

# Platte Purchase TIF

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6<sup>th</sup> Amendment to the Platte Purchase TIF Plan  
Neighborhood Planning and Development Committee  
October 6, 2021

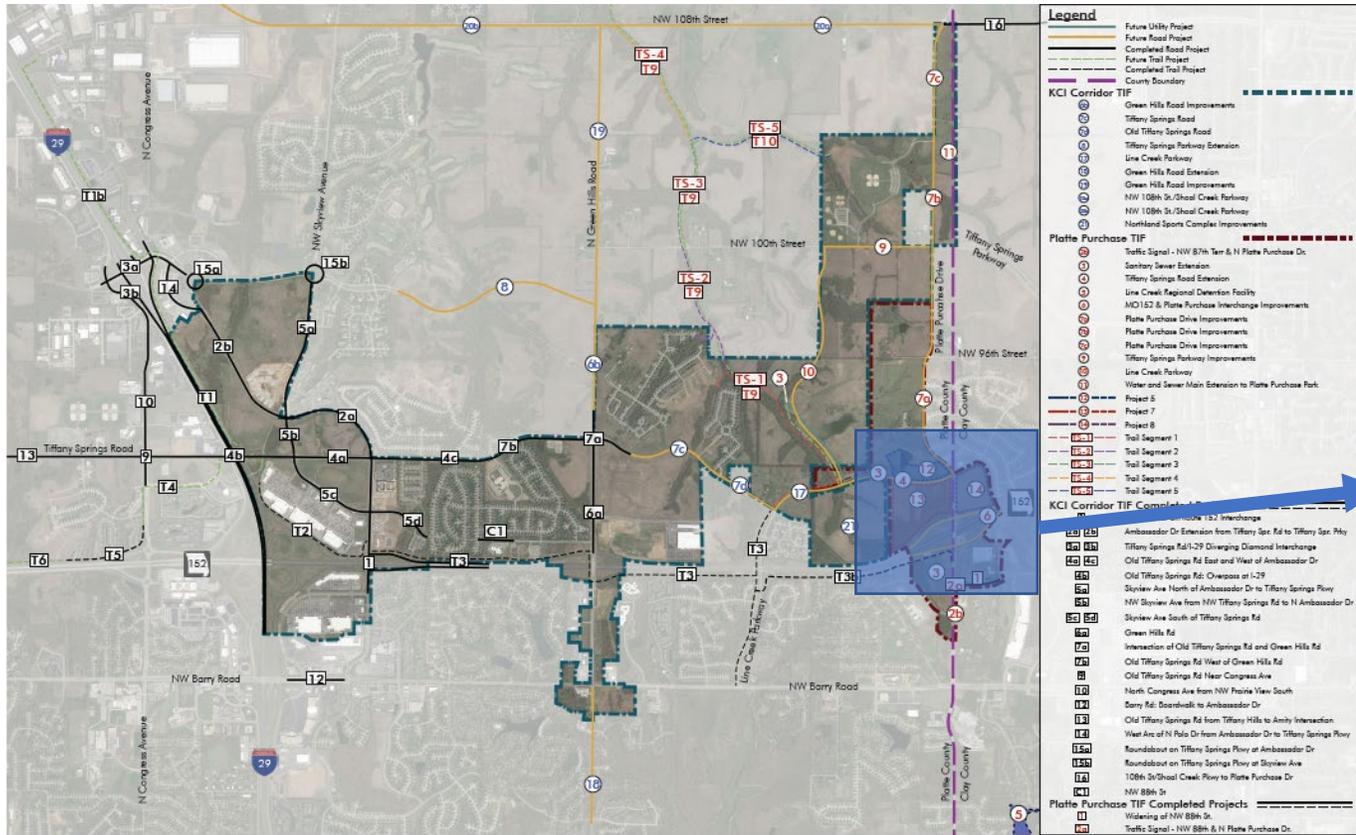
# Overview

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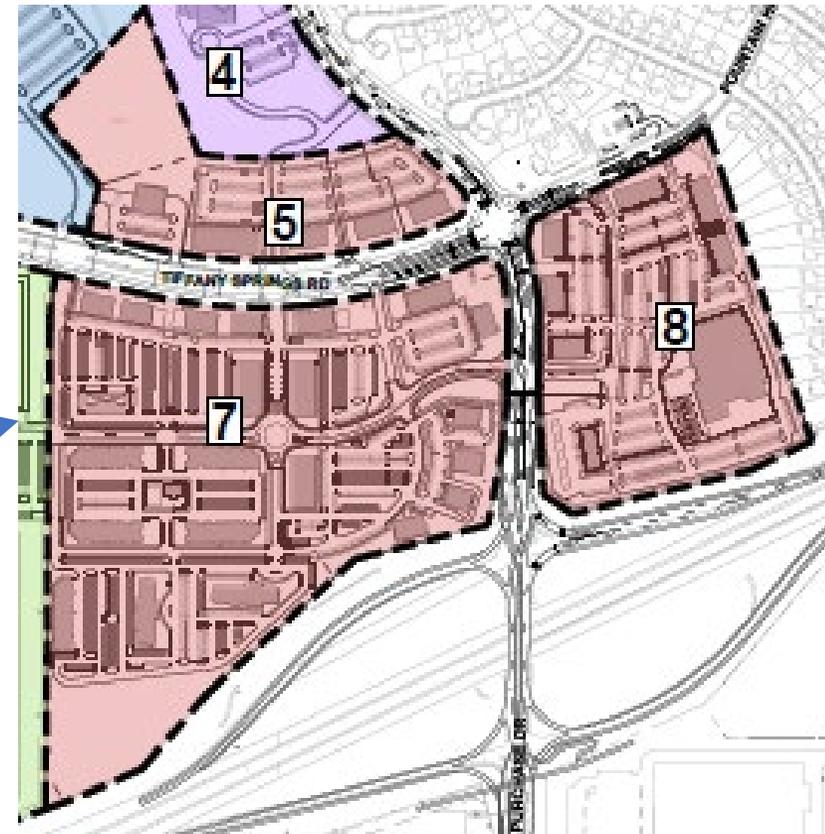
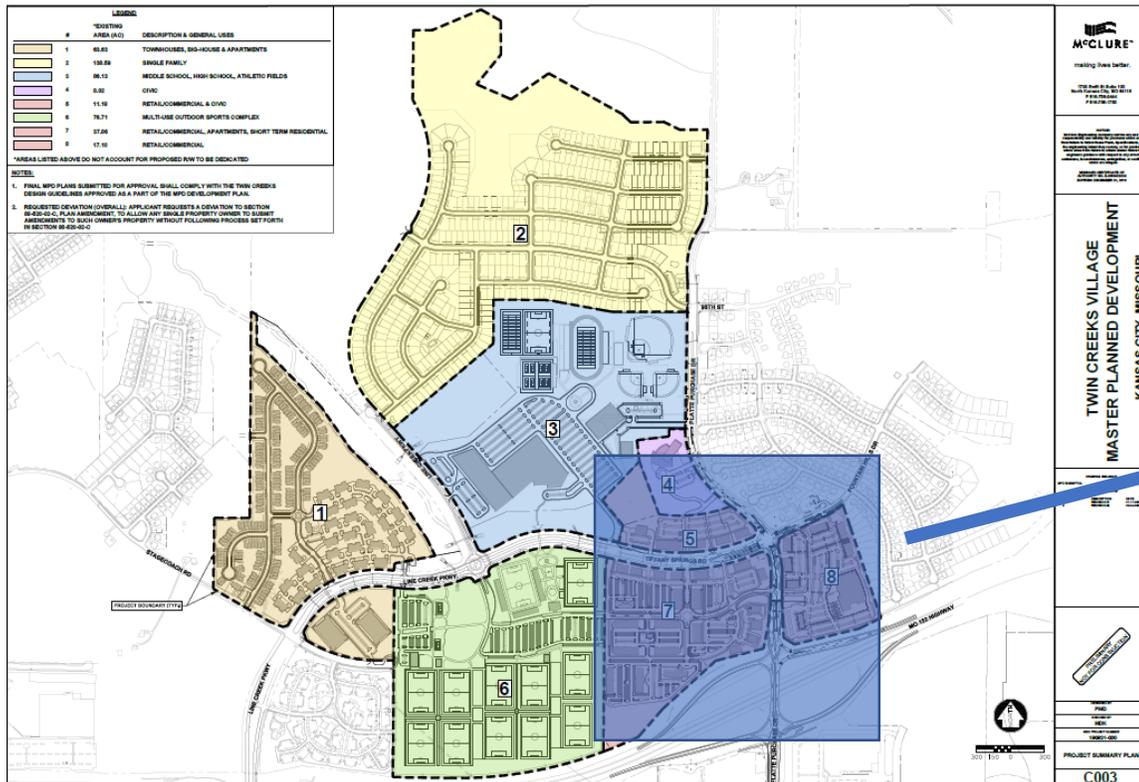
- The Twin Creeks Village West and Twin Creeks Village East CIDs were created in 2020; the boundaries of the CIDs are within the boundary of the Platte Purchase TIF, except the west part of the West CID is within the KCI Corridor TIF Plan.
- The CIDs formed in July, 2020 believed they would have access to the full 1% sales tax to finance certain public infrastructure costs.
- Under RSMo. 67.1305, 50% of the new CID sales taxes will be captured as an economic activity tax and deposited in the Platte Purchase TIF's SAF account.
- This 6<sup>th</sup> Amendment, if approved, will create a new TIF project budget to finance a portion of the public infrastructure improvements with revenue collected by the Platte Purchase TIF from the CIDs.
- Advisory Committee recommended request on July 21, 2021.
- TIF Commission recommended approval of the 6<sup>th</sup> Amendment on September 14, 2021

