

EIGHTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT PLAN

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

DATE: **RESOLUTION No.**

CITY COUNCIL APPROVAL:

DATE: **ORDINANCE No.**

EIGHTH AMENDMENT
TO THE
PLATTE PURCHASE DEVELOPMENT PLAN

I. Introduction

The Eighth Amendment to the Platte Purchase Development Plan (the “Eighth Amendment”) shall amend the Platte Purchase Development Plan, as approved by Ordinance No. 160415, and as subsequently amended by the First Amendment to the Plan, as approved by Ordinance No. 170971, the Second Amendment to the Plan, as approved by Ordinance No. 190264, the Third Amendment to the Plan, as approved by Ordinance No. 190826, the Fourth Amendment to the Plan, as approved by Ordinance No. 200205, the Fifth Amendment to the Plan, as approved by Ordinance No. 200709, the Sixth Amendment, as approved by Ordinance No. 210889 and the Seventh Amendment to the Plan, as approved by Ordinance No. 220346 (collectively, referred to herein as the “Plan”).

The Eighth Amendment to the Plan modifies (1) the description of Project Improvements, (3) the Site Plan, (4) the Estimated Redevelopment Project Costs, (4) the Sources of Funds and (5) modifications to the Redevelopment Schedule and it incorporates conforming changes within the Exhibits to the Plan.

II. Specific Amendments

The Platte Purchase Development 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:

“The Platte Purchase Development Plan (the “Plan” or “Redevelopment Plan”) provides for public infrastructure improvements within and adjacent to the Redevelopment Area, including street improvements, traffic signalization, trails, sanitary sewer lines and related improvements to support commercial development in an area generally located at the intersection of 152 Highway and N Platte Purchase Drive, extending north along the westside of N Platte Purchase Drive to a point approximately 1,200 feet south of NW 100th Street and extending 1,200 to 3,000 feet to the west of N Platte Purchase Drive; extending north along the eastside of N Platte Purchase Drive to N Fountain Hill Drive and 1,000 feet to the east of N Platte Purchase Drive; and extending south of M-152 along the east side of N Platte Purchase Drive to approximately NW 88th Street on the south and approximately 1,200 feet east of N Platte Purchase Drive; and extending south of M-152 along the west side of N Platte Purchase Drive approximately 1,800 feet, extending 600 to 1,000 feet west of N Platte Purchase Drive including approximately 76.715 acres of land.”

It is anticipated that the road and infrastructure improvements will encourage construction of commercial development. The Redevelopment Area is 294 acres and it will consist of six (6) Redevelopment Project Areas and, by virtue of subsequent amendments to the Plan, may include an additional two (2) separate Redevelopment Project Areas for anticipated development that will include construction of commercial and retail uses, public educational buildings and related site improvements that support such development.

The estimated Redevelopment Project Costs to implement the road and public infrastructure improvements contemplated by the Plan are approximately \$86,477,557 of which \$72,063,687 is to be reimbursed from TIF Revenue (as hereafter defined). The Reimbursable Project Costs are identified on Exhibit 4A, attached to this Plan.

According to current records at the Clay County Assessor's Office, the total initial equalized assessed valuation of the portion of the Redevelopment Area located within Clay County is approximately \$21,420. According to the current records at the Platte County Assessor's Office, the total initial equalized assessed valuation of the portion of the Redevelopment Area located within Platte County is approximately \$93,823. The current combined ad valorem property tax levy is projected to be \$7.713 per \$100 of assessed valuation in Platte County and \$7.4919 per \$100 of assessed valuation in Clay County. The 2015 annual ad valorem tax revenue from the portion of the Redevelopment Area located in Clay County Redevelopment Area was approximately \$1,605 and was approximately \$7,237 for the portion of the Redevelopment Area located in Platte County. The total initial equalized assessed valuation of each Redevelopment Project Area will be determined prior to the time each Redevelopment Project Area is designated by Ordinance.

Pursuant to the Act, Economic Activity Taxes and Payment in Lieu of Taxes generated and collected within Redevelopment Project Areas for a twenty-three (23) year period may be used to pay reimbursable Redevelopment Project Costs.

No Payments in Lieu of Taxes deposited into the Special Allocation Fund will be used to pay or reimburse any reimbursable Redevelopment Project Costs during the period tax increment financing shall be authorized. The Payments In Lieu of Taxes generated within the Redevelopment Project Areas and deposited into the Special Allocation Fund shall be declared surplus and shall be remitted to the affected Taxing Districts in accordance with the Act.

