

FIFTH AMENDMENT  
TO THE  
ARLINGTON ROAD  
TAX INCREMENT FINANCING PLAN

---

KANSAS CITY, MISSOURI

**TIF COMMISSION APPROVAL:**

---

<b>DATE</b>	<b>RESOLUTION No.</b>
-------------	-----------------------

**CITY COUNCIL APPROVAL:**

---

<b>DATE</b>	<b>ORDINANCE No.</b>
-------------	----------------------

**FIFTH AMENDMENT  
TO THE  
ARLINGTON ROAD  
TAX INCREMENT FINANCING PLAN**

**I. Introduction**

The Fifth Amendment to the Arlington Road Tax Increment Financing Plan (the "Fifth Amendment") shall amend the Arlington Road Tax Increment Financing Plan as approved by Ordinance No. 140916 and amended by Committee Substitute for Ordinance No. 150758, by Ordinance No. 160241, by Ordinance No. 170865, and by Ordinance No. 180280 (collectively referred to herein as the "Plan").

The Fifth Amendment to Plan provides for (1) the addition of legal descriptions for Redevelopment Project Areas A2 and J1; (2) certain modifications to the Budget Redevelopment Project Costs identified by the Plan, which reallocate, but do not increase, the estimated Redevelopment Project Costs, (3) certain modifications to the Sources of Funds for all estimated Redevelopment Project Costs identified by the Plan, (4) modifications to the estimated Payments in Lieu of Taxes and Economic Activity Taxes and (5) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.

**II. Specific Amendments**

The 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:

**I. SUMMARY**

The Arlington Road Tax Increment Financing Plan (the "Plan" or "Redevelopment Plan") contemplates the construction of certain road and infrastructure improvements in an area generally bounded by Claycomo city limits on the north and on the east, Parvin Road on the south, and Worlds of Fun Avenue on the west in Kansas City, Clay County, Missouri.

It is anticipated that the road and infrastructure improvements will encourage construction of above- and below-ground development. The above-ground development area is approximately 570 acres, which currently includes three (3) Redevelopment Project Areas and, by virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council, may include an additional 24 separate Redevelopment Project Areas for anticipated development that will include construction of industrial uses, data centers and related improvements. The below-ground

development area is approximately 375 acres, which includes seven (7) Redevelopment Project Areas and, by virtue of subsequent amendments to the Plan and separate Ordinances passed by the City Council, may include an additional 22 separate Redevelopment Project Areas for anticipated development that will include construction of industrial uses and data centers.

The estimated Redevelopment Project Costs to implement the road and public infrastructure improvements contemplated by the Plan are approximately \$59,091,098, together with financing costs related thereto in the approximate amount of \$34,856,766 for an aggregate approximate amount of \$93,947,864, all of which is to be reimbursed from TIF Revenue (as hereafter defined) and contributions from the City of Kansas City, Missouri (the "City"). The Reimbursable Project Costs are identified on **Exhibit 4A**, attached to this Plan.

The total initial equalized assessed valuation of the Redevelopment Area according to 2014 records at the Clay County Assessor's Office is approximately \$21,680 for the above-ground portion of the Redevelopment Area and \$315,140 for the below-ground portion of the Redevelopment Area. The 2013 combined ad valorem property tax levy is \$8.6323 per \$100 assessed valuation. The 2013 annual ad valorem tax revenue from the Redevelopment Area was approximately \$1,884 for the above-ground portion of the Redevelopment Area and \$32,214 for the below-ground portion of the Redevelopment Area. Following the completion of all Public Infrastructure Improvements (as hereafter defined), it is estimated that the assessed value of the property located within the above-ground portion of the Redevelopment Area will increase to approximately \$71,268,270 and the assessed value of the property located within the below-ground portion of the Redevelopment Area will increase to approximately \$9,544,757.

