

**Exhibit 4A  
Platte Purchase Redevelopment District**

**Estimated Redevelopment Costs**

Public Imp. No.	Public Improvement Name	Public Improv. Length (LF)	Estimated Pub. Imp. Budget	Potential Funding From Other Sources	Reimbursable Project Costs	Public Improvement Description
<b>STREET AND PUBLIC IMPROVEMENT PROJECTS - COMPLETED</b>						
1/2A	NW 88th Street and Traffic Signal - Professional Services		\$ 110,585.00		\$ 110,585.00	
1/2A	NW 88th Street and Traffic Signal - Construction	1,500	\$ 978,415.00		\$ 978,415.00	Widening of NW 88th Street and median reconstruction
<b>STREET AND PUBLIC IMPROVEMENT PROJECTS - UNDER CONSTRUCTION AND/OR CURRENT PROJECTS</b>						
3/4/7a/10/6/TS1/11						
NW TSR, M152 & N Platte Purchase Interchange, N Platte Purchase Dr, Line Creek Pkwy, Sanitary Sewer						
3	Sanitary Sewer Extension	6,835	\$ 14,382,000.00		\$ 14,382,000.00	
4	NW Tiffany Springs Road Roundabout (2 lane)	3600 2 Each				One roundabout at each end of Tiffany Springs Rd
7a	N Platte Purchase Drive - Phase 1	2000				N Platte Purchase Drive from M152 to Tiffany Springs Parkway
10	Line Creek Parkway - Phase 1	1000				
6	M152 & N Platte Purchase Dr Interchange Ramp Improvements		\$ 6,330,000.00		\$ 6,330,000.00	
	Signals and Intersection Improvements		\$ 2,302,000.00		\$ 2,302,000.00	
TS1	Twin Creeks Trail System - Segment 1	6100	\$ 1,338,000.00	\$ 1,000,000.00 Platte Co/KCMO	\$ 338,000.00	
11	Water and Sanitary Sewer Main Extension	2700	\$ 2,300,000.00	\$ 1,166,000.00 Water Dept/Fed	\$ 1,134,000.00	Water and sewer extension along N. Platte Purchase Drive, including water and sewer main within Platte Purchase Park
<b>STREET AND PUBLIC IMPROVEMENT PROJECTS - FUTURE PROJECTS</b>						
2B	Traffic Signal - NW 87th Terr & N Platte Purchase Dr		\$ 468,000.00		\$ 468,000.00	Traffic Signal and ADA Intersection upgrades per KCMO req.
5	Line Creek Regional Detention Facility (Phase 1)					East fork of Line Creek Regional Detention Facility - Phase 1 of Upper Basin
	Basin Embankment and Grading		\$ 1,500,000.00	\$ 800,000.00 PIAC/WSD	\$ 700,000.00	
	Basin Outfall		\$ 770,000.00	\$ 340,000.00 DFA Account	\$ 430,000.00	
	Sanitary Sewer Upgrades (per WSD)		\$ 399,000.00		\$ 399,000.00	
			\$ 2,669,000.00	\$ 1,140,000.00	\$ 1,529,000.00	
7a	N Platte Purchase Drive - Phase 2	4200	\$ 3,474,000.00		\$ 3,474,000.00	
	Water Main Extension (Transmission)	3000	\$ 1,079,000.00		\$ 1,079,000.00	N Platte Purchase Drive from M152 to Tiffany Springs Parkway
			\$ 4,553,000.00		\$ 4,553,000.00	
7b	N. Platte Purchae Drive, between Platte Purchase Park Entrance and NE. 100th Street	2600	\$ 4,758,000.00		\$ 4,758,000.00	
7c	N. Platte Purchase Drive, between NE 108th Street and Platte Purchase Park	2700	\$ 3,993,000.00	\$ 298,870.00 Private Sources \$ 2,100,000.00 KCMO \$ 293,000.00 KCMO	\$ 1,301,130.00	
9	Tiffany Springs Parkway	2600	\$ 4,302,000.00		\$ 4,302,000.00	Tiffany Springs Parkway from N Platte Purchase Drive west to Platte Purchase Park entrance
10	Line Creek Parkway - Phase 2	5500	\$ 7,818,000.00		\$ 7,818,000.00	
	Roundabout		\$ 2,158,000.00		\$ 2,158,000.00	
	Water Main Extension		\$ 842,000.00		\$ 842,000.00	