The estimated Economic Activity Taxes generated within the Redevelopment Project Areas and the potential Redevelopment Project Areas, subject to appropriation by the City Council, that will be available to the pay reimbursable Redevelopment Project Costs are approximately \$111,882,182.

Upon the reimbursement of all reimbursable Redevelopment Project Costs, any remaining Economic Activity Taxes, subject to Section 99.850 RSMo., shall be declared surplus and remitted to the affected Taxing Districts, in accordance with the Act."

Amendment No. 2: The following term defined under the Section entitled "Definitions" in Section I. of the Plan is hereby deleted in its entirety and replaced with the following:

S. "Reimbursable Project Costs, "Seventy-Two Million, Sixty-Three Thousand, Six Hundred Eighty Seven and no/100 Dollars (\$72,063,687) of the Redevelopment Project Costs, as specifically identified on Exhibit 4A, attached hereto."

Amendment No. 3: Section III.C. of the Plan, entitled "The Public Infrastructure Improvements," shall be deleted in its entirety and replaced with the following paragraph:

“A. A Site Plan generally depicting the location of and describing the Public Infrastructure Improvements within and adjacent to the Redevelopment Area is attached as Exhibit 2B. Such Public Infrastructure Improvements shall include the following:

1. NW 88th Street east of N Platte Purchase Drive
2. Traffic Signals
 - a. NW 88th & N Platte Purchase Drive
 - b. NW 87th Terr & N Platte Purchase Drive
3. Sanitary Sewer Extension at 6,835 linear feet along Line Creek Parkway extension and east along NW Tiffany Springs Road extension; and south of MO-152 near N Platte Purchase Drive
4. NW Tiffany Springs Road from N Platte Purchase Drive to Line Creek Parkway
5. Line Creek Regional Detention Facility (Phase 1)
6. M-152 & N Platte Purchase Drive Interchange
- 7a. N. Platte Purchase Drive from M-152 to NW 95th Street (Phase 1)
- 7a. N. Platte Purchase Drive from M-152 to Tiffany Springs Parkway (Phase 2)
- 7a. N. Platte Purchase Drive from NW 95th Street to NW 92nd Street – Turn Lane, Water Main Extension and Streetlight Installation at the intersection at NW 93rd Street (Phase 3)
- 7b. N. Platte Purchase Drive from Platte Purchase Park Entrance to NE 100th Street/Tiffany Springs Parkway
- 7c. Platte Purchase Drive from NE 108th Street/Shoal Creek Parkway to Platte Purchase Park entrance
9. Tiffany Springs Parkway from N Platte Purchase Drive west to Platte Purchase Park
10. Line Creek Parkway (Phase 1)
Line Creek Parkway (Phase 2): terminus to Tiffany Springs Parkway
11. Water and Sanitary Sewer Main Extension – Water Main and Sewer extension along N. Platte Purchase Drive, South approximately 2700 feet to the entrance of Platte Purchase Park, and including Water and Sewer Main extensions within Platte Purchase Park
12. Trails”
13. Sitework, new drive approaches, modifications to Platte Purchase Drive medians, public water, sewer, and other utilities.
14. Sitework, new drive approaches, earthwork, public water, sewer, and other utilities, new public roads connecting Platte Purchase, Tiffany Springs, and City owned soccer complex.

15. Sitework, new drive approaches, modifications to Platte Purchase Drive and Fountain Hills road for access, signalization, public water, sewer, and other utilities.

Amendment No. 4: Section IV.A. of the Plan, entitled “Estimated Redevelopment Project Costs,” shall be deleted in its entirety and replaced with the following paragraph:

“A. Estimated Redevelopment Project Costs. The total cost to the Redeveloper to implement the Public Infrastructure Improvements, undertaken on behalf of the City and, which will be dedicated to the City upon completion, is estimated to be \$86,477,557. The Reimbursable Project Costs, in the estimated amount of \$72,063,687 are identified on Exhibit 4A, attached hereto.

The Commission and City have determined that certain planning and special services expenses of the Commission and City (“Administrative Expenses”), which are not direct Redevelopment Project Costs, are nonetheless reasonable and necessary for the administration of the Plan by the City and Commission and are incidental costs to the Plan. The incidental costs will be recovered by the Commission and City from the Special Allocation Fund in an amount equal to 5% of Economic Activity Taxes paid annually into the Special Allocation Fund.”

