

**THIRTEENTH AMENDMENT
TO THE
SOUTHTOWN CORRIDOR/31ST & BALTIMORE
TAX INCREMENT FINANCING PLAN**

TIF COMMISSION APPROVAL:

5/14/2025

5-6-25

DATE:

RESOLUTION No.

CITY COUNCIL APPROVAL:

Date:

Ordinance No.

{25272 / 49048; 923970. }
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I. Introduction

This Thirteenth Amendment (the “Thirteenth Amendment”) to the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan (the “Southtown TIF Plan”) shall amend the Southtown TIF Plan as approved by Ordinance No. 940564 on May 19, 1994, the First Amendment to the Southtown TIF Plan, as approved by Ordinance No. 030259 on May 27, 2003 (the “First Amendment”), the Second Amendment to the Southtown TIF Plan, as approved by Ordinance No. 060470 on May 4, 2006 (the “Second Amendment”), the Third Amendment to the Southtown TIF Plan, as approved by Ordinance No. 070140 on February 8, 2007 (the “Third Amendment”), the Fourth Amendment to the Southtown TIF Plan, as approved by Ordinance No. 070659 on September 20, 2007 (the “Fourth Amendment”), the Fifth Amendment to the Southtown TIF Plan, as approved by Ordinance No. 080642 on August 7, 2008 (the “Fifth Amendment”), the Seventh Amendment to the Southtown TIF Plan, as approved by Ordinance No. 080930 on September 25, 2008 (the “Seventh Amendment”), the Eighth Amendment to the Southtown TIF Plan, as approved by Ordinance No. 100209 on April 11, 2010 (the “Eighth Amendment”), the Ninth Amendment to the Southtown TIF Plan, as approved by Ordinance No. 110227 on March 31, 2011 (the Ninth Amendment”), the Eleventh Amendment to the Southtown TIF Plan, as approved by Ordinance No. 140185 on April 17, 2014 (the “Eleventh Amendment”) and the Twelfth Amendment to the Southtown TIF Plan, as approved by Ordinance No. 210649 as approved on August 19, 2021 (the “Twelfth Amendment” and together with the Eleventh Amendment, the Ninth Amendment, the Eighth Amendment, the Seventh Amendment, the Fifth Amendment, the Fourth Amendment, the Third Amendment, the Second Amendment, the First Amendment and the Southtown TIF Plan, collectively, shall be referred to herein as the “Plan”).

This Thirteenth Amendment (i) removes all references to Redevelopment Projects A-1, K, L, and N (ii) modifies the description of the project and public improvements described by the Plan (iii) modifies the Budget of Redevelopment Project Costs, (iv) modifies the Sources of Funds, (v) modifies the Estimated Payments in Lieu of Taxes and Economic Activity Taxes estimated to be generated within the Redevelopment Area and (vi) modifies certain exhibits to and sections of the Plan that are in furtherance of the foregoing.

II. SPECIFIC AMENDMENTS

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

1. **Amendment No. 1.** The first paragraph of Section I.B of the Plan, entitled Redevelopment Area and Redevelopment Projects, shall be deleted in its entirety and replaced with the following:

B. Redevelopment Area and Redevelopment Projects. The Redevelopment Area described by the Plan is generally bound by 59th Street on the north, 75th Street on the south, Holmes Road on the west, and Chestnut on the east (the “South Prospect/Troost Area”) and (B) generally

bound Memorial Drive on the north, Wyandotte Street and Baltimore Street on the west, Main Street on the east, 31st Street on the south (the “31st & Baltimore Area”) all in Kansas City, Jackson County, Missouri (the “Redevelopment Area”) as legally described on Exhibit 2 and depicted on Exhibit 3 (the “Redevelopment Area”). The improvements contemplated by the Plan shall be implemented in connection with ten (10) Redevelopment Project Areas legally described on Exhibit 2 and depicted on Exhibit 3 (the “Redevelopment Project Areas”). Such improvements include the following:

1. Redevelopment Project A consists of Research Medical Center and an approximately 80,000 square foot multi-level office building for health related professionals and services located within the boundaries of Research Medical Center and provides for certain infrastructure and site improvements (“Project A Improvements”).
2. Redevelopment Project B consists of a 30,000 square foot data processing center, located within the boundaries of Research Medical Center (“Project B Improvements”).
3. Redevelopment Project C consists of curb and sidewalk repair and landscaping within a greenbelt, bounded by 63rd Street to the north and 69th Street to the south on Prospect Avenue (“Project C Improvements”).
4. Redevelopment Project D consists of Baptist Medical Center and an approximately 80,000 square foot multi-level office building for health-related professionals and services located within the Research Medical Center (Baptist Campus) and provides for certain infrastructure, site, and facilities improvements (“Project D Improvements”).
5. Redevelopment Project E consists of infrastructure improvements related to the rehabilitation of an existing structure, approximately 7,200 s.f., with a new 4,900 square foot addition (“Project E Improvements”).
6. Redevelopment Project F consists of a landscaped greenbelt, located near Prospect Avenue and Meyer Blvd (“Project F Improvements”).

7. Redevelopment Project H consists of the rehabilitation of the Metro Plaza Shopping Center (retail, restaurant, office and commercial use) (“Project H Improvements”).
 8. Redevelopment Project I consists of the Federal Reserve Bank Building and the TIF Revenue generated from such building funds renovations to Liberty Memorial, streetscape improvements along Main Street, improvements to Penn Valley Park and improvements to the Just Off Broadway (“Project I Improvements”).
 9. Redevelopment Project J consists of approximately 17,000 square feet of retail space and 4,000 square feet of office space and provides for site preparation (“Project J Improvements”).
 10. Redevelopment Project M consists of redevelopment of residential homes and a potential duplex development (“Project M Improvements”).
2. **Amendment No. 2.** The first two paragraphs of Section II of the Plan, entitled Estimated Redevelopment Project Costs, shall be deleted in its entirety and replaced with the following:
- II. Estimated Redevelopment Project Costs. Estimated Redevelopment Project Costs for the 10 Redevelopment Projects, related public improvements, administrative costs, and expenses incurred by the Commission to implement the Plan are projected to be approximately \$105,208,526. The Plan proposes that approximately \$56,336,241 in Redevelopment Project Costs be reimbursed from Payments in Lieu of Taxes and Economic Activity Taxes (collectively, “TIF Revenue”) or from proceeds of Obligations secured, at least in part, by TIF Revenue.
3. **Amendment No. 3.** The third paragraph of Section III of the Plan, entitled Anticipated Sources of Funds, shall be deleted in its entirety and replaced with the following:

The combined amount of PILOTS and EATS revenues to be generated over the duration of the Plan and available to reimbursement Redevelopment Project Costs are estimated to be \$56,336,241. The amount of PILOTS and EATS in excess of the funds deemed necessary by the Commission for implementation of this Plan may be declared surplus by the Commission. The declared surplus will be made available for distribution to the various

Taxing Districts in the Redevelopment Area in the manner provided by the Act.

