

NINTH AMENDMENT TO THE PLATTE PURCHASE DEVELOPMENT PLAN

KANSAS CITY, MISSOURI

TIF COMMISSION APPROVAL:

10/8/2025	10-6-25
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DATE:	RESOLUTION No.
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CITY COUNCIL APPROVAL:

11/13/2025	250963
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DATE:	ORDINANCE No.
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NINTH AMENDMENT
TO THE
PLATTE PURCHASE DEVELOPMENT PLAN

I. Introduction

The Ninth Amendment to the Platte Purchase Development Plan (the “Ninth 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, the Seventh Amendment, as approved by Ordinance No. 210889 and the Amended Eighth Amendment, as approved by Ordinance No. 240898 (collectively, referred to herein as the “Plan”).

The Ninth Amendment to the Plan modifies the (a) description of the Redevelopment Projects and Redevelopment Project Areas, (b) the description of the Project Improvements and Public Improvements, (c) the Specific Objectives of the Plan, (d) the Estimated Budget of Redevelopment Projects, (e) the most recent equalized assessed value of the of the Redevelopment Projects Areas, (f) the estimated equalized assessed valuation after redevelopment, (g) the Sources Funds described by the Plan (h) the Cost Benefit Analysis and (i) exhibits to the Plan with such other conforming changes that are in furtherance of the forgoing modifications.

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 the development of approximately 224,000 square feet of retail space, together with public infrastructure improvements within and adjacent to the Redevelopment Area, including street improvements, traffic signalization, trails, sanitary sewer lines and related improvements (the “Public Infrastructure Improvements” to support commercial development, including the retail space, 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 three (3) Redevelopment Project Areas and, by virtue of subsequent amendments to the Plan, may include an additional five (5) 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 \$101,630,860.00 of which \$86,236,990.00 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 \$7,509,500. 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 \$1,540,751. The current combined ad valorem property tax levy is projected to be \$8.7185 per \$100 of assessed valuation in Platte County and \$7.8418 per \$100 of assessed valuation in Clay County. The 2025 annual ad valorem tax revenue from the portion of the Redevelopment Area located in Clay County Redevelopment Area is estimated to be approximately \$588,880 and from the portion of the Redevelopment Area located in Platte County is approximately \$134,330. 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 \$67,458,559.

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 shall be incorporated under the Section entitled "Definitions" in Section I of the Plan:

"Y. "Project Improvements" approximately 224,000 square feet of retail space."

Amendment No. 3: 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,” Eighty-Six Million, Two Hundred Thirty-Six Thousand, Nine Hundred Ninety and no/100 Dollars (\$86,236,990) of the Redevelopment Project Costs, as specifically identified on Exhibit 4A, attached hereto.”

Amendment No. 4: Section III.C. of the Plan, entitled “The Public Infrastructure Improvements,” shall be deleted in its entirety and replaced with the following paragraph:

“C. Project Improvements and Public Infrastructure Improvements. Project improvements shall consist of approximately 224,000 square feet of retail space, together with the Public Infrastructure Improvements depicted on the Site Plan, attached as Exhibit 2B, which will support commercial development, including the retail space, and will consist of 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 approximately 95th Street 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 entrance
- 10. Line Creek Parkway from NW Tiffany Springs Rd to NW 93th Street (Phase 1)
Line Creek Parkway (Phase 2): from the current terminus at the future NW 93rd Street to NW 100th Street/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. Twin Creeks Village West CID Infrastructure, which shall be located west of Platte Purchase Drive and shall consist of (A) mass grading from approximately 720 feet north and approximately 1,930 feet south of Tiffany Springs Road, (B) Site Work Sitework approximately 610 feet north of Tiffany Springs Road and approximately 1,470 feet west of Platte Purchase Drive, together with (C) roadway improvements, new drive approaches, modifications to Platte Purchase Drive medians, public water, sewer, and other utility improvements.
- 13. Twin Creeks Village West CID Infrastructure, which shall be located at the southwest corner of Tiffany Springs Parkway and west of Platte Purchase Drive and which shall consist of sitework, new drive approaches, traffic signalization earthwork, public water, sewer, and other utilities improvements, new public roads connecting Platte Purchase, Tiffany Springs, and City owned soccer complex and a ³/₄ Interchange.
- 14. Twin Creeks Village East CID Infrastructure, which shall be located at the southeast corner of Fountain Hill Drive and Platte Purchase Drive and which Tiffany Springs Parkway and west of Platte Purchase Drive and which shall consist of sitework, new drive approaches, traffic signalization

earthwork, public water, sewer, and other utilities improvements.

