

**THIRD AMENDMENT TO THE  
DOWNTOWN LIBRARY  
TAX INCREMENT FINANCING PLAN  
KANSAS CITY, MISSOURI**

**TIF COMMISSION APPROVAL:**

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**DATE:**                      **RESOLUTION NO.**

**CITY COUNCIL APPROVAL:**

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**DATE:**                      **ORDINANCE NO.**

**THIRD AMENDMENT  
TO THE  
DOWNTOWN LIBRARY  
TAX INCREMENT FINANCING PLAN**

**I. Introduction**

The Third Amendment to the Downtown Library Tax Increment Financing Plan (the "Plan") shall amend the Downtown Library Tax Increment Financing Plan as approved by Ordinance No. 021400 (referred to herein as the "Plan") and subsequently amended by Ordinance No. 040196 (referred to herein as the "First Amendment") and Ordinance No. 051526 (referred to herein as the "Second Amendment").

The Third Amendment provides for (1) the construction of certain public infrastructure improvements, which shall include the addition of street furniture, landscaping, pedestrian alley beautification, street trees, pedestrian lighting, curbs, sidewalks, fire hydrants and such other streetscape improvements more specifically outlined in Exhibit 2 to the Third Amendment, (2) certain modifications to the Redevelopment Schedule to reflect the time frame to complete such additional public infrastructure improvements, (3) a decrease in the Budget of Redevelopment Project Costs by \$4,508,337, (4) modifications in the Sources and Uses described by the Plan, (5) the incorporation of an addendum to the But-For Analysis and (6) modifications to the Cost Benefit Analysis. The Third Amendment does not alter or modify the intent of the Plan, as amended, except for those changes specifically mentioned herein.

**II. Specific Amendments**

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

1. **Amendment No. 1:** Delete Section III.C, in its entirety and insert in lieu thereof the following:
  - C. Project Improvements and Public Improvements. The Project Improvements and Public Improvements will consist of construction of a parking garage, streetscape upgrades through the district, which improvements are consistent with the "District Streetscape Plan" and shall include street furniture, landscaping, pedestrian alley beautification, street trees, pedestrian lighting, curbs, sidewalks and fire hydrants and a "Neighborhood Improvement Program" which is expected to provide challenge grants to projects along the streetscape corridors, all as more particularly described on Exhibit 2, attached to the Plan, as amended. Any improvements, which are not identified on Exhibit 2, will require the Plan to be amended.

2. **Amendment No. 2:** Delete the first two sentences of Section III.E in their entirety and insert in lieu thereof the following:

It is anticipated that the Project Improvements and Public Improvements will be completed in accordance with the Redevelopment Schedule set forth on Exhibit 5.B., attached to the Plan, as amended.

3. **Amendment No. 3:** Delete Section IV.A. of the Plan in its entirety and insert in lieu thereof the following:

A. Estimated Redevelopment Project Costs. Redevelopment Project Costs are estimated to be approximately \$18,841,743. The Plan proposed that approximately \$2,104,173 in Redevelopment Project Costs be reimbursable from the Special Allocation Fund, which is shown on Exhibit 5.A. to the Plan, as amended.

The Commission has determined that certain planning and special services expenses of the Commission, which are incidental to the administration of the Plan, as amended, are reasonable and necessary. The incidental costs will be recovered by the Commission from the Special Allocation Fund in an amount not exceed five percent (5%) of the Economic Activity Taxes paid annually into the Special Allocation Fund.

4. **Amendment No. 4:** Delete the second sentence of Section IV.B of the Plan in its entirety and insert the following in lieu thereof:

The expected sources of funds to be used to reimburse eligible Redevelopment Project Costs include Payments in Lieu of Taxes generated and collected prior to and during 2013 and Economic Activity Taxes. One Hundred Percent of the Payments in Lieu of Taxes generated and collected in 2014 and thereafter shall be deemed surplus and shall be distributed to the Taxing Districts in accordance with Section 99.950 of the Real Property Tax Increment Allocation Redevelopment Act. Additionally, the Redeveloper shall contribute to the Taxing Districts an amount of reimbursable Redevelopment Project Costs it shall receive in an amount equal to 10% of the Payments in Lieu of Taxes generated and collected within Redevelopment Project 1 and 2 from the date each such Redevelopment Project was approved by Ordinance until and during 2013.