4. **Amendment No. 4.** Section VII of the Plan, entitled ESTIMATED EQUILIAZED ASSESSEDE VALUTAION AFTER REDEVELOPMENT, shall be deleted in its entirety and replaced with the following:

VII. ESTIMATED EQUILIAZED ASSESSED VALUATION AFTER REDEVELOPMENT

Upon completion of the Redevelopment Projects, the assessed valuation of the areas selected for Redevelopment Projects is anticipated to be approximately \$44,574,639. The increase in assessed valuation therefore is anticipated to be approximately \$21,814,639. The resulting Payments in Lieu of Taxes available to pay Redevelopment Project Costs by year are shown separately for each Redevelopment Project Area on **Exhibit 6**. When complete the areas selected for Redevelopment Projects will yield an estimated \$4,078,045 in annual property taxes for an increase of \$1,888,045 in additional real property taxes annually.

5. **Amendment No. 5.** Delete **Exhibit 2**, entitled Location and Legal Description of the Redevelopment Area, in its entirety, and insert the revised **Exhibit 2** attached hereto.

6. **Amendment No. 6.** Delete **Exhibit 3**, entitled Conceptual Project Area Site Plans and Estimated Costs, in its entirety, and insert the revised **Exhibit 3** attached hereto.

7. **Amendment No. 7.** Delete **Exhibit 4**, entitled Estimated Redevelopment Project Costs in its entirety, and insert the revised **Exhibit 4** attached hereto.

8. **Amendment No. 8.** Delete **Exhibit 5**, entitled Source of Funds, in its entirety, and insert the revised **Exhibit 5** attached hereto.

9. **Amendment No. 9.** **Exhibit 6**, entitled Estimated Annual Payments in Lieu of Taxes and Economic Activity Taxes Over the Life of the Redevelopment Plan, shall be modified to remove all PILOTS and EATS estimated to be generated within Redevelopment Project Areas A-1, K, L, and N.

10. **Amendment No. 10.** Delete **Exhibit 9**, entitled Development Schedule, in its entirety, and insert the revised **Exhibit 9** attached hereto.

EXHIBIT 2

Location and Legal description of the Redevelopment Area and Redevelopment Project Areas

Legal Description - Project A (From Original Plan)

Part of the Southeast 1/4 and part of the Southwest 1/4 of Section 4, Township 48, Range 33, in Kansas City, Jackson County, Missouri, including Lots 1 through 24, both inclusive, "ELM RIDGE", a subdivision of land in said city, county and state, described as follows: Beginning at the northeast corner of said Southeast 1/4 Section; thence west along the north line of said Southeast 1/4 Section, a distance of 2635 feet, more or less, to the northeast corner of said Southwest 1/4 Section; thence west along the north line of said Southwest 1/4 Section, a distance of 835 feet, more or less, to a point in the Paseo; thence southerly, southeasterly and easterly along a line that is 110 feet westerly, southwesterly and southerly of and concentric with the westerly, southwesterly and southerly right of way line of the Paseo, a distance of 3180 feet, more or less, to a point on the centerline of Meyer Boulevard; thence easterly along said centerline, a distance of 1615 feet, more or less, to the east line of said Southeast 1/4 Section; thence north along said east line, a distance of 1940 feet, more or less, to the point of beginning.

Except that part of the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 48, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the intersection of the south right of way line of 63rd Street with the west right of way line of Prospect Avenue, as both are now established; thence south along the west right of way line of Prospect Avenue, 400 feet; thence west parallel with the south right of way line of said 63rd Street, 425 feet; thence north, parallel with the west right of way line of said Prospect Avenue, of 400 feet to the south right of way line of said 63rd Street; thence east along said south right of way line, of 425 feet to the point of beginning.

Also except all that part of Lot 10 and all of Lots 11 and 12, "ELM RIDGE", a subdivision of land in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, a part of vacated 65th Street and a part of Lots 117 and 130 and all of Lots 115, 116, 131 and 132, "HARPERS MEYER BOULEVARD ADDITION", a subdivision of land in Kansas City, Jackson County, Missouri, according to the recorded plat thereof (now vacated by Ordinance No. A 691497), in the Southeast 1/4 of Section 4, Township 48, Range 33, more particularly described as follows: Commencing at the northwest corner of the Southeast 1/4 of said Section 4; thence South 86°52'49" East along the north line of the Southeast 1/4 of said Section 4, 630.63 feet; thence South 222°51' West along the west line of Euclid Avenue and its' prolongation thereof, as now established, 985.00 feet to a point on the east line of said Lot 10, said point being 22.00 feet south of the northeast corner of said Lot 10, to the true point of beginning; thence South 222°51' West along the east line of said Lots 10, 11, 12, 115, 116 and 117, 506.30 feet to a point which is 170.62 feet south of the south line of the Northwest 1/4 of the

Southeast 1/4 of said Section 4; thence North 8656'29" West parallel with said south line, 294.64 feet; thence North 222'51" East, 170.62 feet to a point on the south line of the Northwest 1/4 of the Southeast 1/4 of said Section 4; thence North 8656'29" West along said south line, 5.74 feet to an intersection with the prolongation south of the west line of said Lot 12; thence North 223'04" East along said prolongation and along the west line of said Lot 12, 11 and 10, 336.00 feet to a point on the south line of the north 985 feet of the Northwest 1/4 of the Southeast 1/4 of said Section 4; thence South 8652'49" East along said south line, 300.36 feet to the point of beginning.

Legal Description - Project B (From Original Plan)

Also except all that part of Lot 10 and all of Lots 11 and 12, "ELM RIDGE", a subdivision of land in the City of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, a part of vacated 65th Street and a part of Lots 117 and 130 and all of Lots 115, 116, 131 and 132, "HARPERS MEYER BOULEVARD ADDITION", a subdivision of land in Kansas City, Jackson County, Missouri, according to the recorded plat thereof (now vacated by Ordinance No. A 691497), in the Southeast 1/4 of Section 4, Township 48, Range 33, more particularly described as follows: Commencing at the northwest corner of the Southeast 1/4 of said Section 4; thence South 8652'49" East along the north line of the Southeast 1/4 of said Section 4, 630.63 feet; thence South 222'51" West along the west line of Euclid Avenue and its' prolongation thereof, as now established, 985.00 feet to a point on the east line of said Lot 10, said point being 22.00 feet south of the northeast corner of said Lot 10, to the true point of beginning; thence South 222'51" West along the east line of said Lots 10, 11, 12, 115, 116 and 117, 506.30 feet to a point which is 170.62 feet south of the south line of the Northwest 1/4 of the Southeast 1/4 of said Section 4; thence North 8656'29" West parallel with said south line, 294.64 feet; thence North 222'51" East, 170.62 feet to a point on the south line of the Northwest 1/4 of the Southeast 1/4 of said Section 4; thence North 8656'29" West along said south line, 5.74 feet to an intersection with the prolongation south of the west line of said Lot 12; thence North 223'04" East along said prolongation and along the west line of said Lot 12, 11 and 10, 336.00 feet to a point on the south line of the north 985 feet of the Northwest 1/4 of the Southeast 1/4 of said Section 4; thence South 8652'49" East along said south line, 300.36 feet to the point of beginning.