Amendment No. 5: Delete Exhibit 2.B of the Plan entitled “Site Plans” in its entirety and replace it with Exhibit 2.B “Site Plans,” attached hereto.

Amendment No. 6: Delete Exhibit 4.A of the Plan entitled “Estimated Redevelopment Costs” in its entirety and replace it with Exhibit 4.A “Estimated Redevelopment Costs,” attached hereto.

Amendment No. 7: Delete Exhibit 4.B of the Plan entitled “Redevelopment Schedule” in its entirety and replace it with Exhibit 4.B “Redevelopment Schedule,” attached hereto.

Amendment No. 8: Delete Exhibit 6 of the Plan entitled “Sources of Funds” in its entirety and replace it with Exhibit 6 “Sources of Funds,” attached hereto.

Amendment No. 5

Exhibit 2.B

Site Plans

Amendment No. 6

Exhibit 4.A

Estimated Redevelopment Project Costs

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
STREET AND PUBLIC IMPROVEMENT PROJECTS - COMPLETED							
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
STREET AND PUBLIC IMPROVEMENT PROJECTS - UNDER CONSTRUCTION AND/OR CURRENT PROJECTS							
3/4/7a/10/6/TS1/11 NW TSR, M152 & N Platte Purchase Interchange, N Platte Purchase Dr, Line Creek Pkwy, Sanitary Sewer			\$ 14,382,000.00			\$ 14,382,000.00	
3	Sanitary Sewer Extension	6,835					
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 Water Main Extension	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	
7c	N. Platte Purchase Drive, between NE 108th Street and Platte Purchase Park	2700	\$ 3,993,000.00	\$ 298,870.00 \$ 2,100,000.00 \$ 293,000.00	Private Sources KCMO KCMO	\$ 1,301,130.00	
TS1	Twin Creeks Trail System - Segment 1	6100	\$ 1,338,000.00	\$ 1,000,000.00	Platte Co/KCMO	\$ 338,000.00	Water and sewer extension along N. Platte Purchase Drive, including water and sewer main within Platte Purchase Park
11	Water and Sanitary Sewer Main Extension	2700	\$ 2,300,000.00	\$ 1,166,000.00	Water Dept/Fed	\$ 1,134,000.00	
STREET AND PUBLIC IMPROVEMENT PROJECTS - FUTURE PROJECTS							
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) Basin Embankment and Grading Basin Outfall Sanitary Sewer Upgrades (per WSD)		\$ 1,500,000.00 \$ 770,000.00 \$ 399,000.00 \$ 2,669,000.00	\$ 800,000.00 \$ 340,000.00 \$ 1,140,000.00	PIAC/WSD DFA Account	\$ 700,000.00 \$ 430,000.00 \$ 399,000.00 \$ 1,529,000.00	East fork of Line Creek Regional Detention Facility - Phase 1 of Upper Basin
7a	N Platte Purchase Drive - Phase 2 Water Main Extension (Transmission)	4200 3000	\$ 3,474,000.00 \$ 1,079,000.00 \$ 4,553,000.00			\$ 3,474,000.00 \$ 1,079,000.00 \$ 4,553,000.00	N Platte Purchase Drive from M152 to Tiffany Springs Parkway
7a	N Platte Purchase Drive - Phase 3		\$ 485,000.00			\$ 485,000.00	NW 95th Street to NW 92nd Street: Turn Lane, Water Main Extension and Streetlight Installation at the intersection at NW 93rd Street
7b	N. Platte Purchae Drive, between Platte Purchase Park Entrance and NE. 100th Street	2600	\$ 7,820,000.00	\$ 300,000.00		\$ 7,520,000.00	
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 Roundabout Water Main Extension	5500	\$ 4,500,000.00 \$ 2,158,000.00 \$ 842,000.00 \$ 7,500,000.00			\$ 4,500,000.00 \$ 2,158,000.00 \$ 842,000.00 \$ 7,500,000.00	Line Creek Parkway: from the current terminus at the future NW 93rd Street north to NW 100th Street/NW Tiffany Springs Parkway.
12	Twin Creeks Village West CID Infrastructure - WC of Tiffany Springs RD & Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency		\$ 332,358.00 \$ 545,060.00 \$ 83,192.00 \$ 960,610.00			\$ 332,358.00 \$ 545,060.00 \$ 83,192.00 \$ 960,610.00	
13	Twin Creeks Village West CID Infrastructure - SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Contingency Roadways and Related Improvements Traffic Signal Design		\$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00 \$ 298,800.00 \$ 12,480,988.00			\$ 6,460,523.00 \$ 737,180.00 \$ 715,520.00 \$ 4,043,965.00 \$ 225,000.00 \$ 298,800.00 \$ 12,480,988.00	
14	Twin Creeks Village West CID Infrastructure - SEC of Fountain Hills DR & Platte Purchase DR Site Work Utilities, Roadways and Related Improvements Traffic Signal Contingency		\$ 715,707.00 \$ 870,165.00 \$ 450,000.00 \$ 191,087.00 \$ 2,226,959.00			\$ 715,707.00 \$ 870,165.00 \$ 450,000.00 \$ 191,087.00 \$ 2,226,959.00	
TS	Twin Creeks Trail System						
TS2	Twin Creeks Trail System - Segment 2	3975	\$ 2,358,000.00	\$ 1,850,000.00	Platte Co/KCMO	\$ 508,000.00	
TS3	Twin Creeks Trail System - Segment 3	2900	\$ 1,720,000.00	\$ 1,566,000.00	Platte Co/KCMO	\$ 154,000.00	
TS4	Twin Creeks Trail System - Segment 4	3900	\$ 2,320,000.00	\$ 2,320,000.00	Platte Co/KCMO	\$ -	
TS5	Twin Creeks Trail System - Segment 5	4000	\$ 2,380,000.00	\$ 2,380,000.00	Platte Co/KCMO	\$ -	
			\$ 8,778,000.00	\$ 8,116,000.00		\$ 662,000.00	
COMMISSION EXPENSES							
	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	
OTHER EXPENSES							
	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	
Projected Total			\$ 86,477,557.00	\$ 14,413,870.00		\$ 72,063,687.00	