5. **Amendment No. 5:** Delete the last two sentences of Section IV.C of the Plan in their entirety and insert the following in lieu thereof:

It is anticipated in 2014 and thereafter Payments in Lieu of Taxes shall be declared surplus and shall be distributed to the various affected Taxing Districts in accordance with Section 99.950 of the Real Property Tax Increment Allocation Redevelopment Act.

**6. Amendment No. 6:** Delete Section XVI of the Plan in its entirety and insert in thereof the following:

XVI. Redevelopment Agreement

Upon approval of the Plan, and certain amendments thereto, the Commission and Redeveloper shall enter a Redevelopment Agreement which may include, among other things, provisions relative the following:

1. Implementation of the Plan;
2. Reporting of Economic Activity Taxes;
3. The Commission's Affirmative Action Policy and Work Force Policy;
4. Design guideline review and approval process;
5. The Commission's Relocation Plan;
6. Certification and approval by Commission of Redevelopment Project Costs;
7. Certification of Costs and Reimbursement Policy; and
8. Certificate of Completion and Compliance Policy.
9. Parameters for the issuance of Obligations;
10. Interest Policy;
11. Annual Progress Reporting;
12. Procedures for the Payment of Prevailing Wages; and
13. Environmental Policy.

**7. Amendment No. 7:** Replace Exhibit 5A, "Estimated Redevelopment Project Costs", and Exhibit 5B "Redevelopment Schedule" in their entirety, with the revised Exhibit 5A and 5B as attached hereto.

**8. Amendment No. 8:** Replace Exhibit 7, "Sources and Uses of Funds", in its entirety, with the revised Exhibit 7 as attached hereto.

**9. Amendment No. 9:** Replace Exhibit 8, "Cost Benefit Analysis", in its entirety, with the revised Exhibit 8 as attached hereto.

**10. Amendment No. 10:** Insert as a Supplement to Exhibit 9, "Evidence of But-For" Exhibit 9A as attached hereto.

**11. Amendment No. 11:** Insert as a Supplement to Exhibit 14, "Redeveloper Affidavit" Exhibit 14A as attached hereto.

Exhibit 5A  
Estimated Redevelopment Project Costs

**EXHIBIT 5A - Estimated Redevelopment Project Costs**

**Downtown Library TIF**

**Estimated Project Costs**

**Commission Expenses<sup>1</sup>**

Estimated Reimbursable Costs for Plan Implementation

	APPROVED BUDGET		PROPOSED THIRD AMENDMENT	
	Total Budget	TIFC Reimbursable	Total Budget	TIFC Reimbursable
Legal	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Agenda	2,000	2,000	2,000	2,000
Staff Time	40,000	40,000	40,000	40,000
Miscellaneous	4,000	4,000	4,000	4,000
Plan Administration Expenses	230,000	230,000	230,000	230,000
Final Development Plan Approval Fees (\$0.05 per sq.ft. @ \$350,000)	17,500	17,500	17,500	17,500
<b>Total Commission Expenses</b>	<b>\$ 343,500</b>	<b>\$ 343,500</b>	<b>\$ 343,500</b>	<b>\$ 343,500</b>

**Costs of Plan Preparation/Administration**

Application fees	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Legal	50,000	50,000	50,000	50,000
Consulting	13,650	13,650	13,650	13,650
A/E and other Fees	8,300	8,300	8,300	8,300
Developer Disbursements	-	-	113,835	113,835
<b>Total Costs of Plan Preparation</b>	<b>\$ 91,950</b>	<b>\$ 91,950</b>	<b>\$ 205,785</b>	<b>\$ 205,785</b>

**Library Parking Garage**

Acquisition Costs	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -
Parking Garage (485 cars)	7,414,320	-	7,414,320	-
Utility Relocation	150,000	-	150,000	-
Streetscape @ \$200/s.f.	450,000	-	450,000	-
Architect & Engineering	410,680	-	410,680	-
<b>Total Library Parking Garage</b>	<b>\$ 10,425,000</b>	<b>\$ -</b>	<b>\$ 10,425,000</b>	<b>\$ -</b>

**Library Garage Debt Service/TIF**

Debt	\$ 6,312,570	\$ 6,312,570	\$ 6,312,570	
<b>Total Library Garage Debt Service</b>	<b>\$ 6,312,570</b>	<b>\$ 6,312,570</b>	<b>\$ 6,312,570</b>	