Pursuant to the Act, tax increment financing allows for the use of Economic Activity Taxes and Payment in Lieu of Taxes generated and collected within the Redevelopment Project Areas for a twenty-three (23) year period to pay Reimbursable Project Costs. The estimated total Payments In Lieu of Taxes generated within the ten (10) Redevelopment Project Areas legally described on **Exhibit 1B** and which will be available to pay Reimbursable Project Costs is approximately \$2,903,121 and the estimated total Payments in Lieu of Taxes that may be generated if the potential forty-six (46) Redevelopment Project Areas depicted by the Site Map on **Exhibit 2** are presented to and approved by separate ordinance is \$93,320,944. The estimated total Economic Activity Taxes generated within the ten (10) Redevelopment Project Areas legally described on **Exhibit 1B** and which will be available to pay Reimbursable Project Costs is approximately \$1,994,898 and the estimated total Economic Activity Taxes that may be generated if the potential forty-six (46) Redevelopment



Project Areas depicted on the Site Map on **Exhibit 2B** are presented to and approved by separate ordinance is \$15,225,434.

Upon the reimbursement of all Reimbursable Project Costs, Tax Increment Financing will be terminated and the Taxing Districts (as hereafter defined), subject to Section 99.850 RSMo., shall receive all taxes generated within the Redevelopment Area.

**Amendment No 2:** Section IV.C. of the Plan, entitled “Payments in Lieu of Taxes”, shall be deleted in its entirety and replaced with the following:

- C. Payments in Lieu of Taxes. One hundred percent (100%) of the projected Payments In Lieu of Taxes to be deposited in each Special Allocation Fund established in connection with the Redevelopment Project Areas referenced herein and legally described on **Exhibit 1B**, during the time Tax Increment Financing remains in effect, is estimated to be \$2,903,121, as shown in **Exhibit 5**, attached hereto, all of which will be made available to pay eligible Reimbursable Project Costs, in accordance with the Redevelopment Agreement. If, and to the extent the potential Redevelopment Areas depicted on **Exhibit 2B** are presented for approval by separate ordinance by the City Council, one hundred percent (100%) of the projected Payments in Lieu of Taxes to be deposited in each Special Allocation Fund related thereto and that are estimated to be \$93,320,949, as shown on **Exhibit 5**, attached hereto, will be made available to reimburse eligible Reimbursable Project Costs, in accordance with the Redevelopment Agreement. Any Payments in Lieu of Taxes that exceed the amount necessary for such reimbursement, subject to Section 99.850 RSMo., shall be declared surplus and shall be available for distribution to the Taxing Districts in the manner provided by the Act.

**Amendment No. 3:** Section IV.D. of the Plan, entitled “Economic Activity Taxes”, shall be deleted in its entirety and replaced with the following:

- D. Economic Activity Taxes. The projected Economic Activity Taxes to be deposited in each Special Allocation Fund established in connection with the Redevelopment Projects legally described on **Exhibit 1B**, during the time Tax Increment Financing remains in effect, is \$1,994,898, 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. If and to the extent the potential Redevelopment Project Areas depicted on **Exhibit 2B** are presented to and approved by separate ordinance by the City Council, all of the projected Economic Activity Taxes to be deposited into each Special Allocation Fund related thereto that are estimated to be \$15,325,898, as shown on **Exhibit 5**, attached hereto, will be made available to reimburse eligible Reimbursable Project Costs, in accordance with the Redevelopment Agreement.



**Amendment No. 4:** Exhibit 1B, entitled “Legal Descriptions – Redevelopment Project Areas” shall be deleted and replaced with Exhibit 1B to this Fifth Amendment.

**Amendment No. 5:** Exhibit 2B, entitled “Redevelopment Plan Area (Below-Ground)” shall be deleted and replaced with Exhibit 2B to this Fifth Amendment.

**Amendment No. 6:** Exhibit 4A, entitled “Redevelopment Project Costs” shall be deleted and replaced with Exhibit 4A to this Fifth Amendment.

**Amendment No. 7:** Exhibit 6, entitled “Estimated Annual Increases in Assessed Value and Resulting Payments in Lieu of Taxes and Projected Economic Activity Taxes” shall be deleted and replaced with Exhibit 6 attached to this Fifth Amendment.

**Amendment No. 8:** Exhibit 7, entitled “Sources of Funds” shall be deleted and replaced with Exhibit 7 attached to this Fifth Amendment.