15. Trails

- Twin Creeks Trail System – Segment 2NW 95th Street to NW 100th Street
- Twin Creeks Trail System – Segment 3 NW 100th Street to Second Creek Tributary – 1,400’
- Twin Creeks Trail System – Segment 4 Second Creek Tributary to NW 108th Street 3,348’
- Twin Creeks Trail System – Segment 5 Second Creek to Platte Purchase Park 3,255’
- Twin Creeks Trail System – Segment 6 - within Platte Purchase Park, 2,900’
- Twin Creeks Trail System – Segment 7 – N. Holly Street to N. Platte Purchase Drive 2,750’”

Amendment No. 5: 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 \$101,630,860.00. The Reimbursable Project Costs in the estimated amount of \$86,236,990.00 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. 6: The first paragraph of Section IV.D. of the Plan, entitled “Economic Activity Taxes,” shall be deleted in its entirety and replaced with the following paragraph:

“D. Economic Activity Taxes. The projected Economic Activity Taxes to be deposited in the Special Allocation Fund, in accordance with the Act, during the time Tax Increment Financing remains in effect, with respect to the Redevelopment Project Area, is \$67,458,559 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.”

Amendment No. 7: Section V. of the Plan, entitled “MOST RECENT EQUALIZED ASSESS VALUATION,” shall be deleted in its entirety and replaced with the following:

V. MOST RECENT EQUALIZED ASSESSED VALUATION

According to current records at the Clay County Assessor’s Office, the total initial equalized assessed value of the property within the Redevelopment Area located within Clay County is approximately \$7,509,500. 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 \$1,540,751. The current combined ad valorem property tax levy is projected to be \$8.7185 per \$100 of assessed valuation in Platte County and \$7.8418 per \$100 of assessed valuation in Clay County. The 2025 annual ad valorem tax revenue from the portion of the Redevelopment Area located in Clay County Redevelopment Area is estimated to be approximately \$588,880, and from the portion of the Redevelopment Area located in Platte County is approximately \$134,330. The total initial equalized assessed valuation of each Redevelopment Project Area will be determined prior to the time each such Redevelopment Project Area is designated by Ordinance.

Amendment No. 8: Section VI. of the Plan, entitled “Estimated Equalized Assessed Valuation After Redevelopment,” shall be deleted in its entirety and replaced with the following:

“VI. ESTIMATED EQUALIZED ASSESSED VALUATION AFTER REDEVELOPMENT

When the Project Improvements and Public Infrastructure Improvements, together with all real property located within the Redevelopment Project Areas, have been completed, the total assessed valuation of the Redevelopment Area is estimated to be \$9,050,251. The estimated increase in assessed valuation is shown on Exhibit 5 of the Plan.”

Amendment No. 9: Section XVII. of the Plan, entitled “Redevelopment Agreement,” shall be deleted in its entirety and replaced with the following:

“I. REDEVELOPMENT AGREEMENT

Upon approval of this Plan, the Commission and Redeveloper(s) will enter into a Redevelopment Agreement(s), which will include, among other things, provisions relative to the following:

1. Implementation of the Plan;
2. Reporting of Economic Activity Taxes;
3. MBE/WBE, Workforce and Prevailing Wage policies of the City;
4. The Commission’s Relocation Plan;
5. Certification of Costs and Reimbursement Policy; and
7. Certificate of Completion and Compliance Policy.
8. Parameters for the issuance of Obligations;
9. Interest Policy;

10. Annual Progress Reporting;
11. Procedures for the Payment of Prevailing Wages; and
12. Environmental Policy.”

Amendment No. 10: Exhibit 1B of the Plan, entitled Project Areas – Legal Description, shall be deleted in its entirety and replaced with Exhibit 1B, attached hereto.

Amendment No. 11: Exhibit 2A of the Plan, entitled Map – Redevelopment Plan and Project Areas, shall be deleted in its entirety and replaced with Exhibit 2A, attached hereto.

Amendment No. 12: Exhibit 3 of the Plan, entitled Specific Objectives of the Plan, shall be deleted in its entirety and replaced with Exhibit 3, attached hereto.

Amendment No. 13: Exhibit 4A of the Plan, entitled Estimated Redevelopment Costs, shall be deleted in its entirety and replaced with Exhibit 4A, attached hereto.

Amendment No. 14: Exhibit 4B of the Plan, entitled Redevelopment Schedule, shall be deleted in its entirety and replaced with Exhibit 4B, attached hereto.

Amendment No. 15: Exhibit 5 of the Plan, entitled Estimated Annual Increase in Assessed Value and Projected Economic Activity Taxes, shall be deleted in its entirety and replaced with Exhibit 5, attached hereto.

Amendment No. 16: Exhibit 6 of the Plan, entitled Estimated Sources and Uses of Funds, shall be deleted in its entirety and replaced with Exhibit 6, attached hereto.

Amendment No. 17: Exhibit 7 of the Plan, entitled Tax Impact Analysis, shall be deleted in its entirety and replaced with Exhibit 6, attached hereto.