**Streetscaping<sup>2</sup>**

<b>Streetscape (sidewalks, curbs, streetlights, street furnishings, public art, etc.)</b>	<b>\$ 6,177,060</b>	<b>\$ 6,177,060</b>	<b>\$ -</b>	<b>\$ -</b>
Library District Street Sign Toppers			\$ 3,000	\$ 3,000
Street Furniture			\$ 37,500	\$ 37,500
10th Street Landscape			\$ 2,500	\$ 2,500
Informational Interactive Kiosk and LCD Application			\$ 10,000	\$ 10,000
Pedestrian Alley Beautification Project, Main to Central*			\$ 200,000	\$ 200,000
Tree Well Border Treatments, Railings			\$ 64,750	\$ 64,750
Street Trees			\$ 4,600	\$ 4,600
Pedestrian Lights			\$ 19,200	\$ 19,200
Fire Hydrants			\$ 2,000	\$ 2,000
10th & Main Transit Center Enhancements			\$ 4,000	\$ 4,000
Wyandotte, Baltimore & Main Landscape, Turf & Irrigation Enhancement			\$ 112,500	\$ 112,500
Wyandotte Parking Lot Fence Repair and Pedestrian Area Build Out			\$ 10,000	\$ 10,000
Curbs			\$ 27,473	\$ 27,473
Sidewalk			\$ 211,846	\$ 211,846
TIF Administrative Costs			\$ 67,200	\$ 67,200
Developer Legal Fees			\$ 25,000	\$ 25,000
<b>Total Streetscaping</b>			<b>\$ 801,569</b>	<b>\$ 801,569</b>

**Neighborhood Improvements<sup>3</sup>**

<b>Total Neighborhood Improvements</b>	<b>\$</b>	<b>\$</b>	<b>\$ 753,319</b>	<b>\$ 753,319</b>
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**TOTAL PROJECT COSTS**

	<b>\$ 23,350,080</b>	<b>\$ 12,925,080</b>	<b>\$ 18,841,743</b>	<b>\$ 2,104,173</b>
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**NOTES (Plan, as proposed)**

1 Commission Expenses - The selected developer shall pay all fees and expenses of the TIF Commission for Plan preparation, approval and implementation including, but not limited to, staff time, agenda costs, legal fees, printing and publication of notices. The selected developer shall be billed for these expenses by the Commission as needed. These expenses shall be considered reimbursable project costs to the developer from the Special Allocation Fund. In addition, the Commission has determined that those planning and special services expenses of the Commission which cannot be directly attributable to a particular project are nonetheless reasonable and necessary for the operation of the Commission and are incidental to the project. These incidental costs will be recovered by the Commission from the Special Allocation Fund in an amount not to exceed five percent (5%) of the PILOTS and Economic Activity Taxes paid annually into the fund.

2 Streetscape (Public Improvements) - The original TIF Plan anticipated \$6,177,060 for streetscape improvements. The Third Amendment decreases the amount to \$801,569.

3 Neighborhood Improvements - Matching grant program that can be utilized for façade, streetscape and parking improvements.

## **Exhibit 5B**

### **Redevelopment Schedule**

- Renovation of historic bank building to be completed within first quarter of 2004.
- Construction of parking garage located at the northwest corner of Tenth and Baltimore to be completed within first quarter 2004.
- Streetscape and Public Improvements anticipated to start construction 2015 and anticipated completion 2019.
- Neighborhood Improvement Program anticipated implementation 2015 until anticipated completion 2025.

**EXHIBIT 7**

**SOURCES AND USES OF FUNDS  
FOR  
ALL ESTIMATED REDEVELOPMENT PROJECT COSTS**

Developer Equity and/or Debt	\$16,737,570
Amount of Reimbursable Costs from Payments in Lieu of Taxes and Economic Activity Taxes (1)	\$2,104,173
<b>TOTAL</b>	<b>\$18,841,743</b>

**BONDS**

While tax increment financing remains in effect for Redevelopment Project Areas 1 and 2, the total estimated amount of Economic Activity Taxes anticipated to be generated and utilized to fund Redevelopment Project Costs and Commission Administrative Costs is \$1,558,481 and the total estimated amount of Payment in Lieu of Taxes to be generated is \$714,714, of which \$268,354 shall be utilized to fund Reimburse Redevelopment Project Costs and Commission Administrative Costs. The total anticipated amount of available Payments in Lieu of Taxes and Economic Activity Taxes available to fund Redevelopment Project Costs is \$1,826,835.