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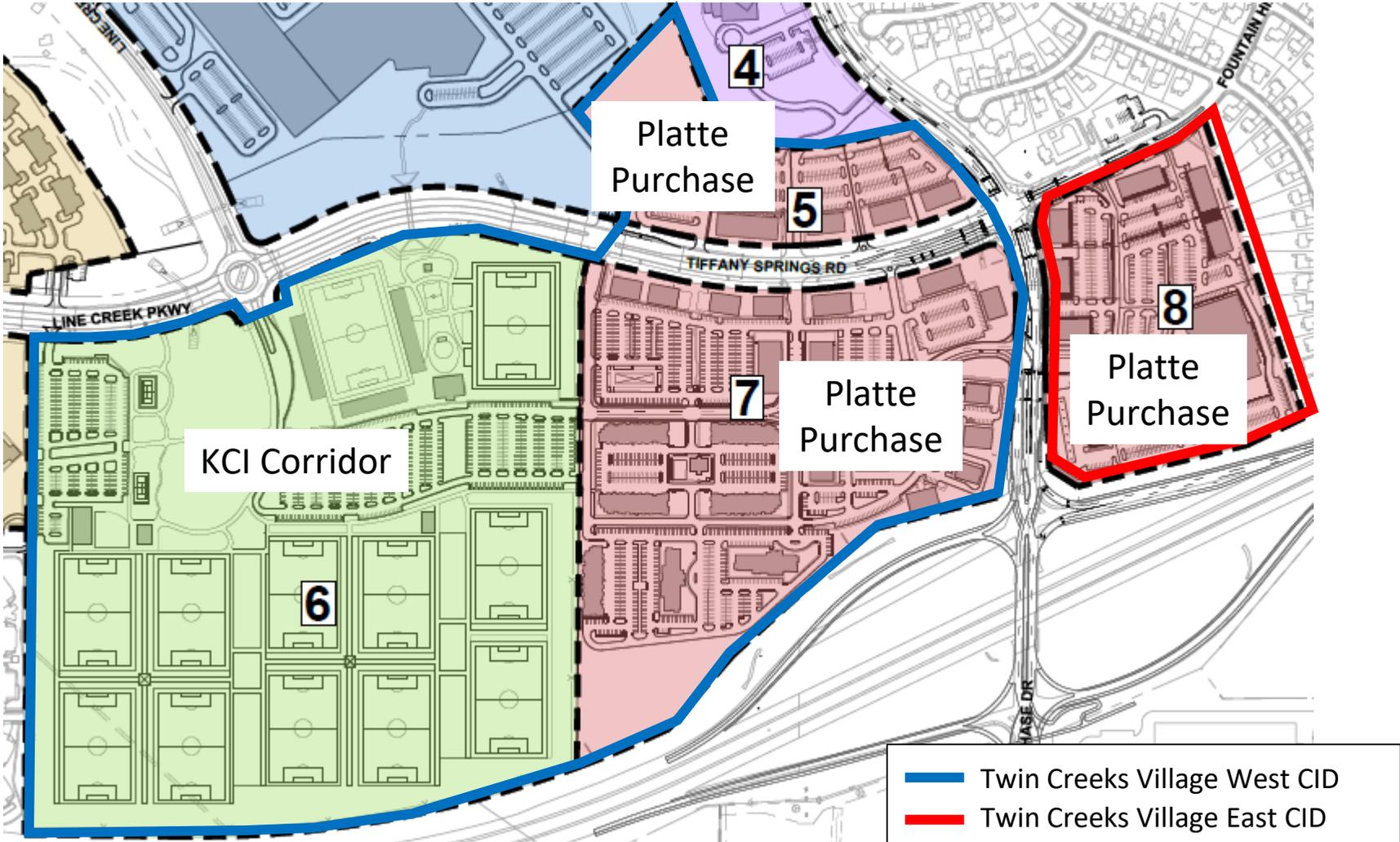
## Proposed New Budget Projects 12, 13, & 14 aka MPD Phases 5, 7, & 8



