payment in Lieu of Taxes generated and collected within Redevelopment Project Areas for a twenty-three (23) year period may be used to pay reimbursable Redevelopment Project Costs.

No Payments in Lieu of Taxes deposited into the Special Allocation Fund will be used to pay or reimburse any reimbursable Redevelopment Project Costs during the period tax increment financing shall be authorized. The Payments In Lieu of Taxes generated within the Redevelopment Project Areas and deposited into the Special Allocation Fund shall be declared surplus and shall be remitted to the affected Taxing Districts in accordance with the Act.

The estimated Economic Activity Taxes generated within the Redevelopment Project Areas and the potential Redevelopment Project Areas, subject to appropriation by the City Council, that will be available to the pay reimbursable Redevelopment Project Costs are approximately $67,458,559.

Upon the reimbursement of all reimbursable Redevelopment Project Costs, any remaining Economic Activity Taxes, subject to Section 99.850 RSMo., shall be declared surplus and remitted to the affected Taxing Districts, in accordance with the Act."

Amendment No. 2: The following term shall be incorporated under the Section entitled "Definitions" in Section I of the Plan:

"Y. "Project Improvements" approximately 224,000 square feet of retail space."

Amendment No. 3: The following term defined under the Section entitled "Definitions" in Section I. of the Plan is hereby deleted in its entirety and replaced with the following:

> S. "Reimbursable Project Costs," Eighty-Six Million, Two Hundred Thirty-Six Thousand, Nine Hundred Ninety and no/100 Dollars ($86,236,990) of the Redevelopment Project Costs, as specifically identified on Exhibit 4A, attached hereto."

Amendment No. 4: Section III.C. of the Plan, entitled "The Public Infrastructure Improvements," shall be deleted in its entirety and replaced with the following paragraph:

"C. Project Improvements and Public Infrastructure Improvements. Project improvements shall consist of approximately 224,000 square feet of retail space, together with the Public Instructure Improvements depicted on the Site Plan, attached as Exhibit 2B, which will support commercial development, including the retail space, and will consist of the following:

1. NW 88th Street east of N Platte Purchase Drive

2. Traffic Signals
   a. NW 88th & N Platte Purchase Drive
   b. NW 87th Terr & N Platte Purchase Drive

3. Sanitary Sewer Extension at 6,835 linear feet along Line Creek Parkway extension and east along NW Tiffany Springs Road extension; and south of MO-152 near N Platte Purchase Drive

4. NW Tiffany Springs Road from N Platte Purchase Drive to Line Creek Parkway

5. Line Creek Regional Detention Facility (Phase 1)

6. M-152 & N Platte Purchase Drive Interchange

7a. N. Platte Purchase Drive from M-152 to NW 95th Street (Phase 1)

7a. N. Platte Purchase Drive from approximately 95th Street to Tiffany Springs Parkway (Phase 2)

7a. N. Platte Purchase Drive from NW 95th Street to NW 92nd Street – Turn Lane, Water Main Extension and Streetlight Installation at the intersection at NW 93rd Street (Phase 3)

7b. N. Platte Purchase Drive from Platte Purchase Park Entrance to NE 100th Street/Tiffany Springs Parkway

7c. Platte Purchase Drive from NE 108th Street/Shoal Creek Parkway to Platte Purchase Park entrance

9. Tiffany Springs Parkway from N Platte Purchase Drive west to Platte Purchase Park entrance

10. Line Creek Parkway from NW Tiffany Springs Rd to NW 93th Street (Phase 1)

Line Creek Parkway (Phase 2): from the current terminus at the future NW 93rd Street to NW 100th Street/Tiffany Springs Parkway

11. Water and Sanitary Sewer Main Extension – Water Main and Sewer extension along N. Platte Purchase Drive, South approximately 2700 feet to the entrance of Platte Purchase Park, and including Water and Sewer Main extensions within Platte Purchase Park

12. Twin Creeks Village West CID Infrastructure, which shall be located west of Platte Purchase Drive and shall consist of (A) mass grading from approximately 720 feet north and approximately 1,930 feet south of Tiffany Springs Road, (B) Site Work Sitework approximately 610 feet north of Tiffany Springs Road and approximately 1,470 feet west of Platte Purchase Drive, together with (C) roadway improvements, new drive approaches, modifications to Platte Purchase Drive medians, public water, sewer, and other utility improvements.

13. Twin Creeks Village West CID Infrastructure, which shall be located at the southwest corner of Tiffany Springs Parkway and west of Platte Purchase Drive and which shall consist of sitework, new drive approaches, traffic signalization earthwork, public water, sewer, and other utilities improvements, new public roads connecting Platte Purchase, Tiffany Springs, and City owned soccer complex and a ¾ Interchange.

14. Twin Creeks Village East CID Infrastructure, which shall be located at the southeast corner of Fountain Hill Drive and Platte Purchase Drive and which Tiffany Springs Parkway and west of Platte Purchase Drive and which shall consist of sitework, new drive approaches, traffic signalization

earthwork, public water, sewer, and other utilities improvements.

15. Trails

- Twin Creeks Trail System – Segment 2NW 95th Street to NW 100th Street
- Twin Creeks Trail System – Segment 3 NW 100th Street to Second Creek Tributary – 1,400'
- Twin Creeks Trail System – Segment 4 Second Creek Tributary to NW 108th Street 3,348'
- Twin Creeks Trail System – Segment 5 Second Creek to Platte Purchase Park 3,255'
-Twin Creeks Trail System – Segment 6 - within Platte Purchase Park, 2,900'
Twin Creeks Trail System – Segment 7 – N. Holly Street to N. Platte Purchase Drive 2,750'"

Amendment No. 5: Section IV.A. of the Plan, entitled "Estimated Redevelopment Project Costs," shall be deleted in its entirety and replaced with the following paragraph:

"A. Estimated Redevelopment Project Costs. The total cost to the Redeveloper to implement the Public Infrastructure Improvements, undertaken on behalf of the City and, which will be dedicated to the City upon completion, is estimated to be $101,630,860.00. The Reimbursable Project Costs in the estimated amount of $86,236,990.00 are identified on Exhibit 4A, attached hereto.

The Commission and City have determined that certain planning and special services expenses of the Commission and City ("Administrative Expenses"), which are not direct Redevelopment Project Costs, are nonetheless reasonable and necessary for the administration of the Plan by the City and Commission and are incidental costs to the Plan. The incidental costs will be recovered by the Commission and City from the Special Allocation Fund in an amount equal to 5% of Economic Activity Taxes paid annually into the Special Allocation Fund."