Legal Description - Project C (From Original Plan)

Lot 3 and the north 15 feet of Lot 4, Block 9, Hagerwood, a subdivision in the City of Kansas City, Jackson County, Missouri, except that part in roads.

Legal Description - Project D (From Original Plan)

Located within the boundaries of Baptist Medical Center.

Legal Description - Project E

Lots 1, 2, and the East one-half of Lot 3, the East one-half of Lot 46, and Lots 47 and 48, all in BLENHEIM, a subdivision in the City of Kansas City, Jackson County, Missouri, except that part in roads.

Legal Description - Project F (From Original Plan)

Lots 212-224, Park Gate, a subdivision in the City of Kansas City, Jackson County, Missouri, except that part in roads.

Legal Description - Project H (From Original Plan)

Lot A, Blue Hills Centre Tract One, a subdivision in the City of Kansas City, Jackson County, Missouri, except that part in roads.

Legal Description - Project I

Beginning at the intersection of the centerline of Pershing Road and easterly prolongation of the east right of way line of Main Street; thence south along the east right of way line of Main Street to the southwest corner of Lot 2, Crown Center, a subdivision in Kansas City, Jackson County, Missouri, a distance of 2096 feet, more or less; thence southeast along the south line of said Lot 2 to the north right of way line of 27 Street, a distance of 28 feet, more or less; thence south at right angle to the centerline of 27 Street, a distance of 30 feet, more or less; thence east along the centerline of 27 Street to the northerly prolongation of the west right of way line of Grand Boulevard, a distance of 158 feet, more or less; thence south along the west right of way line of Grand Boulevard to a point 13 feet south of the north line of Lot 133, Union Terminal Addition, a subdivision in Kansas City, Jackson County, Missouri, a distance of 368 feet, more or less; thence continuing south crossing Grand Boulevard to a point 19 feet north of south line of Lot 122, Union Terminal, a subdivision in Kansas City, Jackson County, Missouri, a distance of 341 feet, more or less; thence south along the west right of way line of Warwick Trafficway and prolongation thereof to a point in the easterly prolongation of the centerline of 29 Street, a distance of 552 feet, more or less; thence west along the centerline of 29 Street to the east right of way line of Main Street, a distance of 214 feet, more or less; thence south along the west right of way line of Main Street to the centerline of 31 Terrace, a distance of 172.4 feet, more or less; thence east along the centerline of 31 Terrace to the northerly prolongation of east line of Lot 13, South View, a subdivision in Kansas City, Jackson County, Missouri, a distance of 357 feet, more or less; thence south along the east line of said Lot 13 to the southeast corner of said Lot 13, a distance of 158 feet, more or less; thence southeasterly to the northwest corner of Lot 8, South View, a subdivision in Kansas City, Jackson County, Missouri, a distance of 16 feet, more or less; thence south along the west line of said Lot 8 to the southwest corner of said Lot 8, also being the north right of way line of 32 Street, a distance of 114 feet, more or less; thence southwesterly to a point on the north line of lot 51, South View, a subdivision in Kansas City, Jackson County, Missouri, said the point being 10 feet west of the east line of said lot 51, also being the south right of way line of 32 Street, a distance of 51 feet, more or less; thence south along a line 10 feet west and parallel to the east line of said lot 51 and then continuing southerly along a line 9 feet and parallel to the east of west line of Lot 57, South View, a subdivision in Kansas City, Jackson County, Missouri, to the centerline of Linwood Boulevard, a distance of 245 feet, more or less; thence west along centerline of Linwood Boulevard to northerly prolongation of the east right of way

line of Main Street, a distance of 372 feet, more or less; thence south along the *the* east right of way line of Main Street to the centerline of 34 Street, a distance of 961 feet, more or less; thence east along the centerline of 34 Street to the northerly prolongation of the east line of Lot 12, Halsey & Dudley's, a subdivision in Kansas City, Jackson County, Missouri, a distance of 286 feet, more or less; thence south along the west line of said Lot 12 and the east line of Lot 63, Chadwick's Second, a subdivision in Kansas City, Jackson County, Missouri, to the north right of way line of 34 Street Terrace, a distance of 320 feet, more or less; thence continuing southerly to the northeast corner of Lot 12, Chadwick's Second Addition, a subdivision in Kansas City, Jackson County, Missouri, also being the south right of way of 34 Street Terrace, a distance of 50 feet; thence south along the east line of said Lot 12 to the southeast corner of said Lot 12, a distance of 147 feet, more or less; thence southeasterly to the centerline of the vacated Walnut Street, a distance of 15 feet, more or less; thence south along the centerline of the vacated Walnut Street to the north right of way line of Armour Boulevard, a distance of 140 feet, more or less; thence south along the centerline of Walnut Street to the north right of way line of 39 Street, a distance of 2649 feet, more or less; thence southwesterly to the intersection of the south right of way line of 39 Street and the centerline of Walnut Street, a distance of 72 feet, more or less; thence south along the centerline of Walnut Street to the centerline of 41 Street, a distance of 1723 feet, more or less; thence west along the centerline of 41 Street to the centerline of Main Street, a distance of 299 feet, more or less; thence south along the centerline of Main Street to the easterly prolongation of the centerline of 42 Street, a distance of 422 feet, more or less; thence west along the centerline of 42 Street to the centerline of Baltimore Avenue, a distance of 324 feet, more or less; thence north along the centerline of Baltimore Avenue to the centerline of 41 Street, a distance of 399 feet, more or less; thence northeast along the centerline of 41 Street to the centerline of Baltimore Avenue, a distance of 212 feet, more or less; thence northerly along the centerline of Baltimore Avenue to the intersection with the north right of way line of Linwood Boulevard, a distance of 5966 feet, more or less; thence southwesterly along the north right of way line of Linwood Boulevard to the centerline line of Wyandotte Street, a distance of 426 feet, more or less; thence northerly along the centerline of Wyandotte Street to the centerline of 31 Street, a distance of 1224 feet, more or less; thence east along the centerline of 31 Street to the southerly prolongation of the west right of way line of Main Street, a distance of 884 feet, more or less; thence northerly along the west right of way line of Main Street to the northeast corner of Lot 4, M.J. Payne, a subdivision in Kansas City, Jackson County, Missouri, a distance of 1946 feet, more or less; thence west along the north line of said Lot 4 to the centerline of the vacated Baltimore Street, a distance of 316 feet, more or less; thence continuing westerly to the northwest corner of Lot 24, Broadway Park, a subdivision in Kansas City, Jackson County, Missouri, said the point also being on the east right of way line of Wyandotte Street, a distance of 308 feet, more or less; thence south along the east right of way line of Wyandotte Street to the north right of way line of 31 Street, a distance of 1913 feet, more or less; thence