# Platte Purchase TIF MPD Phases 5, 7, & 8 aka Platte Purchase TIF Budget Projects 12, 13, & 14

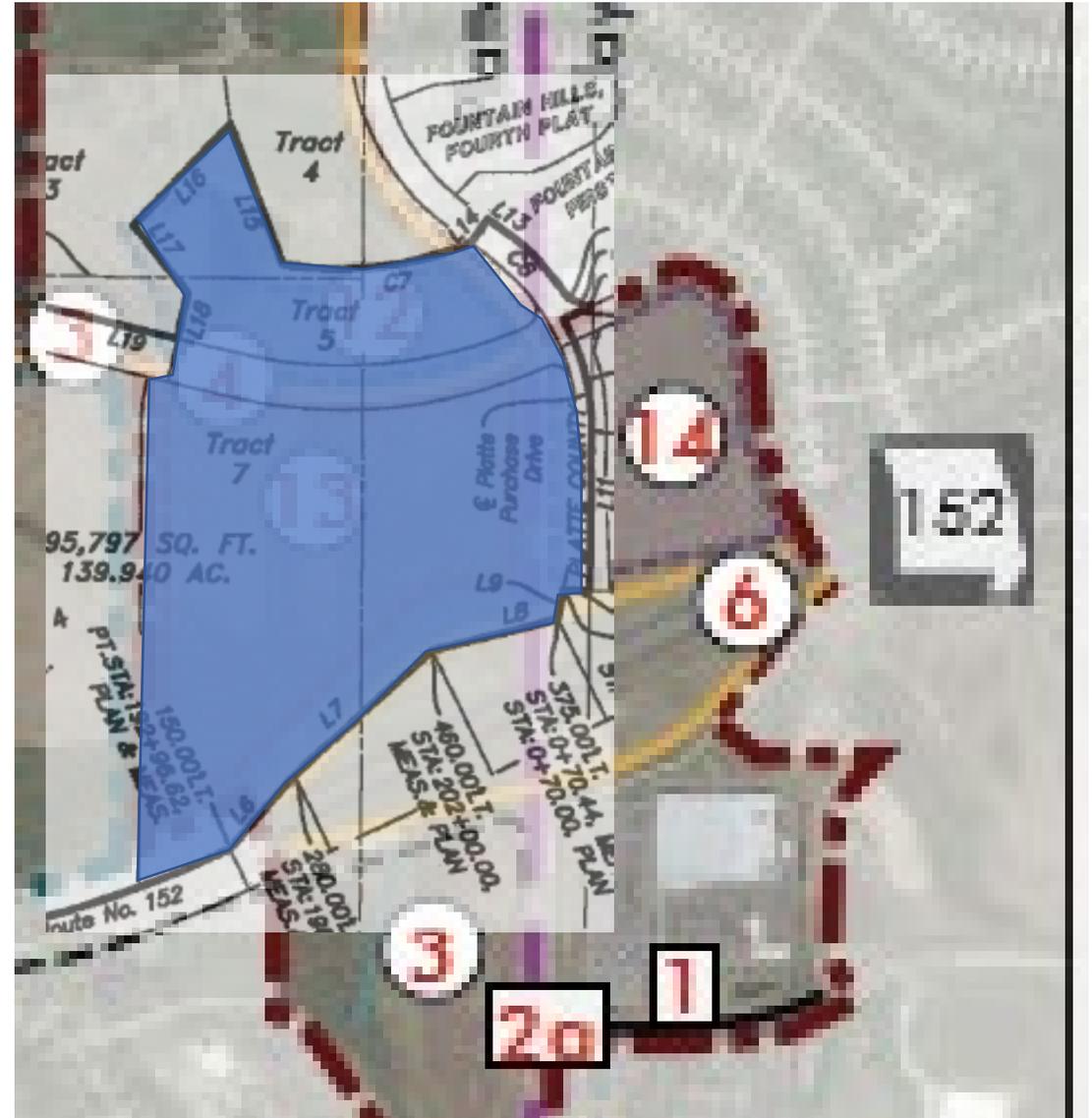


# TIF & CID BOUNDARIES



# Twin Creeks Village West CID

- The West CID was established by Ord. No. 200462 on June 25, 2020.
- The Sports Complex is in the west portion of the West CID located also in the KCI Corridor TIF Plan.