			\$ 10,818,000.00		\$ 10,818,000.00	
12	Twin Creeks Village West CID Infrastructure - WC of Tiffany Springs RD & Platte Purchase DR					
	Site Work		\$ 332,358.00		\$ 332,358.00	
	Utilities, Roadways and Related Improvements		\$ 545,060.00		\$ 545,060.00	
	Contingency		\$ 83,192.00		\$ 83,192.00	
			\$ 960,610.00		\$ 960,610.00	
13	Twin Creeks Village West CID Infrastructure - SWC of Tiffany Springs RD & West of Platte Purchase DR					
	Site Work		\$ 6,460,523.00		\$ 6,460,523.00	
	Utilities, Roadways and Related Improvements		\$ 737,180.00		\$ 737,180.00	
	Contingency		\$ 715,520.00		\$ 715,520.00	
	Roadways and Related Improvements		\$ 4,043,965.00		\$ 4,043,965.00	
	Traffic Signal		\$ 225,000.00		\$ 225,000.00	
	Design		\$ 298,800.00		\$ 298,800.00	
			\$ 12,480,988.00		\$ 12,480,988.00	
14	Twin Creeks Village West CID Infrastructure - SEC of Fountain Hills DR & Platte Purchase DR					
	Site Work		\$ 715,707.00		\$ 715,707.00	
	Utilities, Roadways and Related Improvements		\$ 870,165.00		\$ 870,165.00	
	Traffic Signal		\$ 450,000.00		\$ 450,000.00	
	Contingency		\$ 191,087.00		\$ 191,087.00	
			\$ 2,226,959.00		\$ 2,226,959.00	
TS	Twin Creeks Trail System					
TS2	Twin Creeks Trail System - Segment 2	3975	\$ 872,000.00	\$ 872,000.00 Platte Co/KCMO	\$ -	
TS3	Twin Creeks Trail System - Segment 3	2900	\$ 636,000.00	\$ 128,000.00 Platte Co/KCMO	\$ 508,000.00	
TS4	Twin Creeks Trail System - Segment 4	3900	\$ 855,000.00	\$ 701,000.00 Platte Co/KCMO	\$ 154,000.00	
TS5	Twin Creeks Trail System - Segment 5	4000	\$ 877,000.00	\$ 877,000.00 Platte Co/KCMO	\$ -	
			\$ 3,240,000.00	\$ 2,578,000.00	\$ 662,000.00	
<b>COMMISSION EXPENSES</b>						
A.	Legal		\$ 500,000.00		\$ 500,000.00	
B.	Plan Admin, Staff Time, Misc.		\$ 150,000.00		\$ 150,000.00	
			\$ 650,000.00		\$ 650,000.00	
<b>OTHER EXPENSES</b>						
A.	Legal		\$ 600,000.00		\$ 600,000.00	
B.	Construction Period Interest		\$ 500,000.00		\$ 500,000.00	
* C.	Arterial Impact Fees		\$ 750,000.00		\$ 750,000.00	
			\$ 1,850,000.00		\$ 1,850,000.00	
	<b>Projected Total</b>		\$ 80,710,557.00	\$ 8,575,870.00	\$ 72,134,687.00	

Project budgets include professional services, hard construction cost, utility relocations, right of way acquisition (if required) and contingency; provided, however, such contingency shall not exceed 5% of the construction, utility and right of way Budgets for Projects 1-11 include developer's project management fees, which shall not exceed 5% of the related construction costs.

\* Arterial Street Impact Fees of \$250,000 for Public Infrastructure Improvements essential to the preparation of Redevelopment Project A and located in Arterial Street Impact Fee Benefit District E; and the first \$500,000 of Arterial Street Impact Fees for Public Infrastructure Improvements essential to the preparation of Redevelopment Project B and also located in Arterial Street Impact Fee Benefit District E, and for Public Infrastructure Improvements essential to the preparation of Redevelopment Project Areas C and D each located in Arterial Street Impact Fee Benefit District A. Each Arterial Impact Fee Benefit Area is depicted on the Site Plans attached as Exhibit 2A to the Plan.