westerly to the intersection of the west right of way line of Wyandotte Street and the north right of way line of 31 Street, a distance of 50 feet, more or less; thence west along the north right of way line of 31 Street to the centerline of Penn Street, a distance of 1256 feet, more or less; thence north along the centerline of Penn Street to the north right of way line of 30 Street, a distance of 652 feet, more or less; then west along the north right of way line of 30 Street to the centerline of Penn Valley Place, a distance of 320 feet, more or less; thence northwest along the centerline of Penn Valley Place to the centerline of Summit Street, a distance of 675 feet, more or less; thence north along the centerline of Summit Street to the westerly prolongation of the south right of way line of Summit Street, a distance of 53 feet, more or less; thence easterly to the east right of way line of Summit Street, a distance of 95 feet, more or less; then north along the east right of way line of Summit Street to the south right of way line of old 27 Street, a distance of 1307 feet, more or less; thence north and perpendicular to the centerline of old 27 Street, a distance of 25 feet; thence west along the centerline of old 27 Street, a distance of 89 feet, more or less; thence northeasterly along the east right of way line of southwest Trafficway to the south right of way line of Southwest Trafficway, a distance 388 feet, more or less; thence east along the south right of way line of Southwest Trafficway to the east right of way line of Southwest Trafficway, a distance of 105 feet, more or less; thence north along the east right of way line of Southwest Trafficway to the south right of way line of 26 Street, a distance of 322 feet, more or less; thence east along the south right of way line of 26 Street to the southerly prolongation of the east right of way line of Broadway, a distance of 1020 feet, more or less; thence north along the southerly prolongation of the east right of way line of Broadway to the south line of Block 1, Sheidley Park, a subdivision in Kansas City, Jackson County, Missouri, a distance of 53 feet, more or less; thence east along the south line of said Block 1 to the southeast corner of said Block 1, a distance of 331 feet, more or less; thence north along the east line of said Block 1 to the intersection with the south right of way line of 25 Street, a distance of 592 feet, more or less; thence east along the east prolongation of the south right of way line of 25 Street to the east line of Penn Valley Park, a distance of 155 feet; thence north along the west line of Penn Valley Park to the north right of way line of 25 Street, a distance of 60 feet, more or less; thence northeast along the southeast line of Waldo Tract, a subdivision in Kansas City, Jackson County, Missouri, to its intersection with the west line of Penn Valley Park, a distance of 235 feet, more or less; thence north along the west line of Penn Valley Park to the southeast corner of Lot 1, Waldo Tract, a subdivision in Kansas City, Jackson County, Missouri, a distance of 159 feet, more or less; thence north along the east line of said Lot 1 to the north line of Penn Valley Park, a distance of 35 feet, more or less; thence east along the north line of Penn Valley Park, a distance of 116 feet, more or less; thence north along the west line of Penn Valley Park to the south right of way line of Pershing Road, a distance of 100 feet, more or less; thence along the northerly prolongation of the west line of Penn Valley Park to the centerline of Pershing Road, a distance of 32 feet, more or less; thence northeasterly along the centerline of Pershing Road to the easterly prolongation

of the east right of way line of Main Street, also being the point of beginning, a distance of 757 feet, more or less. Total acreage 308 acres more or less.

Legal Description - Project J (From Original Plan)

All that part of the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 48, Range 33, in Kansas City, Jackson County, Missouri, described as follows: Beginning at the intersection of the south right of way line of 63rd Street with the west right of way line of Prospect Avenue, as both are now established; thence south along the west right of way line of said Prospect Avenue, 400 feet; thence west parallel with the south right of way line of said 63rd Street, 425 feet; thence north, parallel with the west right of way line of said Prospect Avenue, 400 feet to the south right of way line of said 63rd Street; thence east along said south right of way line, 425 feet to the point of beginning.

Legal Description - Project M (From Original Plan)

Beginning at the southeast corner of Lot 97, BLENHEIM, a subdivision, said point being on the west right-of-way of Prospect Avenue; thence west, along the south line of Lots 97 through 108, BLENHEIM, and the south line of Lots 25, 26, and 27, Blue Hills, a subdivision, to the southwest corner of said Lot 27; thence south, with the east line of Lot 31, 30 feet; thence west, with a line 30 feet south of the north line of said Lot 31, to the east right-of-way of The Paseo; thence north, with the east right-of-way of The Paseo, to the south right-of-way of Meyer Boulevard; thence easterly, with the south right-of-way of Meyer Boulevard to the east right-of-way of Wabash Avenue; thence south, with the east right-of-way of Wabash Avenue, to a point 27.5 feet north of the southwest corner of Lot 13, Harper's Meyer Boulevard Addition, a subdivision; thence east, with a line 27.5 feet north of the south line of said Lot 13, to the east line of said Lot 13; thence South, with the east line of Lots 13 through 19, Harper's Meyer Boulevard Addition, and its southerly prolongation, to a point on the south right-of-way of 67th Street; thence west, with the south right-of-way of 67th Street to the northeast corner of the west one-half of Lot 3, BLENHEIM; thence south, with the east line of west one-half of Lots 3 and 45 to a point on the north right-of-way of 67th Terrace; thence east, with the north right-of-way of 67th Terrace, to the west right-of-way of Prospect Avenue; thence south, with the west right-of-way of Prospect Avenue, to the point of beginning, except that part in roads.

Legal Description - Project N (From Original Plan)

Part of the Southeast 1/4 of Section 5, part of the Southwest 1/4 of Section 4 and part of the Southeast 1/4 of Section 4, part of the Northeast 1/4 of Section 8, part of the Northwest 1/4 of Section 9 and part of the Northeast 1/4 of Section 9, all in Township 48, Range 33, in Kansas City, Jackson County, Missouri, being right of way for 67th Street and part of Troost Avenue and The Paseo, described as follows: Beginning at a point on the west right of way line of Troost Avenue 30 feet north and 40 feet west of the southeast corner of the Southeast 1/4 of said Section 5; thence south along said right of way line, a distance of 60 feet; thence east, parallel with the north line of said Sections 8 and 9, a distance of 3750 feet, more or less, to the east right of way line of The Paseo; thence north along said east right of way line and along the northerly prolongation thereof, a distance of 560 feet; thence west 70 feet; thence southwesterly, a distance of 680 feet to a point that is 30 feet north of the south line of said Section 4; thence west,

parallel with the south lines of said Sections 4 and 5, a distance of 3245 feet, more or less, to the point of beginning.