Amendment No. 6: The first paragraph of Section IV.D. of the Plan, entitled "Economic Activity Taxes," shall be deleted in its entirety and replaced with the following paragraph:

"D. Economic Activity Taxes. The projected Economic Activity Taxes to be deposited in the Special Allocation Fund, in accordance with the Act, during the time Tax Increment Financing remains in effect, with respect to the Redevelopment Project Area, is $67,458,559 as shown in Exhibit 5, attached hereto, all of which will be made available, upon annual appropriation by the City, to pay eligible Reimbursable Project Costs, in accordance with the Redevelopment Agreement."

Amendment No. 7: Section V. of the Plan, entitled "MOST RECENT EQUALIZED ASSESS VALUATION," shall be deleted in its entirety and replaced with the following:

V. MOST RECENT EQUALIZED ASSESSED VALUATION

According to current records at the Clay County Assessor's Office, the total initial equalized assessed value of the property within the Redevelopment Area located within Clay County is approximately $7,509,500. According to the current records at the Platte County Assessor's Office, the total initial equalized assessed valuation of the portion of the Redevelopment Area located within Platte County is approximately $1,540,751. The current combined ad valorem property tax levy is projected to be $8.7185 per $100 of assessed valuation in Platte County and $7.8418 per $100 of assessed valuation in Clay County. The 2025 annual ad valorem tax revenue from the portion of the Redevelopment Area located in Clay County Redevelopment Area is estimated to be approximately $588,880, and from the portion of the Redevelopment Area located in Platte County is approximately $134,330. The total initial equalized assessed valuation of each Redevelopment Project Area will be determined prior to the time each such Redevelopment Project Area is designated by Ordinance.

Amendment No. 8: Section VI. of the Plan, entitled "Estimated Equalized Assessed Valuation After Redevelopment," shall be deleted in its entirety and replaced with the following:

"VI. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

When the Project Improvements and Public Infrastructure Improvements, together with all real property located within the Redevelopment Project Areas, have been completed, the total assessed valuation of the Redevelopment Area is estimated to be $9,050,251. The estimated increase in assessed valuation is shown on Exhibit 5 of the Plan."

Amendment No. 9: Section XVII. of the Plan, entitled "Redevelopment Agreement," shall be deleted in its entirety and replaced with the following:

"I. REDEVELOPMENT AGREEMENT

Upon approval of this Plan, the Commission and Redeveloper(s) will enter into a Redevelopment Agreement(s), which will include, among other things, provisions relative to the following:

1. Implementation of the Plan;
2. Reporting of Economic Activity Taxes;
3. MBE/WBE, Workforce and Prevailing Wage policies of the City;
4. The Commission's Relocation Plan;
5. Certification of Costs and Reimbursement Policy; and
7. Certificate of Completion and Compliance Policy.
8. Parameters for the issuance of Obligations;
9. Interest Policy;

10. Annual Progress Reporting;
11. Procedures for the Payment of Prevailing Wages; and
12. Environmental Policy."

Amendment No. 10: **Exhibit 1B** of the Plan, entitled **Project Areas – Legal Description**, shall be deleted in its entirety and replaced with **Exhibit 1B**, attached hereto.

Amendment No. 11: **Exhibit 2A** of the Plan, entitled **Map – Redevelopment Plan and Project Areas**, shall be deleted in its entirety and replaced with **Exhibit 2A**, attached hereto.

Amendment No. 12: **Exhibit 3** of the Plan, entitled **Specific Objectives of the Plan**, shall be deleted in its entirety and replaced with **Exhibit 3**, attached hereto.

Amendment No. 13: **Exhibit 4A** of the Plan, entitled **Estimated Redevelopment Costs**, shall be deleted in its entirety and replaced with **Exhibit 4A**, attached hereto.

Amendment No. 14: **Exhibit 4B** of the Plan, entitled **Redevelopment Schedule**, shall be deleted in its entirety and replaced with **Exhibit 4B**, attached hereto.

Amendment No. 15: **Exhibit 5** of the Plan, entitled **Estimated Annual Increase in Assessed Value and Projected Economic Activity Taxes**, shall be deleted in its entirety and replaced with **Exhibit 5**, attached hereto.

Amendment No. 16: **Exhibit 6** of the Plan, entitled **Estimated Sources and Uses of Funds**, shall be deleted in its entirety and replaced with **Exhibit 6**, attached hereto.

Amendment No. 17: **Exhibit 7** of the Plan, entitled **Tax Impact Analysis**, shall be deleted in its entirety and replaced with **Exhibit 6**, attached hereto.

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Amendment No 10

Exhibit 1B

Legal Description

Platte Purchase Redevelopment District
Project Area A

Property Description:
A tract of land in the Fractional Southwest and Fractional Northwest Quarter of Section 3 and 10, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Northwest Corner of the Fractional Southwest Quarter of Section 3, in Kansas City, Platte County, Missouri; thence South 00°28'49" West, along the West line of said Fractional Southwest Quarter, 1,939.40 feet; thence South 89°31'11" East, 839.96 feet to a point on the South right-of-way line of US Highway 152 as now established, said point also being the Point of Beginning of the tract of land to be herein described; thence North 66°25'22" East, along said South right-of-way line, 543.46 feet; thence South 35°22'54" East, 126.41 feet; thence South 89°58'50" East, 445.16 feet; thence Southerly along a curve to the left having an initial tangent bearing of South 28°56'53" West with a radius of 550.00 feet, a central angle of 28°55'43" and an arc distance of 277.69 feet; thence South 00°01'10" West, 320.74 feet; thence Southerly along a curve to the left being tangent to the last described course with a radius of 550.00 feet, a central angle of 22°21'03" and an arc distance of 214.55 feet to a point on the North right-of-way line of NW 88th Street, as now established; thence South 66°18'18" West, along said North right-of-way line, 23.97 feet; thence Westerly, continuing along said North right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 1,448.00 feet, a central angle of 25°29'57" and an arc distance of 644.42 feet; thence North 88°11'45" West, continuing along said North right-of-way line, 202.44 feet; thence North 89°58'34" West, continuing along said North right-of-way line, 89.52 feet; thence North 89°27'28" West, continuing along said North right-of-way line, 75.38 feet to a point on the East right-of-way line of N Platte Purchase Drive, as now established; thence North 03°02'24" East, along said East right-of-way line, 345.85 feet; thence North 00°53'33" East, continuing along said East right-of-way line, 240.00 feet; thence North 01°29'22" East, continuing along said East right-of-way line, 220.37 feet to the Point of Beginning. Containing 875,439 square feet or 20.10 acres, more or less.

