

**SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT BETWEEN THE
TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI, AND
THE CITY OF KANSAS CITY, MISSOURI FOR THE CONSTRUCTION OF CERTAIN
PUBLIC INFRASTRUCTURE IMPROVEMENTS AS PROVIDED FOR BY
THE WEST BOTTOMS INCREMENT FINANCING PLAN**

THIS SECOND AMENDMENT (this “**Amendment**”), entered into on April __, 2026, amends that certain Redevelopment Agreement between the TAX INCREMENT FINANCING COMMISSION OF KANSAS CITY, MISSOURI (the “**Commission**”), and CITY OF KANSAS CITY, MISSOURI (the “**City**”) dated September 19, 2025 and amended on December 2, 2025 (the “**Original Agreement**”) (capitalized terms used herein without definition shall have the meanings ascribed thereto in the Original Agreement).

R E C I T A L S

A. Pursuant to the Real Property Tax Increment Financing Allocation Act, Section 99.100 RSMo. 1988, et seq., as amended (“**Act**”), on March 21, 2024, the City Council of Kansas City, Missouri (the “**Council**”), by way of Ordinance No. 240256, approved the West Bottoms Tax Increment Financing Plan, designated the area described therein as a redevelopment area (the “**Redevelopment Area**”) and authorized the City Manager to enter into this Agreement.

B. On July 25, 2024, the Council, by way of Ordinance No. 240600, approved the First Amendment to the West Bottoms Tax Increment Financing Plan (the “**First Amendment**” and, together with the West Bottoms Tax Increment Financing Plan, the “**Plan**”). Capitalized Terms not otherwise defined herein shall have the meanings ascribed to such terms in the Plan.

C. The Plan provides, among other things, for (1) the design and construction of water mains along Santa Fe from 9th Street to 12th Street and from Mulberry Street to a point approximately 475 feet east of Santa Fe Street within and adjacent to the Redevelopment Area, (the “**Water Main Projects**”), (2)(a) the design and construction of new and converted sanitary sewers along Santa Fe Street from 9th Street to 12th Street and along Union Avenue, from Mulberry to a point approximately 150 feet east of Santa Fe, new sanitary sewers along 11th Street from Mulberry to Santa Fe with storm sewer trunks at Union Ave. and 11th Street and (2)(b) the rehabilitation of sanitary sewers and storm sewers along Mulberry Street, 11th Street and Liberty Street (the “**Sewer Projects**”), (3) the design and construction of regional detention basins (the “**Reginal Detention Basin Projects**”), (4) the design and construction of public gathering open spaces (the “**Public Gathering Spaces** and (5) reconstruction of streets, curbs, sidewalks, alleys, associated streetscape improvements along Santa Fe from 9th to 12th Street, Union Ave. and 11th Street; general site prep, earthwork and pavers, (6) the reconstruction of streets, curbs, sidewalks, driveway and associated streetscape improvements along Mulberry Street, 11th Street, and Liberty Street, including the intersection improvements at the intersection of 12th Street and Liberty Street, (7) installation of modern street light systems, and (8) installation of street trees and other amenities(the “**Street Improvements**” and together with the Water Main Projects, the Sewer Projects, the Regional Detention Basin Projects and the Public Gathering Spaces, the “**Public Infrastructure Projects**”).

1. On September 19, 2025, the Commission and the City entered into a Redevelopment Agreement, which provides for, among other things, the City to complete the Public Infrastructure Improvements, in accordance with the terms and conditions of the Original Agreement, by December 31, 2026, and for the Commission to reimburse the City of certain costs related thereto in an amount not to exceed \$43,837,500.

D. On November 13, 2025, the City Council passed Ordinance No. 250970, which approved the Second Amendment to the Plan, which modified the Budget of Redevelopment Project Costs to increase costs related to the Phase 1a (Tranche #1): Public Infrastructure and to decrease costs related to Phase 1a (Tranche #2): Public Infrastructure by an equal amount (the “**Second Amendment Modifications**”).

E. On December 2, 2025, the Commission and the City entered into a First Amendment to the Redevelopment Agreement, which incorporated the Second Amendment Modifications.

2. The City and the Commission desire to further amend the Original Agreement to make certain modifications to the Budget of Redevelopment Project Costs.

A G R E E M E N T

In consideration of the mutual promises, covenants and conditions set forth in this Amendment, the parties hereto mutually agree as follows:

3. **Amendment No. 1**. The Original Agreement is hereby amended by replacing **Exhibit A-1**, entitled **Phase 1a Tranche #1 Improvement Certified Costs**, with **Exhibit A-1**, attached hereto, entitled **Phase 1a Tranche #1 Improvement Certified Costs**.

4. **Amendment No. 2**. The Original Agreement is hereby amended by replacing **Exhibit B-1**, entitled **Phase 1a Tranche #2 Improvement Certified Costs**, with **Exhibit B-1**, attached hereto, entitled **Phase 1a Tranche #2 Improvement Certified Costs**.