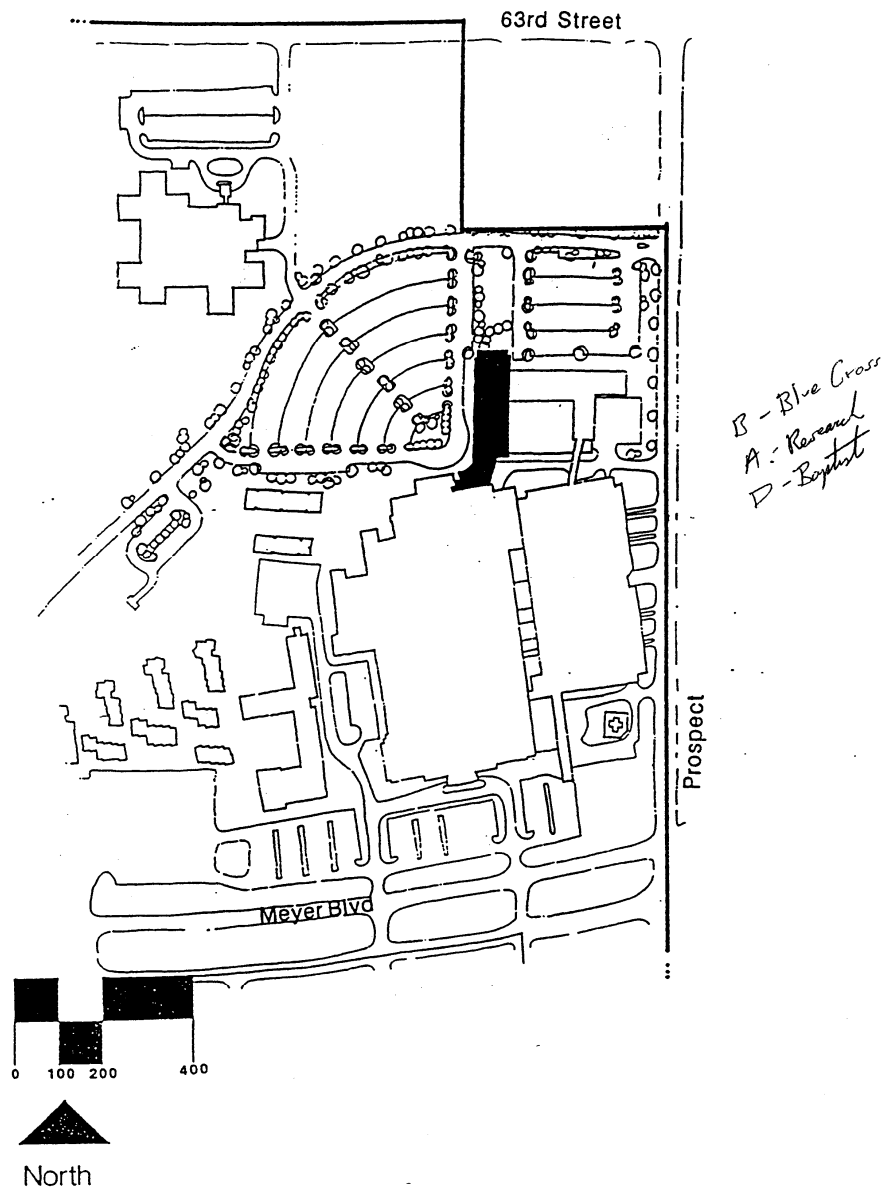
EXHIBIT 3

Conceptual Project Area Site Plans

PROJECT AREA A

Approx 80,000 gsf

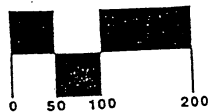
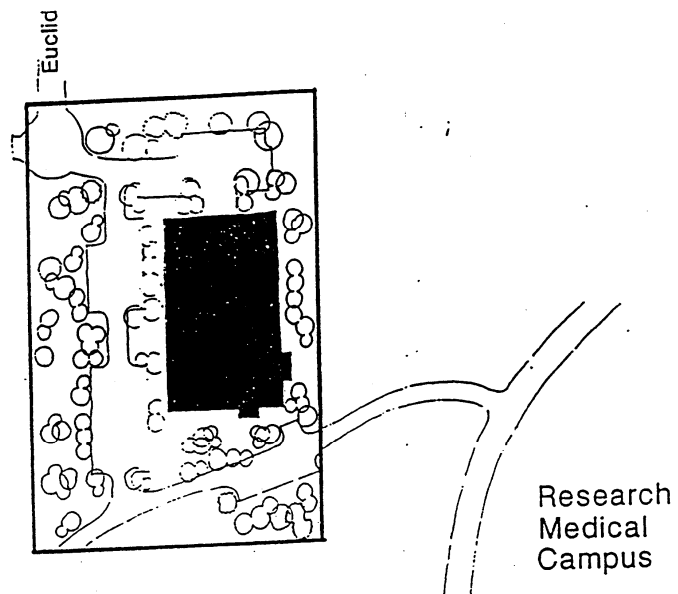
Multi-level Office



PROJECT AREA B

Approx. 39,000 gsf

Data Processing Center



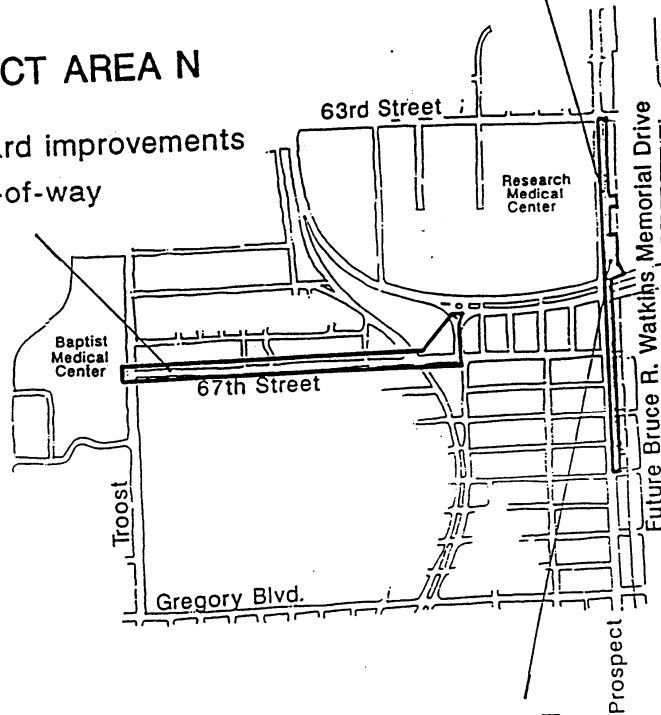
North

PROJECT AREA C

Greenbelt (landscape improvements
in right-of-way)