- The eastern part of the West CID is retail/office located in the Platte Purchase Redevelopment TIF Plan.
- 50% of the West CID's revenues will be captured by the TIF as Economic Activity Taxes.



# Twin Creeks Village West CID

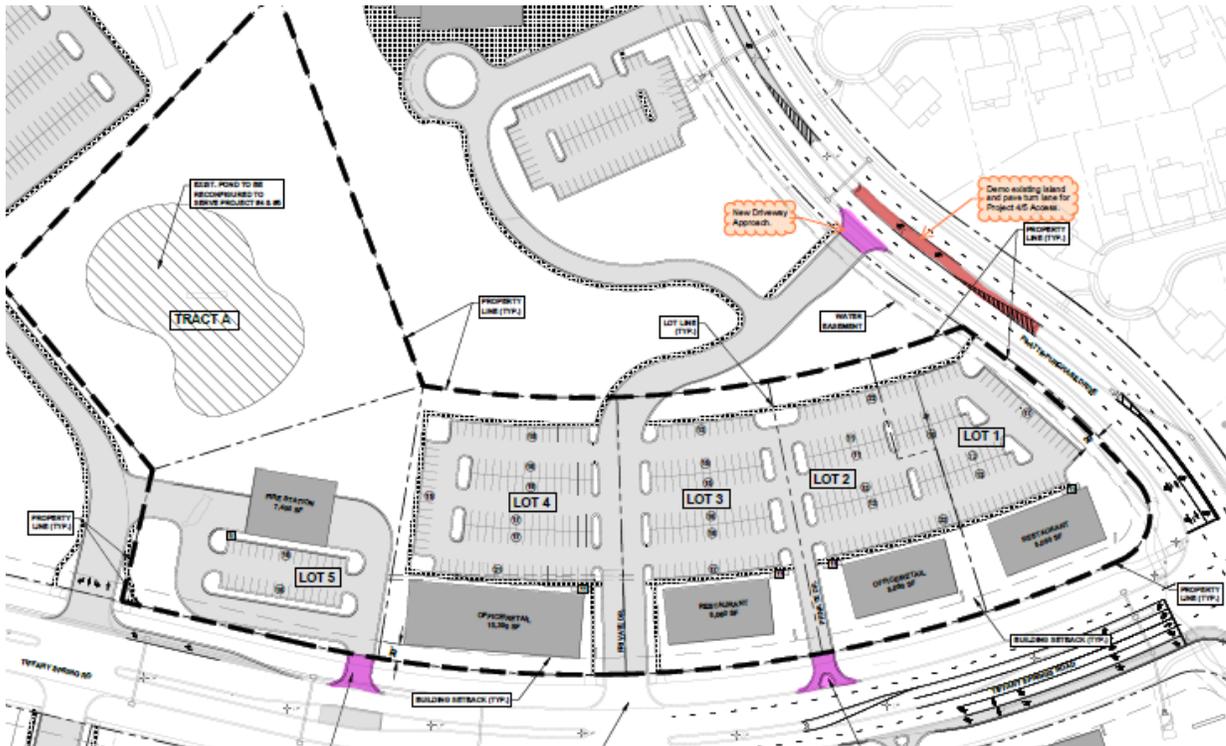
- The CID's purpose is to finance certain public infrastructure improvements through a 1% CID sales tax.