Platte Purchase Redevelopment District
Project Area C

Property Description:
A tract of land in the Fractional Northwest Quarter and the Fractional Southwest Quarter of Section 3, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Northwest corner of the Factional Southwest Quarter of Section 3 in Kansas City, Platte County, Missouri; thence South 00°28'49" West, along the West line of said Fractional Southwest Quarter of Section 3 in Platte County, 151.93 feet; thence South 89°29'58" East, 800.13 feet to a point on the South right-of-way line of NW Fountain Hills Drive, as now established, said point also being the Point of Beginning of the tract of land to be herein described; thence North 64°09'55" East, along said South right-of-way line, 455.89 feet; thence Northeasterly, continuing along said South right-of-way line, along a curve to the left, being tangent to the last described course with a radius of 513.50 feet, a central angle of 18°28'03" and an arc distance of 165.51 feet to a point on the West line of FOUNTAIN HILLS SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 18°29'23" East, along said West line, 631.79 feet to the Northwest corner of, FOUNTAIN HILLS FIFTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 18°29’23” East, along the West line of said FOUNTAIN HILLS FIFTH PLAT, 426.21 feet to a point on the North right-of-way line of US Highway 152, as now established; South 64°18'53" West, along said North right-of-way line, 215.20 feet; thence South 76°12'10" West, continuing along said North right-of-way line, 582.47 feet; thence North 57°48'33" West, continuing along said North right-of-way line, 111.65 feet; thence North 02°31'27" West, continuing along said North right-of-way line, 335.60 feet to a point on the East right-of-way line of N Platte Purchase Drive, as now established; thence North 00°53'33" East, along said East right-of-way line, 200.00 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the left, being tangent to the last described course with a radius of 800.00 feet, a central angle of 17°54'12" and an arc distance of 249.98 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the right, having a common tangent with the last described course with a radius of 86.00 feet, a central angle of 38°27'12" and an arc distance of 57.72 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the left, having a common tangent with the last described course with a radius of 99.00 feet, a central angle of 16°43'10" and an arc distance of 28.89 feet; thence Northeasterly, continuing along said East right-of-way line, on a curve to the right, having a common tangent with the last described course with a radius of 20.00 feet, a central angle of 59°26'33" and an arc distance of 20.75 feet to the Point of Beginning. Containing 745,093 square feet or 17.10 acres, more or less.

Platte Purchase Redevelopment District
Project Area E
Lutjen No. 16084
Date: April 26, 2016

Property Description:
A tract of land in the Fractional West Half of Section 3 and the East Half of Section 4, both in Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described as follows: Commencing at the Northwest corner of Fractional Southwest Quarter of said Section 3; thence South 00°28'49" West, 252.85 feet to the Point of Beginning of the tract of land to be herein described; thence South 89°34'42" West, 809.56 feet; thence North 64°55'01" East, 326.01 feet; thence North 43°23'28" East, 608.14 feet; thence North 59°54'28" East, 189.74 feet to a point on the West right-of-way line of N Platte Purchase Drive, as now established; thence Southeasterly, along said West right-of-way line, on a curve to the left, having an initial tangent bearing of South 30°05'32" East with a radius of 800.00 feet, a central angle of 24°31'37" and an arc distance of 342.46 feet; thence South 54°37'09" East, continuing along said West right-of-way line, 152.93 feet; thence Southeasterly, continuing along said West right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 700.00 feet, a central angle of 25°24'25" and an arc distance of 310.41 feet; thence South 60°47'16" West, 21.05 feet; thence South 64°09'55" West, 57.11 feet; thence Westerly, along a curve to the right, being tangent to the last described course with a radius of 660.00 feet, a central angle of 20°19'09" and an arc distance of 234.06 feet; thence South 89°34'42" West, 333.06 feet to the Point of Beginning. Containing 473,267 square feet or 10.86 acres, more or less.

<u>Amendment No. 11</u>

<u>Exhibit 2A</u>

<u>Map Redevelopment Plan and Project Areas</u>

PLATTE PURCHASE TIF PROJECTS

Completed and Future Projects

SCALE: 1" = 1000'

For illustrative purposes only. Not a legal document.

Amendment No. 12

Exhibit 3

Specific Objectives of the Plan

1. To development approximately 224,000 square feet of retail improvements.
2. Construct public infrastructure and utility improvements within the Plan area that will promote development within and around the Plan area.
3. Create opportunities for competitive private investment and business development within and around the Plan Area.
4. To enhance the tax base by promoting development of the Redevelopment Plan Area to its highest and best economic use, benefit taxing districts and encourage private investment within the Plan area and surrounding areas.
5. To stimulate construction employment opportunities and increase demand for secondary and support services for the surrounding areas.