**Amendment No. 4**

**EXHIBIT 1B  
LEGAL DESCRIPTIONS – REDEVELOPMENT PROJECT AREAS**

**Original TIF Plan, Ordinance 140916 – November 6, 2014**

**Above-Ground Redevelopment Project 8**

All that part of the Northeast Quarter of Section 2, Township 50 North, Range 32 West, and the Southeast Quarter of Section 35, Township 51 North, Range 32 West, all being in Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Northeast Quarter of said Section 2; thence North 89°31'30" West, along the North line of said Northeast Quarter, 1,492.56 feet to the Point of Beginning of the tract of land to be herein described; thence South 42°46'43" East, 240.20 feet; thence South 51°22'04" West, 948.75 feet; thence Northwesterly, along a curve to the left, having an initial tangent bearing of North 13°01'51" West with a radius of 1,040.00 feet, a central angle of 30°57'02" and an arc distance of 561.80 feet; thence North 38°38'00" East, 818.62 feet; thence South 42°46'43" East, 488.50 feet to the Point of Beginning. Containing 540,092 square feet or 12.40 acres, more or less. All lying above the Winterset Ledge of limestone rock.

**Below-Ground Redevelopment Project Area A-1**

A tract of land in the Southwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°40'32" East, along the East line of said Southwest Quarter, 1,311.92 feet; thence South 90°00'00" West, 1,105.02 feet; thence South 00°00'00" East, 21.00 feet; thence South 90°00'00" West, 341.18 feet; thence South 00°00'00" East, 126.94 feet to the Point of Beginning of the tract of land to be herein described; thence continuing South 00°00'00" East, 298.58 feet; thence South 90°00'00" West, 100.00 feet; thence North 00°00'00" East, 298.58 feet; thence North 90°00'00" East, 100.00 feet to the Point of Beginning. Containing 29,858 square feet or 0.69 acres, more or less. All lying below the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88).

**First Amendment, Ordinance 150758 – September 17, 2015**

**Below-Ground Redevelopment Project Area F**

Hunt Midwest SubTropolis

A tract of land in the South Half of Section 3, Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian; thence North 00°40'32" East, along the East line of said Southwest Quarter, 708.86 feet; thence North 89°19'28" West,



2,546.16 feet; thence North 89°11'38" West, 870.33 feet; thence North 89°17'57" West, 1,016.38 feet; thence South 00°42'27" West, 40.00 feet to the Point of Beginning of the tract of land to be herein described; thence South 00°38'01" West, 498.14 feet; thence North 89°24'17" West, 236.32 feet; thence South 01°05'26" West, 64.92 feet; thence North 89°09'57" West, 605.08 feet; thence North 00°30'36" East, 560.75 feet; thence South 89°23'25" East, 843.13 feet to the Point of Beginning. Containing 458,353 square feet or 10.52 acres, more or less.

#### **Below-Ground Redevelopment Project Area G1**

Hunt Midwest SubTropolis

A tract of land in the Southwest Quarter of Section 2 and the South Half of Section 3, both in Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of said Southwest Quarter of said Section 2; thence North 00°40'32" East, along the East line of said Southwest Quarter, 708.86 feet; thence North 89°19'28" West, 2,546.16 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°11'38" West, 870.33 feet to a point hereafter known as Point "A"; thence North 00°43'54" East, 540.44 feet; thence South 89°36'32" East, 869.89 feet; thence South 00°40'59" West, 546.74 feet to the Point of Beginning. Containing 472,982 square feet or 10.86 acres, more or less.

#### **Below-Ground Redevelopment Project Area I1**

Hunt Midwest SubTropolis

A tract of land in the Southwest Quarter of Section 2 and the South Half of Section 3, both in Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at said Point "A"; thence North 89°17'57" West, 1,016.38 feet to a point hereafter known as Point "B", said point being the Point of Beginning of the tract of land to be herein described; thence North 89°23'25" West, 869.02 feet; thence North 00°46'55" East, 866.66 feet; thence South 89°32'05" East, 869.03 feet; thence South 00°46'55" West, 868.85 feet to the Point of Beginning. Containing 754,096 square feet or 17.31 acres, more or less.