## Project Costs

<b>Street Improvements</b> (includes sidewalk, trail, traffic signal, streetlights, landscape, waterline, sanitary sewer and storm sewer improvements, approaches and modifications to N.W. Fountain Hills Drive and N. Platte Purchase Drive)	<b>\$4,881,776</b>
<b>**Sports Complex Turf Replacement</b>	<b>\$8,014,666</b>
<b>Public Utilities (storm sewer, water)</b>	
Storm Sewer Extension	\$1,017,300
Waterline	\$203,800
Sanitary Sewer Extension	\$593,470
<b>Subtotal</b>	<b>\$1,814,570</b>
<b>Site Improvements</b>	
Mass Grading and Mobilization	\$6,012,334
Onsite Paving, Sidewalk & Curb	\$7,780,583
Landscape, Lights & Irrigation	\$4,696,400
<b>Subtotal</b>	<b>\$18,489,317</b>
<b>Initial Start-Up Costs</b>	<b>\$30,000</b>
<b>Contingency</b>	<b>\$3,320,032.90</b>
<b>Total</b>	<b>\$36,550,361.90</b>

# Platte Purchase TIF Budget Project 12 aka MPD Phase 5

- New drive approaches, modifications to Platte Purchase Drive medians, public water, sewer, and other utilities.