Amendment No. 13

Exhibit 4A

Estimated Redevelopment Project Costs

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
	PRIVATE PROEJCT IMPROVEMENS						
	Costco			**$14,292,312**	**Private**		
	Flood & Décor			**$5,293,690**	**Private**		
	Coopers Hawk			**$4,814,845**	**Private**		
				$10,108,535			
STREET AND PUBLIC IMPROVEMENT PROJECTS - COMPLETED							
1/2A	**NW 88th Street and Traffic Signal - Professional Services**		**$ 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		**$ 14,900,000.00**			**$ 14,900,000.00**	
3	**Sanitary Sewer Extension**	6,835					Sanitary Sewer Extension at 6,835 linear feet along Line Creek Parkway extension and east along NW Tiffany Springs Road extension; and south of MO-152 near N Platte Purchase Drive
4	**NW Tiffany Springs Road**	3600					NW Tiffany Springs Road from N Platte Purchase Drive to Line Creek Parkway
	Roundabout (2 lane)	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 NW 95th Street
10	**Line Creek Parkway - Phase 1**	1000					
	Water Main Extension						
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**	
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		
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 Main and Sewer extension along N. Platte Purchase Drive, South approximately 2700 feet to the entrance of Platte Purchase Park, and including Water and Sewer Main extensions 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)**						East fork of Line Creek Regional Detention Facility - Phase 1 of Upper Basin
	Basin Embankment and Grading		$ 1,500,000.00	$ 800,000.00	PIAC/WSD	$ 700,000.00	
	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 between 100th Street and 95th Street (Inclusive of Water Main E:**	4500	$ 12,365,000.00			$ 12,365,000.00	
	Design		$ 900,000.00			$ 900,000.00	
	Soft Costs		$250,000			$ 250,000.00	
			$ 13,515,000.00			**$ 13,515,000.00**	
7a	**N Platte Purchase Drive - Phase 3**		**$ 485,000.00**			**$ 485,000.00**	
7b	**N. Platte Purchae Drive, between Platte Purchase Park Entrance and NE. 100th Street (inclusive of t**	2600	**$ 8,400,000.00**			**$ 8,400,000.00**	
	Design		$ 700,000.00			$ 700,000.00	
	Soft Costs		$100,000			$ 100,000.00	
			$ 9,200,000.00	**$ -**		**$ 9,200,000.00**	
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**	4409	$ 7,439,208.00			$ 7,439,208.00	Line Creek Parkway: from the current terminus at the future NW 93rd Street north to NW 100th Street/NW Tiffany Springs Parkway.
	Water Main Extension		$ 916,095.00			$ 916,095.00	
	Roundabout		$ 2,158,000.00			$ 2,158,000.00	
			$ 10,513,303.00			**$ 10,513,303.00**	
12	**Twin Creeks Village West CID Infrastructure -W of Platte Purchase DR and including Mass Grading North and South of Tiffany Springs RD**						
	Site Work (North of Tiffany Springs RD & west of Platte Purchase DR)		$ 332,358.00			$ 332,358.00	
	Site Work (South of Tiffany Springs RD & west of Platte Purchase DR)		$ 1,595,708.00			$ 1,595,708.00	
	Utilities, and Related Costs**		$ 396,314.00			$ 396,314.00	
	Roadways and Related Costs**		$ 145,438.00			$ 145,438.00	
	Soft Costs (Permits, Interest and other related fees)		$ 285,000.00			$ 285,000.00	
			$ -			$ -	
	Design		$ 106,500.00			$ 106,500.00	
			$ 2,861,318.00			**$ 2,861,318.00**	
13	**Twin Creeks Village West CID Infrastructure - SWC of Tiffany Springs RD & West of Platte Purchase DR**						
	Site Work		$ 4,118,355.00			$ 4,118,355.00	
	Utilities and Related Costs**		$ 903,640.00			$ 903,640.00	
	Roadways and Related Costs**		$ 4,043,965.00			$ 4,043,965.00	
	Traffic Signal and 3/4 Acess interchange		$ 750,000.00			$ 750,000.00	
	Soft Cost (permits, Interest, and other related fees)		$ 165,000.00			$ 165,000.00	
	Contingency		$ 300,520.00			$ 300,520.00	
	Design		$ 298,800.00			$ 298,800.00	
			$ 10,580,280.00			**$ 10,580,280.00**	
14	**Twin Creeks Village East CID Infrastructure - SEC of Fountain Hills DR & Platte Purchase DR**						
	Site Work		$ 715,707.00			$ 715,707.00	
	Utilities and Related Costs**		$ 636,205.00			$ 636,205.00	
	Roadways and Related Costs**		$ 540,060.00			$ 540,060.00	
	Traffic Signal		$ 100,000.00			$ 100,000.00	
	Soft Costs (permits, Interst and other related fees)		$ 102,387.00			$ 102,387.00	
	Landscaping		$ 6,000.00			$ 6,000.00	
	Design		$ 126,600.00			$ 126,600.00	
			$ 2,226,959.00			**$ 2,226,959.00**	
TS	**Twin Creeks Trail System**						
TS2	Twin Creeks Trail System - Segment 2 - NW 95th Street to NW 100th Street	3975	$ 2,358,000.00	$ 1,850,000.00	Platte Co/KCMO	$ 508,000.00	
TS3	Twin Creeks Trail System - Segment 3 - NW 100th Street to Second Creek Tributary	1,400	$ 1,720,000.00	$ 1,566,000.00	Platte Co/KCMO	$ 154,000.00	
TS4	Twin Creeks Trail System - Segment 4 - Second Creek Tributary to NW 108th Street	3348	$ 2,320,000.00	$ 2,320,000.00	Platte Co/KCMO	$ -	
TS5	Twin Creeks Trail System - Segment 5 - Second Creek to Platte Purchase Park	3255	$ 2,380,000.00	$ 2,380,000.00	Platte Co/KCMO	$ -	
TS6	Twin Creeks Trail System - Segment 6 - within Platte Purchase Park	2900	$ 800,000.00	$ 800,000.00	Platte Co/KCMO	$ -	
TS7	Twin Creeks Trail System - Segment 7 - N. Holly Street to N. Platte Purchase Drive	2750	$ 480,000.00	$ 480,000.00	Hunt Midwest / KCMO	$ -	
			$ 10,058,000.00	**$ 9,396,000.00**		**$ 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	**$ 101,630,860.00**	**$ 39,794,717.00**		**$ 86,236,990.00**	

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 1-14 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 Infrastucture 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 Infrastucture Improvements essential to the preparation of Redevelopment Project B and also located in Arterial Street Impact Fee Benefit District E, and for Public Infrastucture 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.

** Related costs for utility and roadway construction involve right-of-way and easement survey and staking.

Amendment No. 14

Exhibit 4B

Redevelopment Schedule

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**	**2017**
2B	**Traffic Signal - NW 87th Terr & N Platte Purchase Dr**	*
3	**Sanitary Sewer Extension**	**2021**
4	**NW Tiffany Springs Road**	**2021**
5	**Line Creek Regional Detention Facility - Phase 1**	*
6	**M152 & N Platte Purchase Dr Interchange**	**2022**
7A	**N Platte Purchase Drive - Phase 1**	**2021**
7A	**N Platte Purchase Drive - Phase 2**	*
7A	**N Platte Purchase Drive - Phase 3**	*
7B	**N Platte Purchase Drive**	*
7C	**N Platte Purchase Drive**	**2023**
9	**Tiffany Springs Parkway**	*
10	**Line Creek Parkway - Phase 1**	**2021**
10	**Line Creek Parkway - Phase 2**	**2028**
11	**Water and Sanitary Sewer Main Extension**	**2023**
12	**Infrastructure at the NWC of NW Tiffany Springs Road and N Platte Purchase Drive**	**2023**
13	**Infrastructure at the SWC of NW Tiffany Springs Road and N Platte Purchase Drive**	*
14	**Infrastructure at the SEC of NW Fountain Hills Drive and N Platte Purchase Drive**	*

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	
TS6	Twin Creeks Trail System - Segment 6	
TS7	Twin Creeks Trail System - Segment 7	

* Public Improvements will be completed as revenue is available and development occurs; provided, however, all Public Infrasturture Improvements shall be completed within twenty-tree (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.