PROJECT AREA N

Boulevard improvements
in right-of-way



NO SCALE

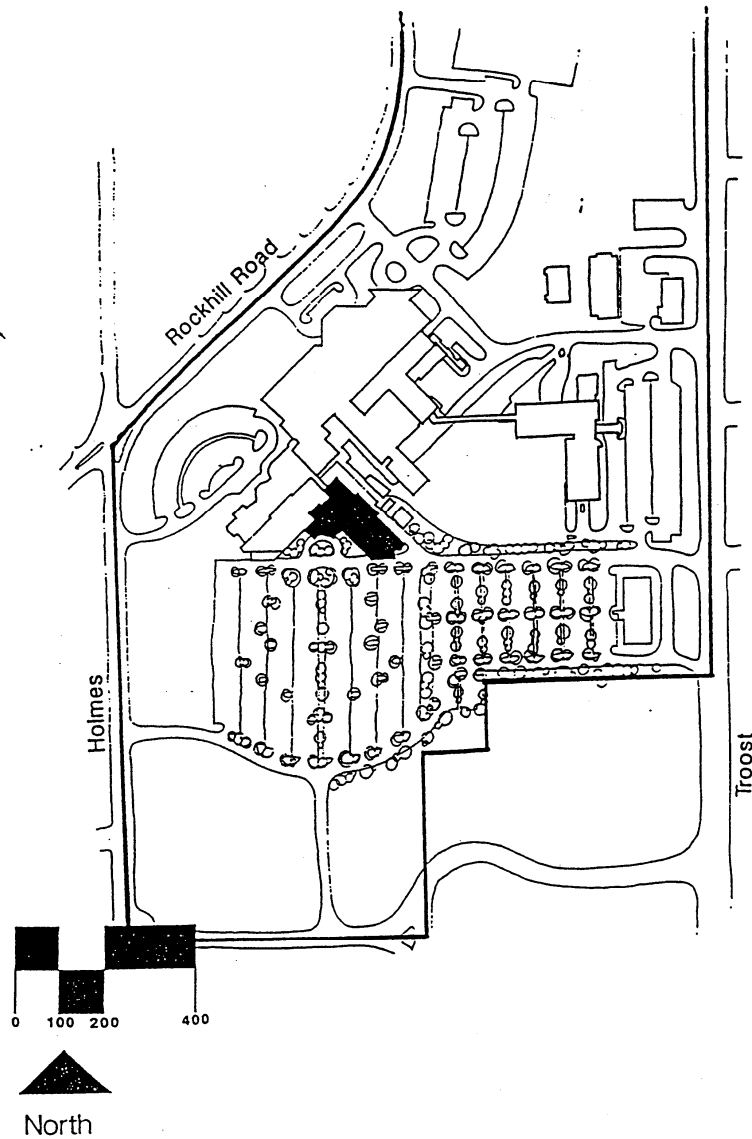


North

PROJECT AREA D

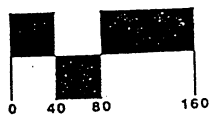
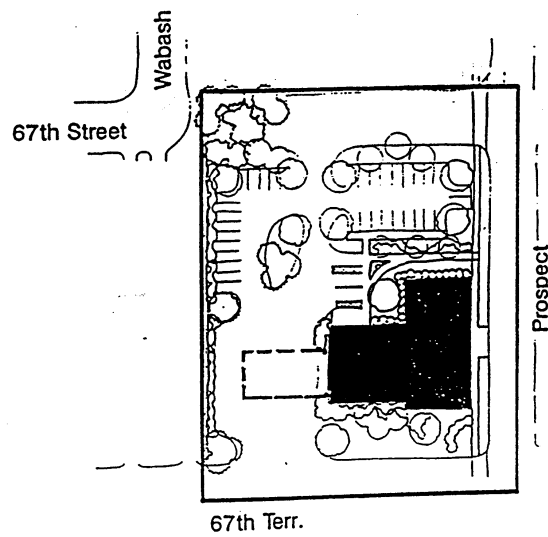
Approx 80,000 gsf

Multi-level Office



PROJECT AREA E

Approx 12,100 gsf



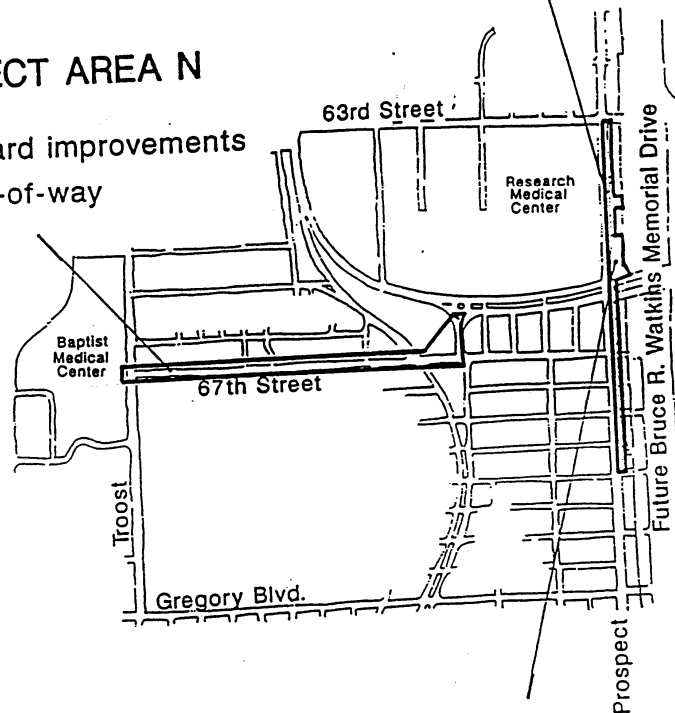
North

PROJECT AREA C

Greenbelt (landscape improvements
in right-of-way)