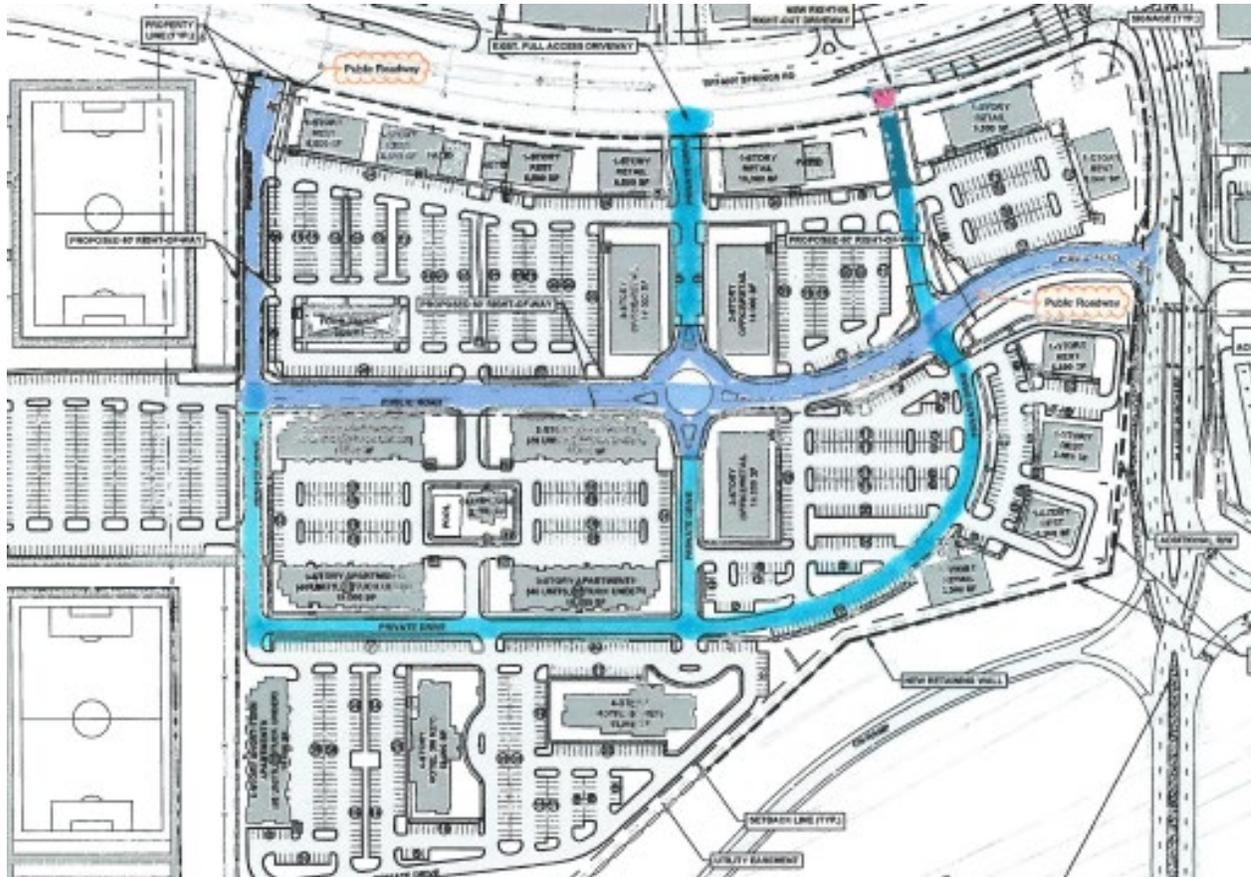


<b>Engineers Estimate</b>					
Item	Description	Quantity	Unit	Unit Price	Extension
1	Clearing & Grubbing	11.18	AC	\$8,500.00	\$95,030.00
2	General Demolition (Storm, Lighting, Fence, etc.)	1	LS	\$10,000.00	\$10,000.00
2	Earthwork Import	10,235	CY	\$10.00	\$102,350.00
3	Unclassified Earthwork & Grading (Cut & Fill)	33,326	CY	\$3.00	\$99,978.00
4	Concrete Pavement	403	SY	\$100.00	\$40,300.00
5	Asphalt Pavement	187	SY	\$60.00	\$11,220.00
6	Concrete Medians	19	SY	\$110.00	\$2,090.00
7	Stamped & Colored Concrete Truck Aprons	0	SY	\$120.00	\$0.00
8	Concrete Sidewalk	0	SY	\$60.00	\$0.00
9	Concrete ADA Ramps	6	EA	\$3,500.00	\$21,000.00
10	Curb & Gutter	260	LF	\$25.00	\$6,500.00
11	Curb & Gutter	190	LF	\$25.00	\$4,750.00
12	Pavement Markings	120	LF	\$2.00	\$240.00
13	Temp Erosion Control	1	LS	\$25,000.00	\$25,000.00
14	Waterline	630	LF	\$120.00	\$75,600.00
15	Sanitary Sewer Structures	6	EA	\$7,000.00	\$42,000.00
16	Sanitary Sewer Pipe	1203	LF	\$65.00	\$78,195.00
17	Storm Sewer Structures	19	EA	\$5,500.00	\$104,500.00
18	Storm Sewer Pipe	1741	LF	\$65.00	\$113,165.00
19	Detention Pond	0.91	AC	\$50,000.00	\$45,500.00
				Sub-total =	\$877,418.00
				Design Contingency (10%) =	\$83,192.00
				<b>Estimated Project Construction Cost =</b>	<b>\$960,610.00</b>