#### **Second Amendment, Ordinance 160241 – April 7, 2016**

#### **Above-Ground Redevelopment Project Area 2**

Hunt Midwest Enterprises

All that part of the Northwest Quarter of Section 2, Township 50 North, Range 32 West, of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Northeast Quarter; thence North 89°31'30" West, along the North line of said Northeast Quarter, 2,610.25 feet to the Northwest corner said Northeast Quarter; thence South 87°46'42" West, 1,197.31 feet to the Point of Beginning of the



tract of land to be herein described; thence South 00°09'13" East, 785.05 feet; thence North 89°31'45" West, 926.91 feet; thence North 00°26'53" East, 785.00 feet; thence South 89°31'45" East, 918.66 feet to the Point of Beginning. Containing 724,385 square feet or 16.63 acres, more or less. All lying above the Winterset Ledge of limestone rock.

Property Description:

### **Above-Ground Redevelopment Project Area 3**

Hunt Midwest Enterprises

All that part of the Southwest Quarter of Section 35, Township 51 North, Range 32 West, of the 5th Principal Meridian in Kansas City, Clay County, Missouri, being described as follows: Commencing at the Northeast corner of the Northeast Quarter of Section 2, Township 50 North, Range 32 West; thence North 89°31'30" West, along the North line of said Northeast Quarter, 2,610.25 feet to the Northwest corner of said Northeast Quarter; thence North 88°27'58" West, 1,280.50 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°31'45" West, 447.96 feet; thence North 00°15'10" East, 243.96 feet; thence North 19°59'25" West, 715.18 feet; thence South 89°33'41" East, 695.43 feet; thence South 00°15'14" West, 914.42 feet to the Point of Beginning. Containing 492,495 square feet or 11.31 acres, more or less. All lying above the Winterset Ledge of limestone rock.

### **Third Amendment, Ordinance 170865 – November 9, 2017**

#### **Below-Ground Redevelopment Project Area H1**

Hunt Midwest SubTropolis

A tract of land in the Southeast Quarter of Section 3, Township 50 North, Range 32 West of the 5th Principal Meridian, all lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88), in Kansas City, Clay County, Missouri, being bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter of Section 2, Township 50 North, Range 32 West; thence North 00°40'32" East, along the East line of said Southwest Quarter, 710.90 feet; thence North 89°19'28" West, 3,456.49 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°17'58" West, 936.38 feet; thence North 00°46'55" East, 891.91 feet to a point of intersection of the westerly extension of the northerly face of building; thence on the said extension of the northerly face of building South 89°38'08" East, 377.66 feet; thence on the northerly face of building, South 00°26'05" West, 7.28 feet; thence on the northerly face of building and the easterly extension thereof; South 89°39'05" East, 557.91 feet; thence South 00°43'54" West, 890.28 feet to the Point of Beginning.

**Fifth Amendment, Ordinance 19xxxx – December , 2019**

**Below-Ground Redevelopment Project Area A2**

Hunt Midwest SubTropolis

A tract of land in the Southwest Quarter of Section 2, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as TIF boundary as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°40'32" East on the East line of said Southwest Quarter, 840.74 feet; thence leaving said East line, North 89°19'28" West, 1,542.97 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°14'23" West, 94.46 feet; thence North 00°48'10" East, 304.74 feet; thence South 89°37'34" East, 93.75 feet; thence South 00°40'12" West, 305.38 feet to the Point of Beginning. Containing 28,708 square feet or 0.66 acres, more or less. All lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 ( NAVD 88 ).

**Below-Ground Redevelopment Project Area J1**

Hunt Midwest SubTropolis

A tract of land in the Southwest and Northwest Quarter of Section 2 and Southeast and Northeast Quarter of Section 3, Township 50 North, Range 32 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as TIF boundary as follows: Commencing at the Southeast corner of said Southwest Quarter; thence North 00°40'32" East, on the East line of said Southwest Quarter, 1,469.61 feet; thence leaving said East line, North 89°19'28" West, 2,461.74 feet to the Point of Beginning of the tract of land to be herein described; thence North 89°25'30" West, 486.58 feet; thence North 00°35'13" East, 1,541.36 feet; thence South 89°19'48" East, 488.81 feet; thence South 00°40'12" West, 1,540.55 feet to the Point of Beginning. Containing 751,517 square feet or 17.25 acres, more or less. All lying below the top of the Winterset Ledge of Limestone Rock and lying above elevation 700 (NAVD 88)