Amendment No 10

Exhibit 1B

Legal Description

Platte Purchase Redevelopment District
Project Area A

Property Description:

A tract of land in the Fractional Southwest and Fractional Northwest Quarter of Section 3 and 10, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Northwest Corner of the Fractional Southwest Quarter of Section 3, in Kansas City, Platte County, Missouri; thence South 00°28'49" West, along the West line of said Fractional Southwest Quarter, 1,939.40 feet; thence South 89°31'11" East, 839.96 feet to a point on the South right-of-way line of US Highway 152 as now established, said point also being the Point of Beginning of the tract of land to be herein described; thence North 66°25'22" East, along said South right-of-way line, 543.46 feet; thence South 35°22'54" East, 126.41 feet; thence South 89°58'50" East, 445.16 feet; thence Southerly along a curve to the left having an initial tangent bearing of South 28°56'53" West with a radius of 550.00 feet, a central angle of 28°55'43" and an arc distance of 277.69 feet; thence South 00°01'10" West, 320.74 feet; thence Southerly along a curve to the left being tangent to the last described course with a radius of 550.00 feet, a central angle of 22°21'03" and an arc distance of 214.55 feet to a point on the North right-of-way line of NW 88th Street, as now established; thence South 66°18'18" West, along said North right-of-way line, 23.97 feet; thence Westerly, continuing along said North right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 1,448.00 feet, a central angle of 25°29'57" and an arc distance of 644.42 feet; thence North 88°11'45" West, continuing along said North right-of-way line, 202.44 feet; thence North 89°58'34" West, continuing along said North right-of-way line, 89.52 feet; thence North 89°27'28" West, continuing along said North right-of-way line, 75.38 feet to a point on the East right-of-way line of N Platte Purchase Drive, as now established; thence North 03°02'24" East, along said East right-of-way line, 345.85 feet; thence North 00°53'33" East, continuing along said East right-of-way line, 240.00 feet; thence North 01°29'22" East, continuing along said East right-of-way line, 220.37 feet to the Point of Beginning. Containing 875,439 square feet or 20.10 acres, more or less.

Platte Purchase Redevelopment District
Project Area C

Property Description:

A tract of land in the Fractional Northwest Quarter and the Fractional Southwest Quarter of Section 3, Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Clay County, Missouri being bounded and described as follows: Commencing at the Northwest corner of the Fractional Southwest Quarter of Section 3 in Kansas City, Platte County, Missouri; thence South 00°28'49" West, along the West line of said Fractional Southwest Quarter of Section 3 in Platte County, 151.93 feet; thence South 89°29'58" East, 800.13 feet to a point on the South right-of-way line of NW Fountain Hills Drive, as now established, said point also being the Point of Beginning of the tract of land to be herein described; thence North 64°09'55" East, along said South right-of-way line, 455.89 feet; thence Northeasterly, continuing along said South right-of-way line, along a curve to the left, being tangent to the last described course with a radius of 513.50 feet, a central angle of 18°28'03" and an arc distance of 165.51 feet to a point on the West line of FOUNTAIN HILLS SECOND PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 18°29'23" East, along said West line, 631.79 feet to the Northwest corner of, FOUNTAIN HILLS FIFTH PLAT, a subdivision of land in Kansas City, Clay County, Missouri; thence South 18°29'23" East, along the West line of said FOUNTAIN HILLS FIFTH PLAT, 426.21 feet to a point on the North right-of-way line of US Highway 152, as now established; South 64°18'53" West, along said North right-of-way line, 215.20 feet; thence South 76°12'10" West, continuing along said North right-of-way line, 582.47 feet; thence North 57°48'33" West, continuing along said North right-of-way line, 111.65 feet; thence North 02°31'27" West, continuing along said North right-of-way line, 335.60 feet to a point on the East right-of-way line of N Platte Purchase Drive, as now established; thence North 00°53'33" East, along said East right-of-way line, 200.00 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the left, being tangent to the last described course with a radius of 800.00 feet, a central angle of 17°54'12" and an arc distance of 249.98 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the right, having a common tangent with the last described course with a radius of 86.00 feet, a central angle of 38°27'12" and an arc distance of 57.72 feet; thence Northerly, continuing along said East right-of-way line, on a curve to the left, having a common tangent with the last described course with a radius of 99.00 feet, a central angle of 16°43'10" and an arc distance of 28.89 feet; thence Northeasterly, continuing along said East right-of-way line, on a curve to the right, having a common tangent with the last described course with a radius of 20.00 feet, a central angle of 59°26'33" and an arc distance of 20.75 feet to the Point of Beginning. Containing 745,093 square feet or 17.10 acres, more or less.

Platte Purchase Redevelopment District
Project Area E
Lutjen No. 16084
Date: April 26, 2016

Property Description:

A tract of land in the Fractional West Half of Section 3 and the East Half of Section 4, both in Township 51 North, Range 33 West of the 5th Principal Meridian in Kansas City, Platte County, Missouri being bounded and described as follows: Commencing at the Northwest corner of Fractional Southwest Quarter of said Section 3; thence South 00°28'49" West, 252.85 feet to the Point of Beginning of the tract of land to be herein described; thence South 89°34'42" West, 809.56 feet; thence North 64°55'01" East, 326.01 feet; thence North 43°23'28" East, 608.14 feet; thence North 59°54'28" East, 189.74 feet to a point on the West right-of-way line of N Platte Purchase Drive, as now established; thence Southeasterly, along said West right-of-way line, on a curve to the left, having an initial tangent bearing of South 30°05'32" East with a radius of 800.00 feet, a central angle of 24°31'37" and an arc distance of 342.46 feet; thence South 54°37'09" East, continuing along said West right-of-way line, 152.93 feet; thence Southeasterly, continuing along said West right-of-way line, on a curve to the right, being tangent to the last described course with a radius of 700.00 feet, a central angle of 25°24'25" and an arc distance of 310.41 feet; thence South 60°47'16" West, 21.05 feet; thence South 64°09'55" West, 57.11 feet; thence Westerly, along a curve to the right, being tangent to the last described course with a radius of 660.00 feet, a central angle of 20°19'09" and an arc distance of 234.06 feet; thence South 89°34'42" West, 333.06 feet to the Point of Beginning. Containing 473,267 square feet or 10.86 acres, more or less.