PROJECT AREA N

Boulevard improvements
in right-of-way



PROJECT AREA F

NO SCALE

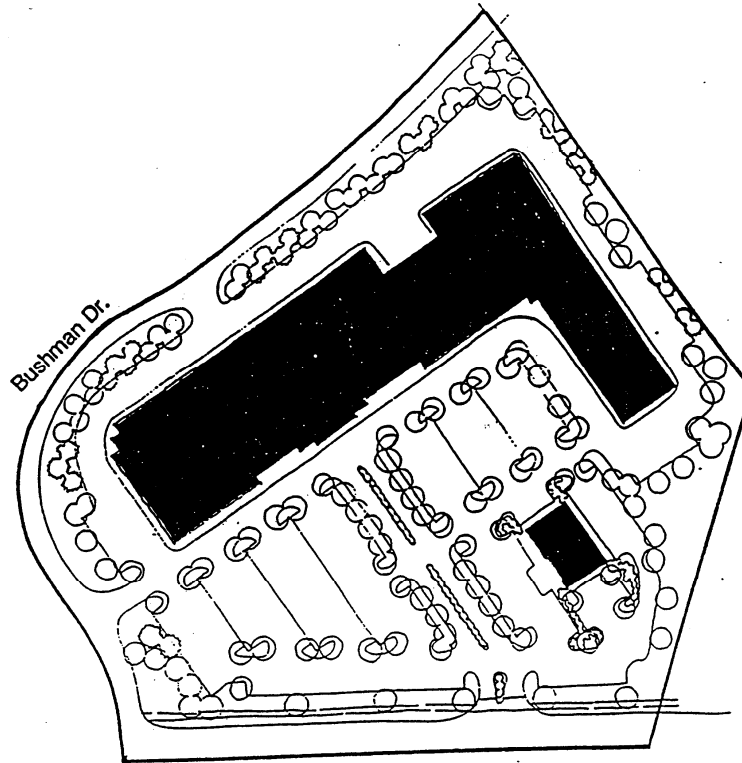


North

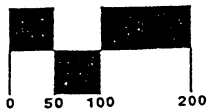
PROJECT AREA H

Approx. 95,000 gsf

1 Story Commercial



63rd Street



North

PROJECT AREA I

MEMORIAL DRIVE

SITE PLAN

NEW PARK AMMENITY

ROAD AND
BUILDING ENTRANCE
IMPROVEMENTS

MAIN STREET

WYANDOTTE



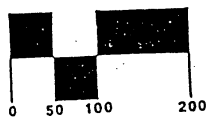
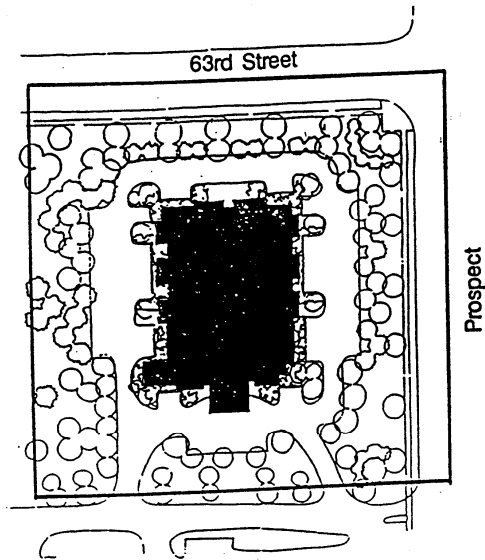
North

31ST STREET

PROJECT AREA J

Approx 30,000 gsf

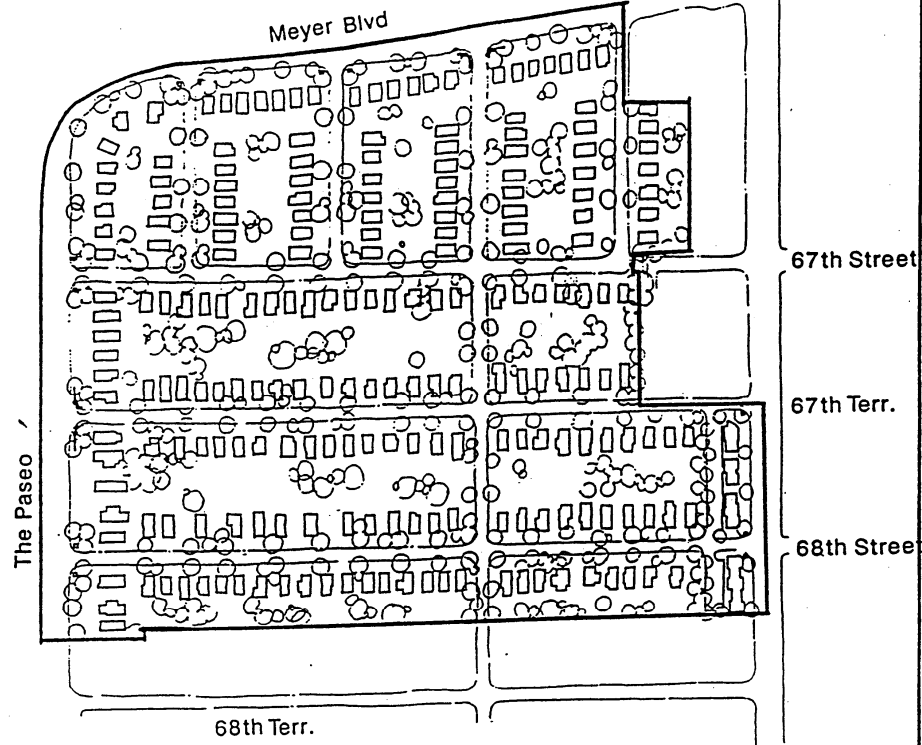
Hotel suites



North

OPTION 1

PROJECT AREA M



Residential Rehabilitation and Infill

Neighborhood Streetscape Improvements

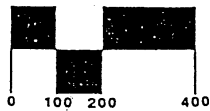


EXHIBIT 4

Estimated Redevelopment Project Costs

Southtown Corridor/ 31st & Baltimore TIF Plan

**13th Amendment to the Southtown Corridor/31st & Baltimore TIF Plan
Exhibit 4**

	13th Amendment Budget	13th Amendment Reimbursable
Commission Expenses ①		
Legal	\$ 50,000	\$ 50,000
Agenda	\$ 2,000	\$ 2,000
Staff Time	\$ 40,000	\$ 40,000
Miscellaneous	\$ 4,000	\$ 4,000
Final Development Approval Fees	\$ 62,880	\$ 62,880
Plan & Project Administration & Developer/ Consultant/ TIF Expense	\$ 9,616,693	\$ 9,616,693
	\$ -	\$ -
Total Commission Expenses and Fees	\$ 9,775,573	\$ 9,775,573
Project A-Research Office Facility		
Demolition and General Site Preparation	\$ 200,000	\$ 200,000
Incidental Costs	\$ 752,675	\$ 752,675
Infrastructure/Site Improvements	\$ 1,134,266	\$ 1,134,266
Redevelopment Project Costs	\$ 7,561,305	\$ 551,000
Retaining Wall Repair and Upgrade	\$ 263,636	\$ 263,636
Signage and Southtown Area Markers/Monuments	\$ 100,000	\$ 100,000
Total Project A-Research Office Facility	\$ 10,011,882	\$ 3,001,577
Project B - Data Processing Center		
Site Acquisition	\$ 472,000	\$ -
Site Preparation	\$ 60,000	\$ -
Redevelopment Project	\$ 2,618,000	\$ -
Site Utilities & Infrastructure	\$ 180,000	\$ -
Incidental Costs	\$ 670,000	\$ -
Total Project B-Data Processing Facility	\$ 4,000,000	\$ -
Project C - Landscaped Greenbelt		
Redevelopment Project Costs	\$ 153,846	\$ 153,846
Curb and Sidewalk repairs	\$ 39,695	\$ 39,695
Landscaping	\$ 156,667	\$ 156,667
Total Project C - Landscaped Greenbelt	\$ 350,208	\$ 350,208