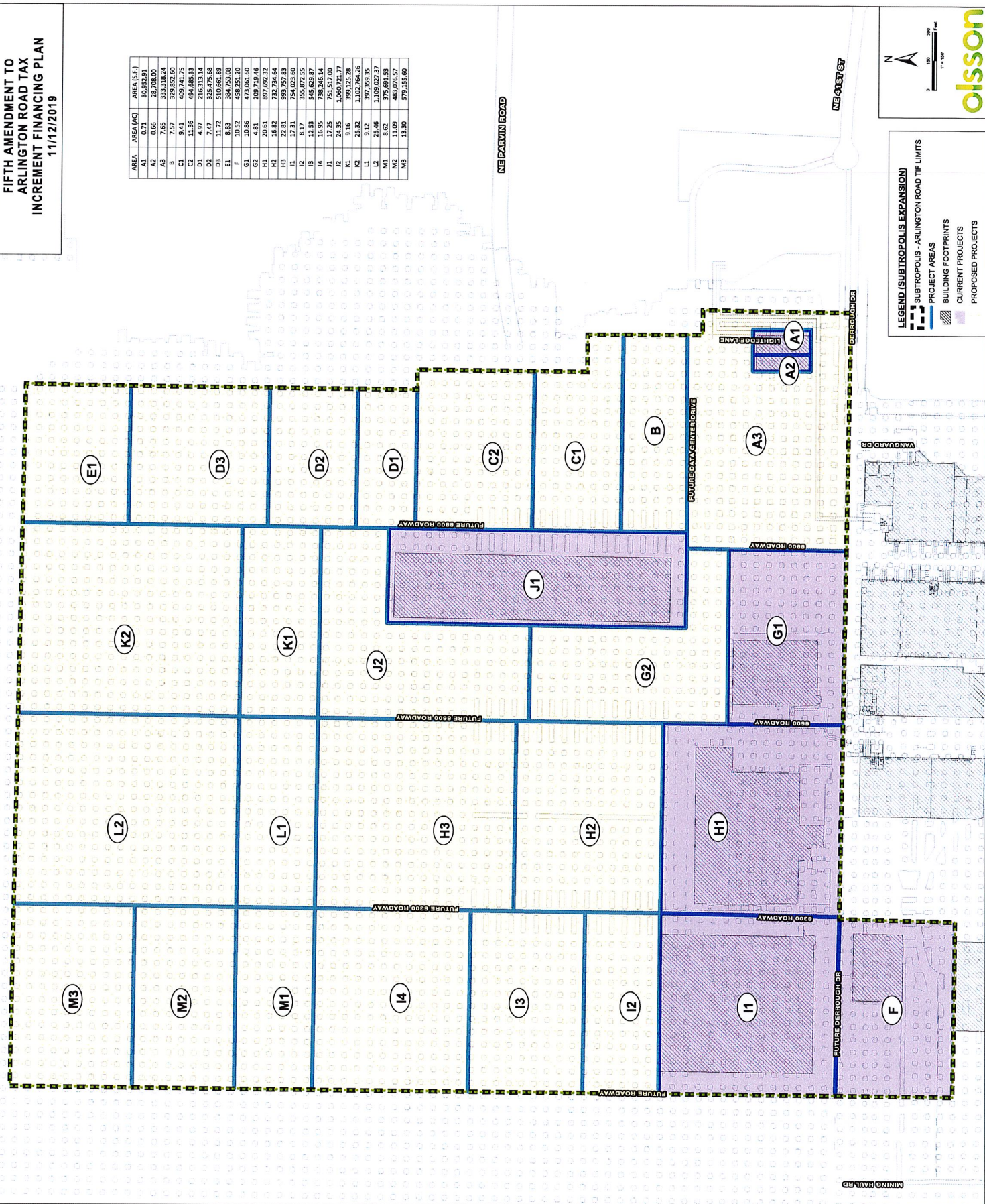
**Amendment No. 5**

**EXHIBIT 2B**  
**REDEVELOPMENT PLAN AREA (BELOW-GROUND)**








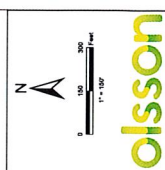
**ARLINGTON ROAD TIF  
FIFTH AMENDMENT TO  
ARLINGTON ROAD TAX  
INCREMENT FINANCING PLAN  
11/12/2019**