Amendment No. 11

Exhibit 2A

Map Redevelopment Plan and Project Areas



Amendment No. 12

Exhibit 3

Specific Objectives of the Plan

1. To development approximately 224,000 square feet of retail improvements.
2. Construct public infrastructure and utility improvements within the Plan area that will promote development within and around the Plan area.
3. Create opportunities for competitive private investment and business development within and around the Plan Area.
4. To enhance the tax base by promoting development of the Redevelopment Plan Area to its highest and best economic use, benefit taxing districts and encourage private investment within the Plan area and surrounding areas.
5. To stimulate construction employment opportunities and increase demand for secondary and support services for the surrounding areas.

Amendment No. 13

Exhibit 4A

Estimated Redevelopment Project Costs

Exhibit 4A

Platte Purchase Redevelopment District

Estimated Redevelopment Costs

Public Improvement Name	Public Improv. Length (LF)	Estimated Pub. Imp. Budget	Potential Funding From Other Sources		Reimbursable Project Costs	Public Improvement Description
PRIVATE PROEJCT IMPROVEMENS						
Costco			\$14,292,312	Private		
Flood & Décor			\$5,293,690	Private		
Coopers Hawk			\$4,814,845	Private		
			\$10,108,535			
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		\$ 14,900,000.00			\$ 14,900,000.00	
3 Sanitary Sewer Extension	6,835					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 Roundabout (2 lane)	3600 2 Each					NW Tiffany Springs Road from N Platte Purchase Drive to Line Creek Parkway
7a N Platte Purchase Drive - Phase 1	2000					One roundabout at each end of Tiffany Springs Rd
10 Line Creek Parkway - Phase 1 Water Main Extension	1000					N Platte Purchase Drive from M152 to NW 95th Street
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	
11 Water and Sanitary Sewer Main Extension	2700	\$ 2,300,000.00	\$ 1,166,000.00	Water Dept/Fed	\$ 1,134,000.00	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
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 between 100th Street and 95th Street (Inclusive of Water Main Extension) Design Soft Costs	4500	\$ 12,365,000.00 \$ 900,000.00 \$250,000 \$ 13,515,000.00			\$ 12,365,000.00 \$ 900,000.00 \$ 250,000.00 \$ 13,515,000.00	
7a N Platte Purchase Drive - Phase 3		\$ 485,000.00			\$ 485,000.00	
7b N. Platte Purchae Drive, between Platte Purchase Park Entrance and NE. 100th Street (inclusive of Traffic Signal) Design Soft Costs	2600	\$ 8,400,000.00 \$ 700,000.00 \$100,000 \$ 9,200,000.00	\$ -		\$ 8,400,000.00 \$ 700,000.00 \$ 100,000.00 \$ 9,200,000.00	
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 Water Main Extension Roundabout	4409	\$ 7,439,208.00 \$ 916,095.00 \$ 2,158,000.00 \$ 10,513,303.00			\$ 7,439,208.00 \$ 916,095.00 \$ 2,158,000.00 \$ 10,513,303.00	Line Creek Parkway: from the current terminus at the future NW 93rd Street north to NW 100th Street/NW Tiffany Springs Parkway.
Twin Creeks Village West CID Infrastructure -W of Platte Purchase DR and including Mass Grading						
12 North and South of Tiffany Springs RD Site Work (North of Tiffany Springs RD & west of Platte Purchase DR) Site Work (South of Tiffany Springs RD & west of Platte Purchase DR) Utilities, and Related Costs** Roadways and Related Costs** Soft Costs (Permits, Interest and other related fees) Design		\$ 332,358.00 \$ 1,595,708.00 \$ 396,314.00 \$ 145,438.00 \$ 285,000.00 \$ - \$ 106,500.00 \$ 2,861,318.00			\$ 332,358.00 \$ 1,595,708.00 \$ 396,314.00 \$ 145,438.00 \$ 285,000.00 \$ - \$ 106,500.00 \$ 2,861,318.00	
Twin Creeks Village West CID Infrastructure -						
13 SWC of Tiffany Springs RD & West of Platte Purchase DR Site Work Utilities and Related Costs** Roadways and Related Costs** Traffic Signal and 3/4 Access interchange Soft Cost (permits, Interest, and other related fees) Contingency Design		\$ 4,118,355.00 \$ 903,640.00 \$ 4,043,965.00 \$ 750,000.00 \$ 165,000.00 \$ 300,520.00 \$ 298,800.00 \$ 10,580,280.00			\$ 4,118,355.00 \$ 903,640.00 \$ 4,043,965.00 \$ 750,000.00 \$ 165,000.00 \$ 300,520.00 \$ 298,800.00 \$ 10,580,280.00	
Twin Creeks Village East CID Infrastructure -						
14 SEC of Fountain Hills DR & Platte Purchase DR Site Work Utilities and Related Costs** Roadways and Related Costs** Traffic Signal Soft Costs (permits, Interst and other related fees) Landscaping Design		\$ 715,707.00 \$ 636,205.00 \$ 540,060.00 \$ 100,000.00 \$ 102,387.00 \$ 6,000.00 \$ 126,600.00 \$ 2,226,959.00			\$ 715,707.00 \$ 636,205.00 \$ 540,060.00 \$ 100,000.00 \$ 102,387.00 \$ 6,000.00 \$ 126,600.00 \$ 2,226,959.00	
Twin Creeks Trail System						
TS2 Twin Creeks Trail System - Segment 2 - NW 95th Street to NW 100th Street	3975	\$ 2,358,000.00	\$ 1,850,000.00	Platte Co/KCMO	\$ 508,000.00	
TS3 Twin Creeks Trail System - Segment 3 - NW 100th Street to Second Creek Tributary	1,400	\$ 1,720,000.00	\$ 1,566,000.00	Platte Co/KCMO	\$ 154,000.00	
TS4 Twin Creeks Trail System - Segment 4 - Second Creek Tributary to NW 108th Street	3348	\$ 2,320,000.00	\$ 2,320,000.00	Platte Co/KCMO	\$ -	
TS5 Twin Creeks Trail System - Segment 5 - Second Creek to Platte Purchase Park	3255	\$ 2,380,000.00	\$ 2,380,000.00	Platte Co/KCMO	\$ -	
TS6 Twin Creeks Trail System - Segment 6 - within Platte Purchase Park	2900	\$ 800,000.00	\$ 800,000.00	Platte Co/KCMO	\$ -	
TS7 Twin Creeks Trail System - Segment 7 - N. Holly Street to N. Platte Purchase Drive	2750	\$ 480,000.00	\$ 480,000.00	Hunt Midwest / KCMO	\$ -	
		\$ 10,058,000.00	\$ 9,396,000.00		\$ 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		\$ 101,630,860.00	\$ 39,794,717.00		\$ 86,236,990.00	