5. **Amendment No. 3**. The Original Agreement is hereby amended by replacing **Exhibit C-1**, entitled **Phase 1b Improvement Certified Costs**, with **Exhibit C-1**, attached hereto, entitled **Phase 1b Improvement Certified Costs**.

6. **Amendment No. 4**. The Original Agreement is hereby amended by replacing **Exhibit D**, entitled **Soft Costs**, with **Exhibit D**, attached hereto, entitled **Soft Costs**.

7. **Miscellaneous**. Except as amended hereby, the Original Agreement remains in full force and effect. This Second Amendment may be executed in any number of counterparts, each of which shall be an original, but all of which together shall constitute one instrument.

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SIGNATURE PAGES FOLLOW]

SIGNATURE PAGE TO SECOND AMENDMENT TO REDEVELOPMENT
AGREEMENT BETWEEN THE TAX INCREMENT
FINANCING COMMISSION OF KANSAS CITY, MISSOURI
AND THE CITY OF KANSAS CITY, MISSOURI

IN WITNESS WHEREOF, the parties hereto have caused this Second Amendment to be
executed pursuant to due authority as of the date first above set forth.

**CITY OF KANSAS CITY, MISSOURI,
THROUGH THE PUBLIC WORKS
DEPARTMENT**

By: _____
Name: Michael Shaw
Title: Director of Public Works

APPROVED AS TO FORM:

Dustin Johnson, Assistant City Attorney

SIGNATURE PAGE TO SECOND AMENDMENT TO REDEVELOPMENT
AGREEMENT BETWEEN THE TAX INCREMENT
FINANCING COMMISSION OF KANSAS CITY, MISSOURI
AND THE CITY OF KANSAS CITY, MISSOURI

**TAX INCREMENT FINANCING
COMMISSION OF KANSAS CITY,
MISSOURI**

By: _____
Alissia R. Canady, Chair

ATTEST:

Heather A. Brown, Secretary

Approved as to form and legality:

Wesley O. Fields,
Counsel to the Tax Increment Financing Commission

Exhibit A-1
Phase 1a Tranche #1 Improvement Certified Costs

	TIF Reimbursable Project Costs	STIF Reimbursable Project Costs	CID Reimbursable Project Costs	EPA Grant	Other City Sources	Total
Phase 1a (Tranche #1): Public Infrastructure	4,930,000	4,920,000	1,500,000	785,000	4,565,000	16,700,000
i. New water mains along Santa Fe from 9th Street to 12th Street; and along Union Ave. from Mulberry Street to appoint approximately 475 feet east of Santa Fe Street;						
iii. New sanitary sewers along Santa Fe Street from 9th street to 12th street, from Union Ave. from Mulberry to a point approximately 150 east of Santa Fe and along 11th Street from Mulberry to Santa Fe;						
iv. Conversion of existing combined sewer system to separate storm sewer system along Santa Fe from 9th to 12th street with storm sewer trunks at Union Ave. and 11th Street;						
v. Construction of regional detention basins;						
vi. Reconstruction of streets, curbs, sidewalks, alleys, associated streetscape improvements along Santa Fe from 9th to 12th Street, Union Ave. and 11th Street; General Site Prep, Earthwork and Pavers						
Phase 1a (Tranche #1) Contingency	643,500	572,400				
Total Phase 1a (Tranche #1) Costs	5,573,500	5,492,400	1,500,000	785,000	4,565,000	17,915,900

Exhibit B-1

Phase 1a Tranche #2 Improvement Certified Costs

	TIF Reimbursable Project Costs	STIF Reimbursable Project Costs	Other City Sources	Total
Phase 1a (Tranche #2): Public Infrastructure	8,750,000	4,350,000	500,000	13,600,000
vii. Construction of the Public Gathering Open Spaces;				
viii. Installation of modern light systems; and				
ix. Installation of street trees and other amenities.				
Phase 1a (Tranche #2) Contingency	1,144,000	507,600		
Total Phase 1a (Tranche #2) Costs	9,894,000	4,857,600	500,000	15,251,600

Exhibit C-1

Phase 1b Improvement Certified Costs

	TIF Reimbursable Project Costs	STIF Reimbursable Project Costs	CID Reimbursable Project Costs	Other City Sources	Total
Phase 1b: Public Infrastructure	5,055,000	3,600,000	1,500,000	800,000	10,955,000
i. Reconstruction of streets, curbs, sidewalks, driveway and associated streetscape improvements along Mulberry Street, 11th Street, and Liberty Street, including intersection improvements at the intersection of 12th Street and Liberty;					
ii. Rehabilitation of sanitary sewers and storm sewers along the same streets Mulberry Street, 11th Street, and Liberty Street.					
Phase 1b Contingency	750,000	600,000			1,350,000
Total Phase 1b Public Infrastructure	5,805,000	4,200,000	1,500,000	800,000	12,305,000

Exhibit D

Soft Costs