<sup>(1)</sup> To the extent there are insufficient Payments in Lieu of Taxes and Economic Activity Taxes collected and available to fund Redevelopment Project Costs, the Redeveloper shall utilize equity and debt to pay such shortfall.



Exhibit 8  
Cost Benefit Analysis



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9229 Ward Parkway, Suite 104  
Kansas City, MO 64114-3311

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Fax: 816-333-6899  
www.springsted.com

## MEMORANDUM

TO: Heather Brown, Executive Director – TIF Commission of Kansas City, Missouri

FROM: Thomas Denaway, Assistant Vice President

DATE: January 13, 2015

SUBJECT: Proposed Third Amendment to Downtown Library TIF Plan

### Background

At the request of the TIF Commission Springsted has prepared an analysis to determine the net tax impact on each taxing jurisdiction that falls at least partially within the boundaries of the Redevelopment Area described by the proposed Third Amendment to the Downtown Library TIF Plan. The Third Amendment to the Downtown Library TIF Plan is being considered to provide for a reduction in eligible TIF expenditures for the undertaking of additional streetscape improvements and an increase in eligible TIF expenditures for the undertaking of certain neighborhood improvements within the Redevelopment Area.

These projections are based on each Redevelopment Project Areas 1 and 2 remaining in place and the capture of TIF Revenues (PILOTS & EATS) through the end of its statutorily defined term (2025) to be used for eligible expenditures. As a result, this analysis indicates there is no adverse tax impacts caused by the proposed Third Amendment since the TIF revenues are already being captured and no new additional taxes (costs) are being lost to the Redevelopment Areas.

### PILOTS

As a result of the proposed Third Amendment, starting with the 2014 PILOT payments and running through the remaining term of the District (2025), 100% of the PILOTS attributable to each of the taxing jurisdictions will be declared surplus and returned resulting in a positive tax impact as a result of the proposed amendment.

In addition to the surplus of future PILOT revenues to each of the affected taxing districts, the proposed Third Amendment contemplates that the Redeveloper (DTC One, LLC) will contribute to the affected taxing districts 10% collected from the date of the City ordinance approving Redevelopment Project Areas 1 and 2 through 2013. The total amount of the contribution is \$26,835.43, which will be distributed to each of the taxing jurisdictions on a pro-rata basis.

To quantify the estimated tax impact as a result of the proposed amendment we have projected future PILOT revenues to be deemed surplus and distributed to the taxing jurisdictions. These projections are based on the 2013 actual PILOT amount captured within the Redevelopment Area, which we have assumed will grow at 1% biennially. Additionally, we have calculated the benefit resulting from the \$26,835.43 contribution to the taxing districts. The chart below shows the total amount of PILOTS and 10% PILOT contribution projected to be received by each of the

taxing jurisdictions over the remaining term of the TIF plan. The actual amounts may vary, depending on future market value growth and tax rate changes.

<b>Taxing Jurisdiction</b>	<b>Future Tax Impact</b>
City of Kansas City	\$89,269
Kansas City School District	\$276,227
Jackson County	\$28,689
Board of Disabled Services	\$4,202
Mental Health	\$6,825
Metro Junior College	\$13,248
Kansas City Library	\$27,902

The taxing jurisdictions outlined above will realize a positive tax impact as a result of the proposed Third Amendment to the Downtown Library TIF Plan. Absent the proposed amendment, the positive future tax impact outlined above would not be realized, and those revenues would continue to be captured as contemplated by the current TIF District plan.

### **EATS**

The Third Amendment to the Downtown Library TIF Plan does not contemplate any change to the capture of Economic Activity Taxes (EATS) within Redevelopment Project Areas 1 and 2, which will continue to be captured by Redevelopment Project Areas 1 and 2 over its remaining term. The City of Kansas City, Jackson County and the Zoo District are the only taxing jurisdictions which generate EATS which will continue to be captured by the Redevelopment Areas. Therefore, there is no tax impact to the City of Kansas City, Jackson County, and the Zoo District as it relates to the Third Amendment and the continued capture of EATS by the TIF Redevelopment Project Areas 1 and 2.

The Developer requesting the Third Amendment has prepared future EATS TIF revenue projections for the remaining term of the District, which total \$875,023.93. Since TIF only captures 50% of the EATS revenue as TIF funds, the City, County and Zoo District are projected to receive an equal amount as non-TIF revenue over the remaining term of the TIF District.