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.

Amendment No. 7

Exhibit 4.B

Redevelopment Schedule

Platte Purchase Redevelopment District Redevelopment Schedule

Public Imp. Number	Public Infrastructure Improvement Name	Substantially Complete**
1	NW 88th Street	2017
2A	Traffic Signal - NW 88th & N Platte Purchase Dr	2017
2B	Traffic Signal - NW 87th Terr & N Platte Purchase Dr	*
3	Sanitary Sewer Extension	2021
4	NW Tiffany Springs Road	2021
5	Line Creek Regional Detention Facility - Phase 1	*
6	M152 & N Platte Purchase Dr Interchange	2022
7A	N Platte Purchase Drive - Phase 1	2021
7A	N Platte Purchase Drive - Phase 2	*
7A	N Platte Purchase Drive - Phase 3	*
7B	N Platte Purchase Drive	*
7C	N Platte Purchase Drive	2023
9	Tiffany Springs Parkway	*
10	Line Creek Parkway - Phase 1	2021
10	Line Creek Parkway - Phase 2	2028
11	Water and Sanitary Sewer Main Extension	2023
12	Infrastructure at the NWC of NW Tiffany Springs Road and N Platte Purchase Drive	*
13	Infrastructure at the SWC of NW Tiffany Springs Road and N Platte Purchase Drive	*
14	Infrastructure at the SEC of NW Fountain Hills Drive and N Platte Purchase Drive	*
TS	Twin Creeks Trail System	
TS1	Twin Creeks Trail System - Segment 1	
TS2	Twin Creeks Trail System - Segment 2	
TS3	Twin Creeks Trail System - Segment 3	
TS4	Twin Creeks Trail System - Segment 4	
TS5	Twin Creeks Trail System - Segment 5	*

* Public Improvements will be completed as revenue is available and development occurs; provided, however, all Public Infrastructure Improvements shall be completed within twenty-three (23) years of the last approved Redevelopment Project Area by Ordinance.

**Each Public Improvement shall be considered substantially complete when all construction work is accomplished, with the exception of the installation of landscaping, ground cover and signs not related to safety or traffic flow.

Amendment No. 8

Exhibit 6

Sources of Funds

Other Sources*	\$14,413,870
Amount of Reimbursable Costs from Economic Activity Taxes	\$72,063,687
TOTAL	\$86,477,557

B. BONDS The total estimated amount of Economic Activity Taxes during the period Tax Increment Financing is authorized and available to fund reimbursable Redevelopment Project Costs and Administrative Costs in the Act is approximately \$111,882,182. The Commission may dedicate part or these entire amounts to help support the issuance of bonds.

*Other sources may include contributions from Public Improvements Advisory Committee (PIAC), Kansas City Water Services, Platte County, Line Creek Regional Detention Development Contributions and Federal Grants