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 1-14](#) 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.

** Related costs for utility and roadway construction involve right-of-way and easement survey and staking.

Amendment No. 14

Exhibit 4B

Redevelopment Schedule

Platte Purchase Redevelopment District Redevelopment Schedule

<u>Public Imp. Number</u>	<u>Public Infrastructure Improvement Name</u>	<u>Substantially Complete**</u>
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	2023
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	
TS6	Twin Creeks Trail System - Segment 6	*
TS7	Twin Creeks Trail System - Segment 7	

* 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. 15

Exhibit 5

**Estimated Increases in Assessed Value and Resulting Payments in Lieu of Taxes and
Projected Economic Activity Taxes**

The Industrial Development Authority of Kansas City, MO
Revenue Bonds
(Platte Purchase TIF Project)
Series 2025

DEVELOPMENT SUMMARY					
Tenant	Project Area	SF	Stabilized Taxable Sales	Opening Date	Sales/ SF
Project Area					
Costco	A	148,000	\$ 190,000,000	5/1/2017	\$ 1,284
Floor & Décor	C	65,000	\$ 20,000,000	1/1/2025	\$ 308
Cooper's Hawk	E	11,040	\$ 10,000,000	1/1/2025	\$ 906
Total			\$ 220,000,000		

APPLICABLE TAX RATES		Area A	Area C	Area E
Sales Taxes	Total	Total	Total	Total
Clay County		0.8750%	0.8750%	
Platte County*				1.2500%
Kansas City Public Mass Transportation		0.4625%	0.4625%	0.4625%
Kansas City Capital Improvements		1.0000%	1.0000%	1.0000%
KC Fire		0.2500%	0.2500%	0.2500%
KC Public Safety		0.2500%	0.2500%	0.2500%
KC Parks and Recreation		0.5000%	0.5000%	0.5000%
KC Zoo District		0.1250%	0.1250%	
Total Sales Tax Subject to TIF		3.4625%	3.4625%	3.7125%
Restaurant Gross Receipts Tax		2.0000%	2.0000%	2.0000%
Total Sales Tax on Food Service Sales		5.4625%	5.4625%	5.7125%
DOR Fees & Discounts		3.0000%	3.0000%	3.0000%
TIF Commission Fee		5.0000%	5.0000%	5.0000%
1% CID Sales Tax (Area B Only)			1.0000%	1.0000%
District Revenues Captured?		Yes	No	

TIF TIMING			
	Area A	Area C	Area E
TIF Activation	4/26/2017	10/31/2024	10/31/2024
TIF Termination	4/26/2040	10/31/2047	10/31/2047

AREA A HISTORY		
CY	Receipts	Imputed Sales
2020	\$ 1,754,375	\$ 110,147,525
2021	\$ 2,097,268	\$ 131,675,920
2022	\$ 2,530,866	\$ 158,899,130
2023	\$ 2,644,651	\$ 166,043,065
2024	\$ 2,903,942	\$ 182,322,526
2025	\$ 1,569,971	\$ 98,569,836 <--January - May 2025

Source: EMMA Continuing Disclosure Filings

*Certain portions of the Platte County sales tax rate may not be eligible for TIF capture.