### **Conclusion**

The proposed Third Amendment to the Downtown Library TIF Plan contemplates a change to the capture of PILOT and EATS TIF Revenue. One of the proposed changes is the declaration of surplus and distribution to the taxing districts of all PILOT revenue between 2014 and 2025, along with a contribution by the Developer to the taxing districts in an amount equal to 10% of the PILOTS collected from the date of the ordinance approving Redevelopment Project Areas 1 and 2 and continuing through 2013. The result of this proposed amendment is a positive tax impact for each of the PILOT producing taxing jurisdictions. The proposed amendment does not contemplate a change in the capture of EATS TIF revenue, and therefore does not result in a new tax impact to the City of Kansas City, Jackson County, or the Zoo District as their portion of the EATS were already captured under the existing TIF Plan. Additionally, these taxing districts will continue to benefit by receiving the 50% portion of the EATS which is not captured as TIF.

Tax Impact on PILOTS of Proposed Third Amendment:

	<u>Total Benefit</u>	<u>City of Kansas City</u>	<u>Board of Disabled Services</u>	<u>Metro Junior College</u>	<u>Kansas City Library</u>	<u>Mental Health</u>	<u>Kansas City Schools</u>	<u>Jackson County</u>
<b>YEAR</b>	<b>TAX IMPACT - PILOTS</b>							
SAF Distribution	\$26,835	\$5,367	\$253	\$796	\$1,677	\$410	\$16,607	\$1,725
2014	\$33,927	\$6,785	\$319	\$1,007	\$2,121	\$519	\$20,995	\$2,181
2015	\$34,266	\$6,853	\$323	\$1,017	\$2,142	\$524	\$21,205	\$2,202
2016	\$34,266	\$6,853	\$323	\$1,017	\$2,142	\$524	\$21,205	\$2,202
2017	\$34,609	\$6,922	\$326	\$1,027	\$2,163	\$529	\$21,417	\$2,224
2018	\$34,609	\$6,922	\$326	\$1,027	\$2,163	\$529	\$21,417	\$2,224
2019	\$34,955	\$6,991	\$329	\$1,037	\$2,185	\$534	\$21,632	\$2,247
2020	\$34,955	\$6,991	\$329	\$1,037	\$2,185	\$534	\$21,632	\$2,247
2021	\$35,304	\$7,061	\$332	\$1,048	\$2,207	\$540	\$21,848	\$2,269
2022	\$35,304	\$7,061	\$332	\$1,048	\$2,207	\$540	\$21,848	\$2,269
2023	\$35,658	\$7,131	\$336	\$1,058	\$2,229	\$545	\$22,066	\$2,292
2024	\$35,658	\$7,131	\$336	\$1,058	\$2,229	\$545	\$22,066	\$2,292
2025	\$36,014	\$7,203	\$339	\$1,069	\$2,251	\$551	\$22,287	\$2,315
<b>Totals</b>	<b>\$446,360</b>	<b>\$89,269</b>	<b>\$4,202</b>	<b>\$13,248</b>	<b>\$27,902</b>	<b>\$6,825</b>	<b>\$276,227</b>	<b>\$28,689</b>

Exhibit 9  
Evidence of But- For

## EXHIBIT 9A

Date: January 12, 2015

To: Tax Increment Financing Commission of Kansas City, Missouri

From: Heather A. Brown, Executive Director

Re: Addendum to the But-For Analysis

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### **Background**

Pursuant to Section 99.810.1(1) of the Real Property Tax Increment Allocation Act, the Tax Increment Financing Commission (the “Commission”) and the City Council (the City Council”) of the City of Kansas City, Missouri found that the area comprising the Redevelopment Area described by the Downtown Library Tax Increment Financing Plan (the “TIF Plan”) had not been subject to growth and development through private investment and such area would not reasonably be likely to be developed, including the improvements contemplated by the TIF Plan, without the adoption of tax increment financing. In connection with such finding, both the Commission and the City Council reviewed an independent analysis prepared by Rule & Company and dated October 4, 2002 (the “Original Report”).

The Original Report analyzed (1) the budget of Redevelopment Project Costs related to the construction of a parking garage, streetscape improvements and neighborhood improvements and (2) the financial sources, including operating income from the garage, charitable contributions and City Public Improvements Advisory Committee (PIAC) funds, to fund such Redevelopment Project Costs. TIF Revenue generated from the Redevelopment Area would be utilized first to fund garage improvements, to the extent the operating income and PIAC funds were insufficient, and thereafter would be used to fund the streetscape and neighborhood improvements. The Original Report concluded that the request by Library TIF, LLC, the designated developer of the TIF Plan, “enjoys a self-regulating But-For test since the TIF Revenue will only be called upon when [operating income] from the parking garage developed by Library TIF, LLC was negative.” The Original Report further noted that when TIF Revenue is not required for the garage, it will be applied to public improvements, such as streetscape.