	AREA	AREA [S.E.]
A1	0.71	30.952.91
A2	0.66	28.708.00
A3	0.65	33.318.24
B	7.57	32.952.50
C	1.16	30.952.50
D	3.136	40.952.50
E	4.97	25.713.14
D1	7.47	325.75.68
D2	7.47	316.75.68
D3	11.72	51.0661.89
E1	8.83	384.753.08
F	10.52	458.251.20
G	4.86	37.753.60
F1	10.52	458.251.20
H1	20.51	897.692.32
H2	20.51	73.754.64
H3	22.81	399.757.83
I1	17.31	754.023.60
I2	8.17	355.672.55
I3	17.31	754.023.60
J1	16.95	738.346.14
J2	16.95	738.346.14
J3	17.35	751.517.00
K1	24.25	1.060.721.77
K2	9.16	399.125.28
K3	2.52	70.754.26
L1	9.12	397.593.35
L2	9.12	397.593.35
M1	8.62	375.081.53
M2	11.09	448.076.57
M3	13.30	579.155.50



**LEGEND (SUBTROPOLIS EXPANSION)**

	SUBTROPOLIS - ARLINGTON ROAD TIF LIMITS
	PROJECT AREAS
	BUILDING FOOTPRINTS
	CURRENT PROJECTS
	PROPOSED PROJECTS



**Amendment No. 6**

**EXHIBIT 4A  
ESTIMATED REDEVELOPMENT PROJECT COSTS**



**EXHIBIT 4A**  
**ESTIMATED REDEVELOPMENT PROJECT COSTS**  
**ARLINGTON TIF PLAN**  
REDEVELOPMENT PROJECT COSTS

Improvement Description	Linear Feet	Beginning/Ending Location	Total Project Costs (Construction)	Revised Reimbursable From TIF Revenue Project Costs (Construction)	Funding From Other Public Funds
4A 48th Street Temporary Cul-de-sac	N/A	Current terminus east of N Wallace Dr	\$ 100,000	\$ 100,000	\$ -
1 Arlington E	1,450	Current terminus north to Arlington Cul-de-sac	\$ 6,341,344	\$ -	\$ 6,341,344
8 Sanitary Sewers*	10,110	12"- 3,810 linear feet, 8" - 6,300 linear feet	\$ 2,048,230	\$ 650,000	\$ 1,398,230
1A Arlington W	1,140	Arlington Cul-de-sac west to Stream Corridor	\$ 2,706,450	\$ 1,105,316	\$ 1,601,134
1B Arlington Cul-de-sac	1,500	N Arlington Ave south 1,500 feet	\$ 1,104,378	\$ 1,104,378	\$ -
2 48th Street	1,800	N Wallace Dr to Stream Corridor	\$ 2,425,914	\$ 2,425,914	\$ -
2A 48th Street Cul-de-sac	1,500	NE 48th Street north 1,500 feet	\$ 813,945	\$ 813,945	\$ -
4 48th Street Widening*	3,200	I-435 east to current terminus	\$ 2,682,113	\$ 2,682,113	\$ -
5 48th Street Crossing	915	Stream Corridor; connects Phases 1A and 2	\$ 3,467,515	\$ 3,467,515	\$ -
7B 48th Street UG Structural Work	N/A	Underground structural work for 48th Street	\$ 4,731,858	\$ 4,731,858	\$ -
3 Kentucky	2,200	NE 48th Street south 2,200 feet	\$ 5,653,192	\$ 5,653,192	\$ -
6 Kentucky Crossing	625	Current terminus north 625 feet	\$ 3,114,551	\$ 3,114,551	\$ -
7A Entrance Drive	2,045	NE 48th Street north 2,045 feet	\$ 9,373,969	\$ 9,373,969	\$ -
<b>Subtotal</b>			<b>\$ 44,563,459</b>	<b>\$ 35,222,751</b>	<b>\$ 9,340,708</b>
Aggregate Engineering/Surveying Fees - 12% of the Construction Costs for each Improvement plus \$150,000 for initial services			\$ 5,378,559	\$ 5,378,559	\$ -
Aggregate Project Management - 5% of the Construction Costs for each Improvement			\$ 2,178,566	\$ 1,711,531	\$ 467,035
Aggregate General Contractor Fee - 8% of the Construction Costs for each Improvement			\$ 3,485,707	\$ 2,738,451	\$ 747,257
Aggregate Professional Services - 7% of the Construction Costs for each Improvement			\$ 3,049,993	\$ 3,049,993	\$ -
Aggregate Interest Expense - 6.50%			\$ 33,864,634	\$ 33,864,634	\$ -
Aggregate TIF Admin. (Initial/Ongoing)			\$ 1,426,946	\$ 1,381,946	\$ 45,000
<b>TOTAL COSTS</b>			<b>\$ 93,947,864</b>	<b>\$ 83,347,864</b>	<b>\$ 10,600,000</b>