Amendment No. 15

Exhibit 5

Estimated Increases in Assessed Value and Resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes

The Industrial Development Authority of Kansas City, MO
Revenue Bonds
(Platte Purchase TIF Project)
Series 2025

DEVELOPMENT SUMMARY					
Tenant	**Project Area**	**SF**	**Stabilized Taxable Sales**	**Opening Date**	**Sales/ SF**
Project Area					
Costco	A	148,000	$ 190,000,000	5/1/2017	$ 1,284
Floor & Décor	C	65,000	$ 20,000,000	1/1/2025	$ 308
Cooper's Hawk	E	11,040	$ 10,000,000	1/1/2025	$ 906
Total			**$ 220,000,000**		

APPLICABLE TAX RATES	Area A	Area C	Area E
Sales Taxes	**Total**	**Total**	**Total**
Clay County	0.8750%	0.8750%	
Platte County*			1.2500%
Kansas City Public Mass Transportation	0.4625%	0.4625%	0.4625%
Kansas City Capital Improvements	1.0000%	1.0000%	1.0000%
KC Fire	0.2500%	0.2500%	0.2500%
KC Public Safety	0.2500%	0.2500%	0.2500%
KC Parks and Recreation	0.5000%	0.5000%	0.5000%
KC Zoo District	0.1250%	0.1250%	
Total Sales Tax Subject to TIF	**3.4625%**	**3.4625%**	**3.7125%**
Restaurant Gross Receipts Tax	2.0000%	2.0000%	2.0000%
Total Sales Tax on Food Service Sales	**5.4625%**	**5.4625%**	**5.7125%**
DOR Fees & Discounts	3.0000%	3.0000%	3.0000%
TIF Commission Fee	5.0000%	5.0000%	5.0000%
1% CID Sales Tax (Area B Only)		1.0000%	1.0000%
District Revenues Captured?		Yes	No

TIF TIMING	**Area A**	**Area C**	**Area E**
TIF Activation	4/26/2017	10/31/2024	10/31/2024
TIF Termination	4/26/2040	10/31/2047	10/31/2047

AREA A HISTORY

CY	Receipts	Imputed Sales	
2020	$ 1,754,375	$ 110,147,525	
2021	$ 2,097,268	$ 131,675,920	
2022	$ 2,530,866	$ 158,899,130	
2023	$ 2,644,651	$ 166,043,065	
2024	$ 2,903,942	$ 182,322,526	
2025	$ 1,569,971	$ 98,569,836	*<--January - May 2025*

Source: EMMA Continuing Disclosure Filings
**Certain portions of the Platte County sales tax rate may not be eligible for TIF capture.*

The Industrial Development Authority of Kansas City, MO
Revenue Bonds
(Platte Purchase TIF Project)
Series 2025

Sales Growth: 1.50%

HISTORICAL REVENUES + PROJECTIONS

	Taxable Sales				TIF EATs - General Sales*			
Tax	**Area A**	**Area C**	**Area E**	**Aggregate**	**Area A**	**Area C**	**Area E**	
Year	**Costco**	**Floor & Décor**	**Cooper's Hawk**	**Total**	**Costco**	**Floor & Décor**	**Cooper's Hawk**	**Aggregate**
2020	$ 110,147,525	$ -	$ -	$ 110,147,525	$ 1,754,375	$ -	$ -	$ 1,754,375
2021	$ 131,675,920	$ -	$ -	$ 131,675,920	$ 2,097,268	$ -	$ -	$ 2,097,268
2022	$ 158,899,130	$ -	$ -	$ 158,899,130	$ 2,530,866	$ -	$ -	$ 2,530,866
2023	$ 166,043,065	$ -	$ -	$ 166,043,065	$ 2,644,651	$ -	$ -	$ 2,644,651
2024	$ 182,322,526	$ -	$ -	$ 182,322,526	$ 2,903,942	$ -	$ -	$ 2,903,942
2025	$ 190,000,000	$ 20,000,000	$ 10,000,000	$ 220,000,000	$ 3,026,225	$ 318,550	$ 170,775	$ 3,515,550
2026	$ 192,850,000	$ 20,300,000	$ 10,150,000	$ 223,300,000	$ 3,071,618	$ 323,328	$ 173,337	$ 3,568,283
2027	$ 195,742,750	$ 20,604,500	$ 10,302,250	$ 226,649,500	$ 3,117,693	$ 328,178	$ 175,937	$ 3,621,807
2028	$ 198,678,891	$ 20,913,568	$ 10,456,784	$ 230,049,243	$ 3,164,458	$ 333,101	$ 178,576	$ 3,676,135
2029	$ 201,659,075	$ 21,227,271	$ 10,613,636	$ 233,499,981	$ 3,211,925	$ 338,097	$ 181,254	$ 3,731,277
2030	$ 204,683,961	$ 21,545,680	$ 10,772,840	$ 237,002,481	$ 3,260,104	$ 343,169	$ 183,973	$ 3,787,246
2031	$ 207,754,220	$ 21,868,865	$ 10,934,433	$ 240,557,518	$ 3,309,005	$ 348,316	$ 186,733	$ 3,844,054
2032	$ 210,870,533	$ 22,196,898	$ 11,098,449	$ 244,165,881	$ 3,358,640	$ 353,541	$ 189,534	$ 3,901,715
2033	$ 214,033,591	$ 22,529,852	$ 11,264,926	$ 247,828,369	$ 3,409,020	$ 358,844	$ 192,377	$ 3,960,241
2034	$ 217,244,095	$ 22,867,800	$ 11,433,900	$ 251,545,795	$ 3,460,155	$ 364,227	$ 195,262	$ 4,019,645
2035	$ 220,502,757	$ 23,210,817	$ 11,605,408	$ 255,318,982	$ 3,512,058	$ 369,690	$ 198,191	$ 4,079,939
2036	$ 223,810,298	$ 23,558,979	$ 11,779,489	$ 259,148,766	$ 3,564,739	$ 375,236	$ 201,164	$ 4,141,138
2037	$ 227,167,453	$ 23,912,363	$ 11,956,182	$ 263,035,998	$ 3,618,210	$ 380,864	$ 204,182	$ 4,203,255
2038	$ 230,574,964	$ 24,271,049	$ 12,135,524	$ 266,981,538	$ 3,672,483	$ 386,577	$ 207,244	$ 4,266,304
2039	$ 234,033,589	$ 24,635,115	$ 12,317,557	$ 270,986,261	$ 3,727,570	$ 392,376	$ 210,353	$ 4,330,299
2040	$ 237,544,093	$ 25,004,641	$ 12,502,321	$ 275,051,055	$ 1,261,161	$ 398,261	$ 213,508	$ 1,872,931
2041	$ 241,107,254	$ 25,379,711	$ 12,689,855	$ 279,176,820		$ 404,235	$ 216,711	
2042	$ 244,723,863	$ 25,760,407	$ 12,880,203	$ 283,364,473		$ 410,299	$ 219,962	
2043	$ 248,394,721	$ 26,146,813	$ 13,073,406	$ 287,614,940		$ 416,453	$ 223,261	
2044	$ 252,120,642	$ 26,539,015	$ 13,269,507	$ 291,929,164		$ 422,700	$ 226,610	
2045	$ 255,902,451	$ 26,937,100	$ 13,468,550	$ 296,308,101		$ 429,041	$ 230,009	
2046	$ 259,740,988	$ 27,341,157	$ 13,670,578	$ 300,752,723		$ 435,476	$ 233,459	
2047	$ 263,637,103	$ 27,751,274	$ 13,875,637	$ 305,264,014		$ 368,340	$ 197,468	
Total	$ 5,172,777,292	$ 544,502,873	$ 272,251,436	$ 5,989,531,601	$ 51,745,064	$ 8,598,901	$ 4,609,880	$ 60,519,820
				$ 3,086,310,178				