The Industrial Development Authority of Kansas City, MO
Revenue Bonds
(Platte Purchase TIF Project)
Series 2025

Sales Growth: 1.50%

HISTORICAL REVENUES + PROJECTIONS

Tax Year	Taxable Sales					TIF EATs - General Sales*										
	Area A		Area C		Area E		Aggregate		Area A		Area C		Area E		Aggregate	
	Costco	Floor & Décor	Cooper's Hawk		Total	Costco	Floor & Décor	Cooper's Hawk		Total	Costco	Floor & Décor	Cooper's Hawk		Total	
2020	\$ 110,147,525	\$ -	\$ -	\$ -	\$ 110,147,525	\$ 1,754,375	\$ -	\$ -	\$ -	\$ 1,754,375						
2021	\$ 131,675,920	\$ -	\$ -	\$ -	\$ 131,675,920	\$ 2,097,268	\$ -	\$ -	\$ -	\$ 2,097,268						
2022	\$ 158,899,130	\$ -	\$ -	\$ -	\$ 158,899,130	\$ 2,530,866	\$ -	\$ -	\$ -	\$ 2,530,866						
2023	\$ 166,043,065	\$ -	\$ -	\$ -	\$ 166,043,065	\$ 2,644,651	\$ -	\$ -	\$ -	\$ 2,644,651						
2024	\$ 182,322,526	\$ -	\$ -	\$ -	\$ 182,322,526	\$ 2,903,942	\$ -	\$ -	\$ -	\$ 2,903,942						
2025	\$ 190,000,000	\$ 20,000,000	\$ 10,000,000	\$ 220,000,000	\$ 3,026,225	\$ 318,550	\$ 170,775	\$ 3,515,550								
2026	\$ 192,850,000	\$ 20,300,000	\$ 10,150,000	\$ 223,300,000	\$ 3,071,618	\$ 323,328	\$ 173,337	\$ 3,568,283								
2027	\$ 195,742,750	\$ 20,604,500	\$ 10,302,250	\$ 226,649,500	\$ 3,117,693	\$ 328,178	\$ 175,937	\$ 3,621,807								
2028	\$ 198,678,891	\$ 20,913,568	\$ 10,456,784	\$ 230,049,243	\$ 3,164,458	\$ 333,101	\$ 178,576	\$ 3,676,135								
2029	\$ 201,659,075	\$ 21,227,271	\$ 10,613,636	\$ 233,499,981	\$ 3,211,925	\$ 338,097	\$ 181,254	\$ 3,731,277								
2030	\$ 204,683,961	\$ 21,545,680	\$ 10,772,840	\$ 237,002,481	\$ 3,260,104	\$ 343,169	\$ 183,973	\$ 3,787,246								
2031	\$ 207,754,220	\$ 21,868,865	\$ 10,934,433	\$ 240,557,518	\$ 3,309,005	\$ 348,316	\$ 186,733	\$ 3,844,054								
2032	\$ 210,870,533	\$ 22,196,898	\$ 11,098,449	\$ 244,165,881	\$ 3,358,640	\$ 353,541	\$ 189,534	\$ 3,901,715								
2033	\$ 214,033,591	\$ 22,529,852	\$ 11,264,926	\$ 247,828,369	\$ 3,409,020	\$ 358,844	\$ 192,377	\$ 3,960,241								
2034	\$ 217,244,095	\$ 22,867,800	\$ 11,433,900	\$ 251,545,795	\$ 3,460,155	\$ 364,227	\$ 195,262	\$ 4,019,645								
2035	\$ 220,502,757	\$ 23,210,817	\$ 11,605,408	\$ 255,318,982	\$ 3,512,058	\$ 369,690	\$ 198,191	\$ 4,079,939								
2036	\$ 223,810,298	\$ 23,558,979	\$ 11,779,489	\$ 259,148,766	\$ 3,564,739	\$ 375,236	\$ 201,164	\$ 4,141,138								
2037	\$ 227,167,453	\$ 23,912,363	\$ 11,956,182	\$ 263,035,998	\$ 3,618,210	\$ 380,864	\$ 204,182	\$ 4,203,255								
2038	\$ 230,574,964	\$ 24,271,049	\$ 12,135,524	\$ 266,981,538	\$ 3,672,483	\$ 386,577	\$ 207,244	\$ 4,266,304								
2039	\$ 234,033,589	\$ 24,635,115	\$ 12,317,557	\$ 270,986,261	\$ 3,727,570	\$ 392,376	\$ 210,353	\$ 4,330,299								
2040	\$ 237,544,093	\$ 25,004,641	\$ 12,502,321	\$ 275,051,055	\$ 1,261,161	\$ 398,261	\$ 213,508	\$ 1,872,931								
2041	\$ 241,107,254	\$ 25,379,711	\$ 12,689,855	\$ 279,176,820		\$ 404,235	\$ 216,711									
2042	\$ 244,723,863	\$ 25,760,407	\$ 12,880,203	\$ 283,364,473		\$ 410,299	\$ 219,962									
2043	\$ 248,394,721	\$ 26,146,813	\$ 13,073,406	\$ 287,614,940		\$ 416,453	\$ 223,261									
2044	\$ 252,120,642	\$ 26,539,015	\$ 13,269,507	\$ 291,929,164		\$ 422,700	\$ 226,610									
2045	\$ 255,902,451	\$ 26,937,100	\$ 13,468,550	\$ 296,308,101		\$ 429,041	\$ 230,009									
2046	\$ 259,740,988	\$ 27,341,157	\$ 13,670,578	\$ 300,752,723		\$ 435,476	\$ 233,459									
2047	\$ 263,637,103	\$ 27,751,274	\$ 13,875,637	\$ 305,264,014		\$ 368,340	\$ 197,468									
Total	\$ 5,172,777,292	\$ 544,502,873	\$ 272,251,436	\$ 5,989,531,601	\$ 51,745,064	\$ 8,598,901	\$ 4,609,880	\$ 60,519,820								
				\$ 3,086,310,178												

