

**THIRTEENTH AMENDMENT
TO
PARVIN ROAD CORRIDOR
TAX INCREMENT FINANCING PLAN**

KANSAS CITY, MISSOURI

TIF Commission Consideration:

Date Resolution No.

City Council Approval:

Date Ordinance No.

Attached herewith is a true and correct copy of Thirteenth Amendment to the Parvin Road Corridor Tax Increment Financing Plan as approved.

Secretary

Date

**THIRTEETH AMENDMENT
TO THE
PARVIN ROAD CORRIDOR
TAX INCREMENT FINANCING PLAN**

I. Introduction

The purpose of the Thirteenth Amendment to the Parvin Road Corridor Tax Increment Financing Plan (hereinafter the “Thirteenth Amendment”) is to amend the Parvin Road Corridor Tax Increment Financing Plan as approved by the City Council of Kansas City, Missouri (the “City Council”) by way of Ordinance No. 001638 (hereinafter the “Plan”) and the First Amendment by Ordinance No. 010360, the Third Amendment by Ordinance No. 070412, the Fourth Amendment by Ordinance No. 090261, the Fifth Amendment by Ordinance No. 090544, the Sixth Amendment by Ordinance No. 100165, the Seventh Amendment by Ordinance No. 120173, the Eighth Amendment by Ordinance No. 130407, the Ninth Amendment by Committee Substitute for Ordinance No. 14091, the Tenth Amendment by 170873, the Eleventh Amendment by Ordinance No.190799 and the Twelfth Amendment by Ordinance No. 210587. A Second Amendment was withdrawn by the developer prior to TIF Commission’s consideration.

The Thirteenth Amendment shall provide for (1) modifications to the description of Project Improvements, (2) modifications to the Site Plan, (3) modifications to the Estimated Redevelopment Project Costs, (4) modifications to the Sources of Funds, (5) modifications to the Redevelopment Schedule and (6) the inclusion of all conforming changes within the Exhibits to the Plan that are in furtherance of the foregoing modifications.

II. Specific Amendments

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

Amendment No. 1: Exhibit 2A to the Plan, entitled “Site Plan,” shall be deleted and replaced with Exhibit 2A, attached hereto.

Amendment No. 2 Delete the Project Summary for Project Area 4 appearing on Supplement 1 to Exhibit 3B to the Plan and replace the Project Summaries for Project Area 4 with the summaries described on Supplement 1 to Exhibit 3B, attached hereto.

Amendment No. 3: Delete the Construction Totals for Project Area 4 appearing on Exhibit 4A to the Plan and replace the Construction Totals for Project Area 4 with the construction totals described on Supplement 1 to Exhibit 4A, attached hereto.

Amendment No. 4: Delete Exhibit 5A to the Plan and replace the “Estimated Redevelopment Project Costs” and insert a revised Exhibit 5A, attached hereto.

Amendment No. 5: Delete Exhibit 6 to the Plan and replace the “Estimated Redevelopment Schedule” and insert a revised Exhibit 6, attached hereto.

Amendment No. 6: Delete Exhibit 7 to the Plan and replace the “Sources of Funds” and insert a revised Exhibit 7, attached hereto.

Supplement 1 to Exhibit 3B
Project Summary for Redevelopment Project 4

PROEJCT AREA 4

Project Area 4 includes the development of an industrial area along the proposed extension of N.E. Parvin Road consisting of approximately 79 total acres (approximately 47 usable acres) as identified on Exhibit B.

Project Area 4 includes the following public infrastructure items for which TIF revenues or City contributions are requested:

- (1) The extension of N.E. Parvin Road from the east border of Project Area 3 and continuing east and ending in a cul-de-sac consisting of approximately 1,400 feet. There will be collector roads built off the extended N.E. Parvin Road as indicated on the attached Exhibit B. The projected costs of the extension and improvement of N. E. Parvin Road and the collector roads within Project Area 4 is estimated at approximately \$3,459,545.
- (2) Design and construction of the Arlington Link connecting North Arlington Avenue north and west to NE 48th Street, which is estimated to cost \$9,500,000 for phase 1 (complete) and \$11,300,000 for phase 2.
- (3) The widening of NE 48 Street, beginning at Worlds of Fun Drive and continuing east approximately 3,600 linear feet. The projected costs relating to the widening of NE 48th Street is \$5,200,000, which are anticipated to be funded with a contribution from the City of Kansas City, Missouri; provided, however, such contribution shall be subject to appropriation and further agreement by the City Council of the City of Kansas City, Missouri.
- (4) The relocation of a utility transmission line, which will be relocated throughout Project Area 4. The projected costs relating to the relocation of a utility transmission line is \$2,000,000.
- (5) The design and construction of a public access road, beginning at a point on NE 48th Street and continuing north approximately 2,400 linear feet. The projected costs relating to the related to the design and construction of the public access road is \$2,500,000.

Supplement 1 to Exhibit 4
Construction Totals by Project Area – Project Area 4

	New Construction	Existing Structures to REMAIN as is	Existing Structures to be REHABBED	Total	Existing Structures to be DEMOLISHED
Square Feet of Office Space	N/A	N/A	N/A	N/A	N/A
Rquare Feet of Retail Space	N/A	N/A	N/A	N/A	N/A
Square Feet of Institutional Space	N/A	N/A	N/A	N/A	N/A
Square Feet of Industrial Space F	623,785	N/A	N/A	623,785	N/A
Total Square Feet	623,785	0	0	623,785	0
Number of Dwelling Units	N/A	N/A	N/A	N/A	N/A
Number of Hotel Rooms	N/A	N/A	N/A	N/A	N/A
Number of Parking Spaces	N/A	N/A	N/A	N/A	N/A

Exhibit 5A
Estimated Redevelopment Project Costs

Exhibit 6
Estimated Redevelopment Schedule

Parvin Road Corridor TIF Plan Development Schedule

Project Area 1B-1 – 2013 – 2023

Project Area 1B-2 - 2013 – 2023

Project Area 2 – 2013 – 2023

Project Area 3A – 2013 – 2023

Project Area 3B-1 & 3B-2 – 2013 – 2023

Project Area 3D – 2013 – 2023

Project Area 4 – 2013 – 2025

Exhibit 7
Sources of Funds

1.	Amount of Redevelopment Project Costs Reimbursable from Payments in Lieu of Taxes (PILOTS) and Economic Activity Taxes (EATS)	\$ 67,805,614
2.	Amount of Redevelopment Project Costs funded with Private or other Public Sources	\$ 24,499,365
	Total Redevelopment Project Costs	\$ 92,304,980

* The total estimated PILOS and EATS over twenty-three years available to reimbursable redevelopment project costs is approximately \$135,104,089. The Commission may dedicate part or all of this amount to help the support the issuance of bonds to defray the costs of the improvements.