* TIF EATs do not include the amount captured by the CID
** CID revenues include the revenues captured by the TIF
Historical Revenue Source: EMMA Continuing Disclosure Filings

The Industrial Development Authority of Kansas City, MO
Revenue Bonds
(Platte Purchase TIF Project)
Series 2025

HISTORICAL REVENUES + PROJECTIONS

	TIF EATs - Restaurant*				Total TIF EATs*				CID Revenues**			
Tax	**Area A**	**Area C**	**Area E**		**Area A**	**Area C**	**Area E**		**Area A**	**Area C**	**Area E**	
Year	**Costco**	**Floor & Décor**	**Cooper's Hawk**	**Aggregate**	**Costco**	**Floor & Décor**	**Cooper's Hawk**	**Aggregate**	**Costco**	**Floor & Décor**	**Cooper's Hawk**	**Aggregate**
2020	$ -	$ -	$ -	$ -	$ 1,754,375	$ -	$ -	$ 1,754,375	$ -	$ -	$ -	$ -
2021	$ -	$ -	$ -	$ -	$ 2,097,268	$ -	$ -	$ 2,097,268	$ -	$ -	$ -	$ -
2022	$ -	$ -	$ -	$ -	$ 2,530,866	$ -	$ -	$ 2,530,866	$ -	$ -	$ -	$ -
2023	$ -	$ -	$ -	$ -	$ 2,644,651	$ -	$ -	$ 2,644,651	$ -	$ -	$ -	$ -
2024	$ -	$ -	$ -	$ -	$ 2,903,942	$ -	$ -	$ 2,903,942	$ -	$ -	$ -	$ -
2025	$ -	$ -	$ 92,000	$ 92,000	$ 3,026,225	$ 318,550	$ 262,775	$ 3,607,550	$ -	$ 94,500	$ 46,000	$ 140,500
2026	$ -	$ -	$ 93,380	$ 93,380	$ 3,071,618	$ 323,328	$ 266,717	$ 3,661,663	$ -	$ 95,918	$ 46,690	$ 142,608
2027	$ -	$ -	$ 94,781	$ 94,781	$ 3,117,693	$ 328,178	$ 270,717	$ 3,716,588	$ -	$ 97,356	$ 47,390	$ 144,747
2028	$ -	$ -	$ 96,202	$ 96,202	$ 3,164,458	$ 333,101	$ 274,778	$ 3,772,337	$ -	$ 98,817	$ 48,101	$ 146,918
2029	$ -	$ -	$ 97,645	$ 97,645	$ 3,211,925	$ 338,097	$ 278,900	$ 3,828,922	$ -	$ 100,299	$ 48,823	$ 149,122
2030	$ -	$ -	$ 99,110	$ 99,110	$ 3,260,104	$ 343,169	$ 283,083	$ 3,886,356	$ -	$ 101,803	$ 49,555	$ 151,358
2031	$ -	$ -	$ 100,597	$ 100,597	$ 3,309,005	$ 348,316	$ 287,330	$ 3,944,651	$ -	$ 103,330	$ 50,298	$ 153,629
2032	$ -	$ -	$ 102,106	$ 102,106	$ 3,358,640	$ 353,541	$ 291,639	$ 4,003,821	$ -	$ 104,880	$ 51,053	$ 155,933
2033	$ -	$ -	$ 103,637	$ 103,637	$ 3,409,020	$ 358,844	$ 296,014	$ 4,063,878	$ -	$ 106,454	$ 51,819	$ 158,272
2034	$ -	$ -	$ 105,192	$ 105,192	$ 3,460,155	$ 364,227	$ 300,454	$ 4,124,837	$ -	$ 108,050	$ 52,596	$ 160,646
2035	$ -	$ -	$ 106,770	$ 106,770	$ 3,512,058	$ 369,690	$ 304,961	$ 4,186,709	$ -	$ 109,671	$ 53,385	$ 163,056
2036	$ -	$ -	$ 108,371	$ 108,371	$ 3,564,739	$ 375,236	$ 309,536	$ 4,249,510	$ -	$ 111,316	$ 54,186	$ 165,502
2037	$ -	$ -	$ 109,997	$ 109,997	$ 3,618,210	$ 380,864	$ 314,179	$ 4,313,252	$ -	$ 112,986	$ 54,998	$ 167,984
2038	$ -	$ -	$ 111,647	$ 111,647	$ 3,672,483	$ 386,577	$ 318,891	$ 4,377,951	$ -	$ 114,681	$ 55,823	$ 170,504
2039	$ -	$ -	$ 113,322	$ 113,322	$ 3,727,570	$ 392,376	$ 323,675	$ 4,443,620	$ -	$ 116,401	$ 56,661	$ 173,062
2040	$ -	$ -	$ 115,021	$ 115,021	$ 1,261,161	$ 398,261	$ 328,530	$ 1,987,952	$ -	$ 118,147	$ 57,511	$ 175,658
2041	$ -	$ -	$ 116,747	$ 116,747		$ 404,235	$ 333,458	$ 737,693	$ -	$ 119,919	$ 58,373	$ 178,292
2042	$ -	$ -	$ 118,498	$ 118,498		$ 410,299	$ 338,460	$ 748,758	$ -	$ 121,718	$ 59,249	$ 180,967
2043	$ -	$ -	$ 120,275	$ 120,275		$ 416,453	$ 343,536	$ 759,990	$ -	$ 123,544	$ 60,138	$ 183,681
2044	$ -	$ -	$ 122,079	$ 122,079		$ 422,700	$ 348,689	$ 771,390	$ -	$ 125,397	$ 61,040	$ 186,437
2045	$ -	$ -	$ 123,911	$ 123,911		$ 429,041	$ 353,920	$ 782,960	$ -	$ 127,278	$ 61,955	$ 189,233
2046	$ -	$ -	$ 125,769	$ 125,769		$ 435,476	$ 359,229	$ 794,705	$ -	$ 129,187	$ 62,885	$ 192,072
2047	$ -	$ -	$ 127,656	$ 127,656		$ 368,340	$ 325,124	$ 693,464	$ -	$ 131,125	$ 63,828	$ 194,953
Total	$ -	$ -	$ 2,504,713	$ 2,504,713	$ 51,745,064	$ 8,598,901	$ 7,114,594	$ 67,458,559	$ -	$ 2,572,776	$ 1,252,357	$ 3,825,133