* TIF EATs do not include the amount captured by the CID

** CID revenues include the revenues captured by the TIF

Historical Revenue Source: EMMA Continuing Disclosure Filings

The Industrial Development Authority of Kansas City, MO
Revenue Bonds
(Platte Purchase TIF Project)
Series 2025

HISTORICAL REVENUES + PROJECTIONS

Tax Year	TIF EATs - Restaurant*						Total TIF EATs*						CID Revenues**							
	Area A		Area C		Area E		Area A		Area C		Area E		Area A		Area C		Area E			
	Costco	Floor & Décor	Cooper's Hawk	Aggregate			Costco	Floor & Décor	Cooper's Hawk	Aggregate			Costco	Floor & Décor	Cooper's Hawk	Aggregate				
2020	\$	-	\$	-	\$	-	\$	1,754,375	\$	-	\$	-	\$	1,754,375	\$	-	\$	-	\$	-
2021	\$	-	\$	-	\$	-	\$	2,097,268	\$	-	\$	-	\$	2,097,268	\$	-	\$	-	\$	-
2022	\$	-	\$	-	\$	-	\$	2,530,866	\$	-	\$	-	\$	2,530,866	\$	-	\$	-	\$	-
2023	\$	-	\$	-	\$	-	\$	2,644,651	\$	-	\$	-	\$	2,644,651	\$	-	\$	-	\$	-
2024	\$	-	\$	-	\$	-	\$	2,903,942	\$	-	\$	-	\$	2,903,942	\$	-	\$	-	\$	-
2025	\$	-	\$	-	\$	92,000	\$	92,000	\$	3,026,225	\$	318,550	\$	262,775	\$	-	\$	94,500	\$	46,000
2026	\$	-	\$	-	\$	93,380	\$	93,380	\$	3,071,618	\$	323,328	\$	266,717	\$	-	\$	95,918	\$	46,690
2027	\$	-	\$	-	\$	94,781	\$	94,781	\$	3,117,693	\$	328,178	\$	270,717	\$	-	\$	97,356	\$	47,390
2028	\$	-	\$	-	\$	96,202	\$	96,202	\$	3,164,458	\$	333,101	\$	274,778	\$	-	\$	98,817	\$	48,101
2029	\$	-	\$	-	\$	97,645	\$	97,645	\$	3,211,925	\$	338,097	\$	278,900	\$	-	\$	100,299	\$	48,823
2030	\$	-	\$	-	\$	99,110	\$	99,110	\$	3,260,104	\$	343,169	\$	283,083	\$	-	\$	101,803	\$	49,555
2031	\$	-	\$	-	\$	100,597	\$	100,597	\$	3,309,005	\$	348,316	\$	287,330	\$	-	\$	103,330	\$	50,298
2032	\$	-	\$	-	\$	102,106	\$	102,106	\$	3,358,640	\$	353,541	\$	291,639	\$	-	\$	104,880	\$	51,053
2033	\$	-	\$	-	\$	103,637	\$	103,637	\$	3,409,020	\$	358,844	\$	296,014	\$	-	\$	106,454	\$	51,819
2034	\$	-	\$	-	\$	105,192	\$	105,192	\$	3,460,155	\$	364,227	\$	300,454	\$	-	\$	108,050	\$	52,596
2035	\$	-	\$	-	\$	106,770	\$	106,770	\$	3,512,058	\$	369,690	\$	304,961	\$	-	\$	109,671	\$	53,385
2036	\$	-	\$	-	\$	108,371	\$	108,371	\$	3,564,739	\$	375,236	\$	309,536	\$	-	\$	111,316	\$	54,186
2037	\$	-	\$	-	\$	109,997	\$	109,997	\$	3,618,210	\$	380,864	\$	314,179	\$	-	\$	112,986	\$	54,998
2038	\$	-	\$	-	\$	111,647	\$	111,647	\$	3,672,483	\$	386,577	\$	318,891	\$	-	\$	114,681	\$	55,823
2039	\$	-	\$	-	\$	113,322	\$	113,322	\$	3,727,570	\$	392,376	\$	323,675	\$	-	\$	116,401	\$	56,661
2040	\$	-	\$	-	\$	115,021	\$	115,021	\$	1,261,161	\$	398,261	\$	328,530	\$	-	\$	118,147	\$	57,511
2041	\$	-	\$	-	\$	116,747	\$	116,747			\$	404,235	\$	333,458	\$	-	\$	119,919	\$	58,373
2042	\$	-	\$	-	\$	118,498	\$	118,498			\$	410,299	\$	338,460	\$	-	\$	121,718	\$	59,249
2043	\$	-	\$	-	\$	120,275	\$	120,275			\$	416,453	\$	343,536	\$	-	\$	123,544	\$	60,138
2044	\$	-	\$	-	\$	122,079	\$	122,079			\$	422,700	\$	348,689	\$	-	\$	125,397	\$	61,040
2045	\$	-	\$	-	\$	123,911	\$	123,911			\$	429,041	\$	353,920	\$	-	\$	127,278	\$	61,955
2046	\$	-	\$	-	\$	125,769	\$	125,769			\$	435,476	\$	359,229	\$	-	\$	129,187	\$	62,885
2047	\$	-	\$	-	\$	127,656	\$	127,656			\$	368,340	\$	325,124	\$	-	\$	131,125	\$	63,828
Total	\$	-	\$	-	\$	2,504,713	\$	2,504,713	\$	51,745,064	\$	8,598,901	\$	7,114,594	\$	-	\$	2,572,776	\$	1,252,357