\* Resolution 150090, approved February, 5, 2015, directs the City Manager to pursue funding options for Phase 4, the widening of NE 48th Street and Phase 8, sanitary sewers. The costs for construction, engineering, project management, G.C. Fee, Professional Services and Interest Expense, for NE 48th Street is estimated at \$3,540,333 and sanitary sewers are estimated at \$1,413,802.

\*\* Ordinance No. 180418, approved on June 21, 2018, authorizes the Director of Public Works to enter into a Funding Agreement with the Commission, which shall provide that the City, subject to annual appropriation, shall contribute to the Commission Three Million Dollars (\$3,000,000) each year for three (3) consecutive years, beginning in City Fiscal year 2021, for the purpose of paying or reimbursing Redevelopment Project Costs related to Arlington Road East (Improvement 1) and Arlington Road West (Improvement 1A). The amount of Payments in Lieu of Taxes and Economic Activity Taxes to reimburse costs related to Phase 4, the widening of NE 48th Street, and Phase 8, sanitary sewers, shall be reduced by the amount of funds contributed by the City, as contemplated by Resolution 150090.

The amount of reimbursable Redevelopment Project Costs related to Improvement 4, the widening of NE 48th Street, Improvement 8, sanitary sewers, Improvement 1, Arlington Road East, and Improvement 1A, Arlington Road West, shall be reduced by the amount of funds contributed by the City, as contemplated by Resolution 150090, and the Funding Agreement, as authorized by Ordinance No. 180418.



**Amendment No. 7**

**EXHIBIT 6  
ESTIMATED ANNUAL INCREASES IN ASSESSED VALUE  
AND RESULTING PAYMENTS IN LIEU OF TAXES  
AND PROJECTED ECONOMIC ACTIVITY TAXES**