* TIF EATs do not include the amount captured by the CID
** CID revenues include the revenues captured by the TIF
Historical Revenue Source: EMMA Continuing Disclosure Filings

The Industrial Development Authority of Kansas City, MO
Revenue Bonds
(Platte Purchase TIF Project)
Series 2025

HISTORICAL REVENUES + PROJECTIONS

	Total Revenues			
Tax	Area A	Area C	Area E	
Year	Costco	Floor & Décor	Cooper's Hawk	Aggregate
2020	$ 1,754,375	$ -	$ -	$ 1,754,375
2021	$ 2,097,268	$ -	$ -	$ 2,097,268
2022	$ 2,530,866	$ -	$ -	$ 2,530,866
2023	$ 2,644,651	$ -	$ -	$ 2,644,651
2024	$ 2,903,942	$ -	$ -	$ 2,903,942
2025	$ 3,026,225	$ 413,050	$ 308,775	$ 3,748,050
2026	$ 3,071,618	$ 419,246	$ 313,407	$ 3,804,271
2027	$ 3,117,693	$ 425,534	$ 318,108	$ 3,861,335
2028	$ 3,164,458	$ 431,917	$ 322,879	$ 3,919,255
2029	$ 3,211,925	$ 438,396	$ 327,723	$ 3,978,044
2030	$ 3,260,104	$ 444,972	$ 332,638	$ 4,037,714
2031	$ 3,309,005	$ 451,647	$ 337,628	$ 4,098,280
2032	$ 3,358,640	$ 458,421	$ 342,692	$ 4,159,754
2033	$ 3,409,020	$ 465,298	$ 347,833	$ 4,222,151
2034	$ 3,460,155	$ 472,277	$ 353,050	$ 4,285,483
2035	$ 3,512,058	$ 479,361	$ 358,346	$ 4,349,765
2036	$ 3,564,739	$ 486,552	$ 363,721	$ 4,415,012
2037	$ 3,618,210	$ 493,850	$ 369,177	$ 4,481,237
2038	$ 3,672,483	$ 501,258	$ 374,715	$ 4,548,455
2039	$ 3,727,570	$ 508,777	$ 380,335	$ 4,616,682
2040	$ 1,261,161	$ 516,408	$ 386,040	$ 2,163,610
2041	$ -	$ 524,154	$ 391,831	$ 915,985
2042	$ -	$ 532,017	$ 397,708	$ 929,725
2043	$ -	$ 539,997	$ 403,674	$ 943,671
2044	$ -	$ 548,097	$ 409,729	$ 957,826
2045	$ -	$ 556,318	$ 415,875	$ 972,194
2046	$ -	$ 564,663	$ 422,113	$ 986,777
2047	$ -	$ 499,465	$ 388,951	$ 888,417
Total	$ 51,745,064	$ 11,171,678	$ 8,366,950	$ 71,283,691

* TIF EATs do not include the amount captured by the CID
** CID revenues include the revenues captured by the TIF
Historical Revenue Source: EMMA Continuing Disclosure Filings

Estimated Equalized Assessed Value of Redevelopment Project Areas

	RPA - A	RPA - C	RPA - E
Activation	2017	2024	2024
2025	$ 5,139,070	$ 2,370,430	$ 1,540,751
2026	$ 5,241,851	$ 2,417,839	$ 1,571,566
2027	$ 5,241,851	$ 2,417,839	$ 1,571,566
2028	$ 5,346,688	$ 2,466,195	$ 1,602,997
2029	$ 5,346,688	$ 2,466,195	$ 1,602,997
2030	$ 5,453,622	$ 2,515,519	$ 1,635,057
2031	$ 5,453,622	$ 2,515,519	$ 1,635,057
2032	$ 5,562,695	$ 2,565,830	$ 1,667,758
2033	$ 5,562,695	$ 2,565,830	$ 1,667,758
2034	$ 5,673,949	$ 2,617,146	$ 1,701,114
2035	$ 5,673,949	$ 2,617,146	$ 1,701,114
2036	$ 5,787,428	$ 2,669,489	$ 1,735,136
2037	$ 5,787,428	$ 2,669,489	$ 1,735,136
2038	$ 5,903,176	$ 2,722,879	$ 1,769,839
2039	$ 5,903,176	$ 2,722,879	$ 1,769,839
2040		$ 2,777,337	$ 1,805,235
2041		$ 2,777,337	$ 1,805,235
2042		$ 2,832,883	$ 1,841,340
2043		$ 2,832,883	$ 1,841,340
2044		$ 2,889,541	$ 1,878,167
2045		$ 2,947,332	$ 1,915,730
2046		$ 2,947,332	$ 1,915,730
2047		$ 3,006,278	$ 1,954,045

This table reflects actual assessed value of property within each redevelopment project area in year 2025, and estimated out to the natural expiration of each redevelopment project area.

*These estimates are based on a bi-yearly increase in assessed valuation of 2%.