The TIF Plan further concluded that the public infrastructure improvements, including the streetscape and neighborhood improvements, are activities that normally would be undertaken by a public agency and are not activities that would be economically feasible or reasonable to be undertaken by a private party.

Based upon the above referenced Original Report, both the City Council and the Commission concluded that the parking garage, along with the public infrastructure improvements, including the streetscape, would not occur without the adoption and utilization of tax increment financing.

### **Analysis of Impact of Third Amendment to TIF Plan**

DTC One, LLC, the proponent of the Third Amendment to the TIF Plan and an affiliate of the Library TIF, LLC, desires to construct additional public infrastructure within the Redevelopment Area, including street furniture, landscaping, pedestrian alley beautification, street trees, pedestrian lighting, curbs, sidewalks and fire hydrants using funds not required for the garage improvements.. No additional private improvements are contemplated by the Third Amendment

## EXHIBIT 9A

to the Plan. The contemplated public improvements do not alter the previous analysis conducted by Rule & Company and contained in the Original Report. Specifically, the TIF Revenue would be used only to fund the original private improvement of the TIF Plan, the garage, if garage operating income and PIAC funds were insufficient. The balance of the TIF Revenue would continue to be used to fund public infrastructure improvements that would be normally undertaken by a public agency, including the additional public infrastructure improvements contemplated by the Third Amendment to the Plan. The Third Amendment calls for public improvements which would not be economically feasible or reasonable to be undertaken by a third party. In essence, the Third Amendment to the Plan does not change the intent of the Plan; it simply amends the budget to reprioritize the use of the available funds, recognizing that the funds are no longer needed to pay for cost associated with the parking garage.

### **Conclusion**

Based upon the foregoing, the additional public infrastructure improvements contemplated by the Third Amendment do not alter the analysis set forth in the Original Report. The additional public improvements contemplated by the Third Amendment would not reasonably be anticipated to occur without the utilization of tax increment financing.

Exhibit 14  
Redeveloper Affidavit



**APPLICANT'S AFFIDAVIT**

STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF JACKSON     )

1. At all times relevant herein, I have been the President of DTC I, Inc., a Missouri corporation and the sole member of DTC One, LLC (the "Redeveloper"), and I make this statement on behalf of the Redeveloper.

2. The Redevelopment Area is legally described on Exhibit 1A of the Downtown Library District Tax Increment Financing Plan.

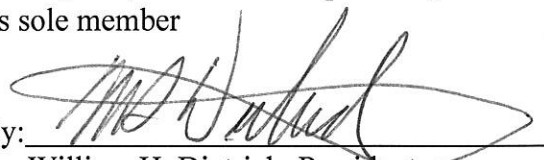
3. The provisions of subdivision RSMo. § 99.810.1(1) have been met through the information submitted by Redeveloper to the Tax Increment Financing Commission of Kansas City, Missouri and the City of Kansas City, Missouri, and, based upon such information, it is the opinion of the undersigned that the improvements contemplated by the Downtown Library District Tax Increment Financing Plan and which are located within a Conservation Area, would not be undertaken through investment by private enterprise and would not reasonably be anticipated to be undertaken without the adoption of tax increment allocation financing.

4. The undersigned acknowledges and agrees that this Affidavit is being materially relied upon by the Tax Increment Financing Commission of Kansas City, Missouri in connection with its consideration of the Third Amendment to the Downtown Library District Tax Increment Financing Plan

5. The information, statements and averments in this Affidavit are, to the best of my knowledge and belief, true, accurate and complete in all material respects.

**DTC ONE, LLC**

By: DTC I, Inc., a Missouri corporation,  
its sole member

By:   
William H. Dietrich, President

Subscribed and sworn to before me, the undersigned Notary Public in and for said County and State, this 12<sup>th</sup> day of January, 2015.

By:   
Signature of Notary Public

Tommy G. Wilson Jr  
Typed/Printed Name of Notary Public

My Commission Expires:  
September 4, 2017

**TOMMY G. WILSON, JR.**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires Sep. 4, 2017  
Commission # 13522795