# Platte Purchase TIF Budget Project 13 aka MPD Phase 7

- New public roads connecting to Platte Purchase, Tiffany Springs, and City owned Soccer Complex



Engineers Estimate					
Item	Description	Quantity	Unit	Unit Price	Extension
1	Mobilization	2	LS	\$25,000.00	\$50,000.00
2	Clearing & Grubbing	7.2	AC	\$8,500.00	\$61,200.00
3	General Demolition (Storm, Lighting, Fence, etc.)	2	LS	\$10,000.00	\$20,000.00
4	Earthwork Import	39602	CY	\$10.00	\$396,020
5	Unclassified Earthwork & Grading (Cut & Fill)	47666	CY	\$3.00	\$142,998.00
6	Soil Modification of on-site material	0	CY	\$3.00	\$0.00
7	Sub-grade stabilization	28119.667	SY	\$6.00	\$168,718.00
		0			
8	Concrete Pavement	1830	SY	\$70.00	\$128,100.00
9	Asphalt Pavement	18770	SY	\$40.00	\$750,800.00
10	Concrete Medians	140	SY	\$75.00	\$10,500.00
11	Stamped & Colored Concrete Truck Aprons	175	SY	\$85.00	\$14,875.00
12	Concrete Sidewalk	7266	SY	\$45.00	\$326,970.00
13	Concrete Trail	250	SY	\$55.00	\$13,750.00
14	Curb & Gutter	9900	LF	\$20.00	\$198,000.00
15	Traffic Signal	1	LS	\$225,000.00	\$225,000.00
16	Street Lights	72	EA	\$9,000.00	\$648,000.00
17	Street Signage	2.4	LS	\$15,000.00	\$36,000.00
18	Pavement Markings	2.4	LS	\$15,000.00	\$36,000.00
19	Landscape	2.4	LS	\$100,000.00	\$240,000.00
20	Temp Erosion Control	2.4	LS	\$15,000.00	\$36,000.00
21	Waterline	2492	LF	\$75.00	\$186,900.00
22	Sanitary Sewer Structures	9	EA	\$4,500.00	\$40,500.00
23	Sanitary Sewer Pipe	1452	LF	\$50.00	\$72,600.00
24	Storm Sewer Structures	28	EA	\$4,000.00	\$112,000.00
25	Storm Sewer Pipe	3350	LF	\$45.00	\$150,750.00
				Sub-total =	\$4,065,681.00
				Design Contingency (5%) =	\$203,284.05
				Total Design Fee (7%) =	\$298,800.00
				<b>Estimated Project Cost =</b>	<b>\$4,567,765.05</b>



# Twin Creeks Village East CID

- The CID's purpose is to finance certain public infrastructure improvements through a 1% CID sales tax.

## Project Costs

<b>Street Improvements (Approaches and Modifications to N. Platte Purchase Drive and NW Fountain Hills Drive)</b>	<b>\$1,450,000</b>
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<b>Public Utilities (storm sewer, water)</b>	
Storm Sewer Extension	\$1,860,700
Waterline	\$181,800
Sanitary Sewer Extension	\$98,535
<b>Subtotal</b>	<b>\$2,141,035</b>

<b>Site Improvements</b>	
Mass Grading, Fill and Mobilization	\$970,381
Onsite Paving, Sidewalk & Curb	\$2,059,251
Landscape, Lights & Irrigation	\$626,500
<b>Subtotal</b>	<b>\$3,656,132</b>

<b>Initial Start-Up Costs</b>	<b>\$30,000</b>
<b>Contingency</b>	<b>\$724,716.70</b>
<b>Total</b>	<b>\$8,001,883.70</b>



# Request

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- Approve Ordinance 210889, accepting the recommendations of the Tax Increment Financing Commission as to the Sixth Amendment to the Platte Purchase Development Plan; approving the Sixth Amendment; and directing the City Clerk to send copies of this ordinance.