Amendment No. 16

Exhibit 6

Sources and Uses of Funds

Other Sources*	$39,794,717
Amount of Reimbursable Costs from Economic Activity Taxes	$67,458,559
TOTAL	$101,630,860

B. BONDS The total estimated amount of Economic Activity Taxes during the period Tax Increment Financing is authorized and available to fund reimbursable Redevelopment Project Costs and Administrative Costs in the Act is approximately $67,458,559. The Commission may dedicate part or these entire amounts to help support the issuance of bonds.

*Other sources may include contributions from Public Improvements Advisory Committee (PIAC), Kansas City Water Services, Platte County, Line Creek Regional Detention Development Contributions and Federal Grants

Amendment No. 17

Exhibit 7

Tax Impact Analysis

Cost-Benefit Summary - 23-year analysis

Per-capita impacts calculated at 100% of total average revenues and costs.

Benefits	**City of Kansas City**	**Clay County**	**Mental Health Fund**	**DDRB**	**Blind Pension Fund**	**Kansas City Public Library**	**Kansas City Zoo District**	**Platte R-III**	**Metro Community Colleges**	**State of Missouri**
Sales Taxes:	$ 5,382,706	$ 2,240,699	--	--	--	--	$ -	--	--	$ 8,635,933
Property Taxes:	$ 4,369,100	$ 128,335	$ 307,503	$ 400,572	$ 102,551	$ 1,077,606	--	$ 17,016,170	$ 617,436	$ -
Income Taxes:	$ 928,010	--	--	--	--	--	--	--	--	$ 3,243,685
Other Revenues:	$ 3,986,826	$ 613,093	$ 933	$ 25,847	$ 20,775	$ 15,661	$ 34,709	$ 254,142	$ 341,761	$ 8,697,860
Total Revenues:	$ 14,666,642	$ 2,982,127	$ 308,436	$ 426,419	$ 123,326	$ 1,093,267	$ 34,709	$ 17,270,312	$ 959,197	$ 20,577,478
Costs										
Costs for Services:	$ 4,209,191	$ 762,275	$ 31,958	$ 45,635	$ 18,736	$ 96,428	$ -	$ 878,351	$ 449,311	$ 15,526,527
Incentives:	$ 2,528,631	$ 296,458	$ -	$ -	$ -	$ -	$ 34,709	$ -	$ -	$ 32,216
Total Costs:	$ 6,737,822	$ 1,058,733	$ 31,958	$ 45,635	$ 18,736	$ 96,428	$ 34,709	$ 878,351	$ 449,311	$ 15,558,742
Net Cost/Benefit										
Public Benefits:	$ 14,666,642	$ 2,982,127	$ 308,436	$ 426,419	$ 123,326	$ 1,093,267	$ 34,709	$ 17,270,312	$ 959,197	$ 20,577,478
Public Costs & Incentives:	$ 6,737,822	$ 1,058,733	$ 31,958	$ 45,635	$ 18,736	$ 96,428	$ 34,709	$ 878,351	$ 449,311	$ 15,558,742
Net Benefits (Costs):	**$ 7,928,820**	**$ 1,923,394**	**$ 276,478**	**$ 380,785**	**$ 104,590**	**$ 996,839**	**$ -**	**$ 16,391,961**	**$ 509,886**	**$ 5,018,736**
Present Value of Public Benefits:	$ 10,078,226	$ 2,044,226	$ 200,116	$ 278,817	$ 81,810	$ 710,655	$ 25,589	$ 11,217,129	$ 652,027	$ 14,625,817
Present Value of Incentives:	$ 1,867,751	$ 219,970	$ -	$ -	$ -	$ -	$ 25,589	$ -	$ -	$ 32,216

Cost-Benefit Summary - 23-year analysis

Per-capita impacts calculated at 100% of total average revenues and costs.

Benefits	**City of Kansas City**	**Platte County**	**Mental Health Fund**	**DDRB**	**Blind Pension Fund**	**Kansas City Public Library**	**Kansas City Zoo District**	**Platte R-III**	**Metro Community Colleges**	**State of Missouri**
Sales Taxes:	$ 2,769,694	$ 1,113,592	--	--	--	--	$ 123,732	--	--	$ 4,212,892
Property Taxes:	$ 1,766,882	$ 194,326	$ 94,367	$ 113,147	$ 35,271	$ 370,720	--	$ 5,759,591	$ 212,411	$ -
Income Taxes:	$ 948,010	--	--	--	--	--	--	--	--	$ 3,323,463
Other Revenues:	$ 3,986,826	$ 613,093	$ 933	$ 25,847	$ 20,775	$ 15,661	$ 82,424	$ 254,142	$ 341,761	$ 8,697,860
Total Revenues:	$ 9,471,412	$ 1,921,010	$ 95,300	$ 138,994	$ 56,046	$ 386,381	$ 206,156	$ 6,013,733	$ 554,172	$ 16,234,215
Costs										
Costs for Services:	$ 4,209,191	$ 762,275	$ 31,958	$ 45,635	$ 18,736	$ 96,428	$ -	$ 878,351	$ 449,311	$ 15,526,527
Incentives:	$ 3,957,891	$ 566,980	$ -	$ -	$ -	$ -	$ 80,999	$ -	$ -	$ 32,216
Total Costs:	$ 8,167,082	$ 1,329,255	$ 31,958	$ 45,635	$ 18,736	$ 96,428	$ 80,999	$ 878,351	$ 449,311	$ 15,558,742
Net Cost/Benefit										
Public Benefits:	$ 9,471,412	$ 1,921,010	$ 95,300	$ 138,994	$ 56,046	$ 386,381	$ 206,156	$ 6,013,733	$ 554,172	$ 16,234,215
Public Costs & Incentives:	$ 8,167,082	$ 1,329,255	$ 31,958	$ 45,635	$ 18,736	$ 96,428	$ 80,999	$ 878,351	$ 449,311	$ 15,558,742
Net Benefits (Costs):	**$ 1,304,331**	**$ 591,755**	**$ 63,342**	**$ 93,360**	**$ 37,310**	**$ 289,952**	**$ 125,157**	**$ 5,135,383**	**$ 104,862**	**$ 675,473**
Present Value of Public Benefits:	$ 6,893,063	$ 1,416,210	$ 63,571	$ 94,421	$ 38,800	$ 258,759	$ 153,519	$ 4,021,069	$ 393,106	$ 11,995,699
Present Value of Incentives:	$ 2,942,714	$ 423,432	$ -	$ -	$ -	$ -	$ 60,606	$ -	$ -	$ 32,216