		13th Amendment Budget	13th Amendment Reimbursable
Project D -Baptist Hospital Campus			
Demolition and General Site Preparation	2,510,454	\$	1,470,454
Incidental Costs	3,158,429	\$	1,097,824
Infrastructure/Site Improvements	3,006,440	\$	2,656,840
Redevelopment Project Costs	8,752,835	\$	1,223,000
Facility Rehab	20,020,943	\$	3,285,676
Total Project D - Office On Baptist Hospital Campus	\$ 37,449,101	\$	9,733,794
Project E - Mixed Use			
Incidental Costs	\$ 471,331	\$	471,331
Infrastructure/Site Improvements	\$ 1,303,467	\$	54,600
Total Project E - Residential Related Uses	\$ 1,774,798	\$	525,931
Project F - Landscaped Greenbelt			
Acquisition	\$ 269,237	\$	269,237
Relocation	\$ -	\$	-
Demolition & General Site Preparation	\$ 66,800	\$	66,800
Incidental Costs	\$ 150,699	\$	150,699
Infrastructure/Site Improvements	\$ 100,000	\$	100,000
Redevelopment Project Costs	\$ 150,000	\$	150,000
Total Project F - Landscaped Greenbelt	\$ 736,736	\$	736,736
Project H - Mixed Use			
Acquisition	\$ 1,250,000	\$	-
Demolition & General Site Preparation	\$ -	\$	-
Incidental Costs	\$ -	\$	-
Infrastructure/Site Improvements	\$ 1,055,000	\$	1,030,000
Redevelopment Project	\$ 2,490,000	\$	1,235,000
Relocation	\$ -	\$	-
Professional Fess and TIFC Fees	\$ 704,000	\$	454,000
Financing Fees	\$ 203,000	\$	203,000
Contingency	\$ 445,200	\$	146,200
Total Project H - Mixed Use	\$ 6,147,200	\$	3,068,200
Project I - Trinity Lutheran Campus			
Acquisition			
Demolition & General Site Preparation			
Incidental Costs			
Legal			
Infrastructure/Site Improvements			
Redevelopment Project Costs			
Total Project I - Trinity Lutheran Campus	\$ -	\$	-

		13th Amendment Budget	13th Amendment Reimbursable
Project I - Benefit Area			
Maincor			
Intersection crosswalk completion			
Timed crosswalk indicators			
Upgraded streetlights			
Streetscape Planning & Design			
Aesthetic nodal development			
Streetscape/Public Improvements Planning, Design, & Construction	\$ 2,450,250	\$ 2,450,250	
Façade improvement program	\$ 50,000	\$ 50,000	
Project Management	\$ 245,025	\$ 245,025	
Penn Valley Park			
Broken sewer repair	\$ -	\$ -	
Limestone steps repair	\$ -	\$ -	
Limestone wall repair	\$ -	\$ -	
Sediment removal	\$ -	\$ -	
Public Improvements & Sediment Removal	\$ 1,379,763	\$ 1,379,763	
Signage	\$ 234,375	\$ 234,375	
Softball field improvements	\$ -	\$ -	
Skate park completion	\$ 306,375	\$ 306,375	
Wyandotte improvements & parking	\$ -	\$ -	
Curbs/Catch Basins/Street Lights	\$ 600,000	\$ 600,000	
Just Off Broadway			
JOB site, finish work and system upgrades	\$ 926,650	\$ 926,650	
Liberty Memorial			
Security lighting	\$ -	\$ -	
Security bollards	\$ -	\$ -	
Security cameras	\$ -	\$ -	
Security perimeter fence & gates	\$ -	\$ -	
Security	\$ 1,442,465	\$ 1,442,465	
Irrigation system	\$ 155,875	\$ 155,875	
Repair stone walkways	\$ 337,500	\$ 337,500	
Energy system upgrades	\$ 250,000	\$ 250,000	
Professional Fees (Legal, accounting, etc.)	\$ 250,000	\$ 250,000	
Blue Hills/Ivanhoe Housing	\$ 500,000	\$ 500,000	
Trinity Hospital Demolition & Remediation④	\$ -	\$ -	
Contingency, MainCor Improvements	\$ 476,546	\$ 476,546	
Total Project I - Main Street Improvement Area ②	\$ 9,604,824	\$ 9,604,824	

		13th Amendment Budget	13th Amendment Reimbursable
Project J - Commercial			
Acquisition	\$	780,193	\$ 430,729
Demolition & General Site Preparation	\$	115,393	\$ 745
Drainage, utilities	\$	125,000	\$ 108,757
Environmental	\$	51,500	\$ -
Redevelopment Project	\$	-	\$ -
Relocation	\$	-	\$ -
Incidental Costs	\$	-	\$ -
Total Project J - Commercial	\$	1,072,086	\$ 540,231
Project M - Residential			
Acquisition	\$	396,780	\$ 396,780
Relocation	\$	451,440	451,440
Demolition & General Site Preparation	\$	1,429,404	1,429,404
Incidental Costs	\$	3,572,482	3,572,482
Infrastructure/Site Improvements	\$	919,441	919,441
Redevelopment Project Costs	\$	8,516,571	3,229,620
Total Project M - Residential	\$	15,286,118	\$ 9,999,167
Blue Hills/Ivanhoe Housing Program ③	\$	6,500,000	\$ 6,500,000
Kansas City South Core Housing & Façade Program ⑤	\$	2,500,000	\$ 2,500,000
Total All Projects		105,208,526	56,336,241
① The Commission has determined that certain planning and special services expenses of the Commission, which are not direct Reimbursable Project Costs, are nonetheless necessary and reasonable for the operation of the Commission and are incidental to the Plan. These incidental costs will be recovered by the Commission from the Special Allocation Fund in an amount not to exceed 5% of the Payment in Lieu of Taxes and Economic Activity Taxes paid annually into the Special Allocation Fund. ② Funding Source: Project I PILOTs ③ Funding Source: Projects A, B (but only after the complete redemption or defeasance of all bonds currently issues, and all bonds that are for any bonds currently issued, to which Project B funds have been obligated) D, F, and J, in the amount no more than \$500,000 per year s Additionally, a one time funding of \$500,000 from Project I PILOTs. ⑤ Funding Source: Projects A, B (but only after the complete redemption or defeasance of all bonds currently issues, and all bonds that are for any bonds currently issued, to which Project B funds have been obligated) D, F, and J, in the amount no more than \$250,000 per year s			

EXHIBIT 5

Sources of Funds

Developer Equity and/or Debt	\$48,872,285
Amount of Reimbursable Costs from PILOTS and EATs	\$56,336,241
Total	\$105,208,526

BONDS

The total estimated amount of PILOTS and EATS that are captured under the TIF Act, over twenty-three years for Redevelopment Project Areas within the Southtown Corridor/31st & Baltimore TIF Plan, which are available to fund Reimburse Redevelopment Project Costs and Administrative Costs per the Act, is approximately \$56,336,241. The Commission may dedicate part or these entire amounts to finance Reimbursable Project Costs.

EXHIBIT 9

Development Schedule

<i>Redevelopment Project Area</i>	<i>Estimated Completion Year</i>
Project A	1996
Project B	1996
Project C	1998
Project D	2017
Project E	2017
Project F	2013
Project H	2011
Project I	2007
Project J	2000
Project M	2017

A Benefit District was created as part of the Southtown Corridor/31st & Baltimore TIF Plan. The benefit district improvements were undertaken by Main Street Corridor Development Corporation "MainCor" and the City of Kansas City, Missouri Parks Department, these improvements are complete.