Arlington Road TIF  
Estimated PILOTs & EATs Projections  
Exhibit 5

Year	Est. PILOTs Current Projects	Est. PILOTs Proposed Projects	Total Estimated PILOTs	Est. EATs Current Projects	Est. EATs Proposed Projects	Total Estimated EATs	Total Estimated TIF Revenues	Administration Fee	Estimated Net TIF Revenues
1	-	-	-	-	-	-	-	-	-
2	-	-	-	40,240	-	40,240	40,240	(2,012)	38,228
3	41,205	-	41,205	42,145	-	42,145	83,350	(4,168)	79,183
4	59,848	-	59,848	41,977	-	41,977	101,824	(5,091)	96,733
5	60,335	-	60,335	42,000	-	42,000	102,335	(5,117)	97,218
6	85,335	265,886	351,221	56,912	5,939	62,851	414,072	(20,704)	393,368
7	86,188	421,073	507,261	57,481	30,740	88,221	595,482	(29,774)	565,708
8	87,050	533,023	620,073	58,056	52,997	111,053	731,126	(36,556)	694,570
9	87,921	660,139	748,060	58,637	75,363	134,000	882,060	(44,103)	837,957
10	88,800	681,263	770,063	59,223	78,722	137,945	908,008	(45,400)	862,607
11	89,688	1,194,510	1,284,198	59,815	170,307	230,122	1,514,320	(75,716)	1,438,604
12	90,585	1,231,022	1,321,607	60,413	176,416	236,829	1,558,436	(77,922)	1,480,514
13	91,491	1,645,705	1,737,196	61,018	250,320	311,338	2,048,534	(102,427)	1,946,107
14	92,405	1,682,947	1,775,352	61,628	256,551	318,179	2,093,531	(104,677)	1,988,855
15	93,330	2,324,205	2,417,535	62,244	371,078	433,322	2,850,857	(142,543)	2,708,314
16	94,263	2,495,926	2,590,189	62,866	397,911	460,777	3,050,966	(152,548)	2,898,418
17	95,205	2,962,210	3,057,415	63,495	481,048	544,543	3,601,958	(180,098)	3,421,861
18	96,158	3,392,636	3,488,794	64,130	557,752	621,882	4,110,676	(205,534)	3,905,142
19	97,119	3,724,360	3,821,479	64,771	616,757	681,528	4,503,007	(225,150)	4,277,857
20	98,090	3,771,981	3,870,071	65,419	624,821	690,240	4,560,311	(228,016)	4,332,296
21	99,071	4,320,532	4,419,603	66,073	722,690	788,763	5,208,366	(260,418)	4,947,948
22	100,062	4,369,103	4,469,165	66,734	730,915	797,649	5,266,814	(263,341)	5,003,473
23	101,063	4,858,499	4,959,562	67,401	818,168	885,569	5,845,131	(292,257)	5,552,874
24	102,073	4,722,596	4,824,669	68,075	793,311	861,386	5,686,055	(284,303)	5,401,752
25	103,094	5,336,298	5,439,392	68,756	902,840	971,596	6,410,988	(320,549)	6,090,438
26	104,125	5,302,602	5,406,727	69,444	896,297	965,741	6,372,468	(318,623)	6,053,844
27	105,166	5,669,345	5,774,511	70,138	961,541	1,031,679	6,806,190	(340,310)	6,465,881
28	106,218	5,750,208	5,856,426	70,839	975,526	1,046,365	6,902,791	(345,140)	6,557,651
29	107,280	5,672,625	5,779,905	71,548	961,099	1,032,647	6,812,552	(340,628)	6,471,924
30	108,353	5,363,927	5,472,280	72,263	905,233	977,496	6,449,776	(322,489)	6,127,287
31	109,436	5,149,238	5,258,674	72,986	866,215	939,201	6,197,875	(309,894)	5,887,981
32	110,531	4,888,028	4,998,559	73,716	818,852	892,567	5,891,126	(294,556)	5,596,570
33	111,636	4,931,057	5,042,693	74,453	826,028	900,481	5,943,174	(297,159)	5,646,016
TOTALS	2,903,121	93,320,944	96,224,065	1,994,898	15,325,434	17,320,332	113,544,397	(5,677,220)	107,867,177

**Amendment No. 8**

**EXHIBIT 7**

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

Developer Equity and/or Debt	\$0
Amount of Reimbursable Costs from Payments in Lieu of Taxes and Economic Activity Taxes	\$84,347,864 <sup>1</sup>
City Contributions	\$10,600,000
TOTAL	\$93,947,864

<sup>1</sup> Resolution 150090, approved on February 5, 2015, directs the City Manager to pursue funding options for Phase 4, the widening of NE 48th Street, and Phase 8, sanitary sewers, in the aggregate amount of approximately \$5,000,000. Pursuant to Ordinance No. 180418, which authorizes a Funding Agreement by and between the City and the Commission, which provides that the City, subject to annual appropriation, shall contribute to the Commission Three Million Dollars (\$3,000,000) each year for three (3) consecutive years, beginning in City Fiscal year 2021, for the purpose of paying or reimbursing Redevelopment Project Costs related to Arlington Road East (Improvement 1) and Arlington Road West (Improvement 1A). The amount of reimbursable Redevelopment Project Costs shall be reduced by the amount of funds contributed by the City, as contemplated by Resolution 150090, and the Funding Agreement, as authorized by Ordinance No. 180418.