* TIF EATs do not include the amount captured by the CID

** CID revenues include the revenues captured by the TIF

Historical Revenue Source: EMMA Continuing Disclosure Filings

The Industrial Development Authority of Kansas City, MO
Revenue Bonds
(Platte Purchase TIF Project)
Series 2025

HISTORICAL REVENUES + PROJECTIONS					
Tax Year	Total Revenues				
	Area A	Area C	Area E		Aggregate
	Costco	Floor & Décor	Cooper's Hawk		
2020	\$ 1,754,375	\$ -	\$ -	\$	1,754,375
2021	\$ 2,097,268	\$ -	\$ -	\$	2,097,268
2022	\$ 2,530,866	\$ -	\$ -	\$	2,530,866
2023	\$ 2,644,651	\$ -	\$ -	\$	2,644,651
2024	\$ 2,903,942	\$ -	\$ -	\$	2,903,942
2025	\$ 3,026,225	\$ 413,050	\$ 308,775	\$	3,748,050
2026	\$ 3,071,618	\$ 419,246	\$ 313,407	\$	3,804,271
2027	\$ 3,117,693	\$ 425,534	\$ 318,108	\$	3,861,335
2028	\$ 3,164,458	\$ 431,917	\$ 322,879	\$	3,919,255
2029	\$ 3,211,925	\$ 438,396	\$ 327,723	\$	3,978,044
2030	\$ 3,260,104	\$ 444,972	\$ 332,638	\$	4,037,714
2031	\$ 3,309,005	\$ 451,647	\$ 337,628	\$	4,098,280
2032	\$ 3,358,640	\$ 458,421	\$ 342,692	\$	4,159,754
2033	\$ 3,409,020	\$ 465,298	\$ 347,833	\$	4,222,151
2034	\$ 3,460,155	\$ 472,277	\$ 353,050	\$	4,285,483
2035	\$ 3,512,058	\$ 479,361	\$ 358,346	\$	4,349,765
2036	\$ 3,564,739	\$ 486,552	\$ 363,721	\$	4,415,012
2037	\$ 3,618,210	\$ 493,850	\$ 369,177	\$	4,481,237
2038	\$ 3,672,483	\$ 501,258	\$ 374,715	\$	4,548,455
2039	\$ 3,727,570	\$ 508,777	\$ 380,335	\$	4,616,682
2040	\$ 1,261,161	\$ 516,408	\$ 386,040	\$	2,163,610
2041	\$ -	\$ 524,154	\$ 391,831	\$	915,985
2042	\$ -	\$ 532,017	\$ 397,708	\$	929,725
2043	\$ -	\$ 539,997	\$ 403,674	\$	943,671
2044	\$ -	\$ 548,097	\$ 409,729	\$	957,826
2045	\$ -	\$ 556,318	\$ 415,875	\$	972,194
2046	\$ -	\$ 564,663	\$ 422,113	\$	986,777
2047	\$ -	\$ 499,465	\$ 388,951	\$	888,417
Total	\$ 51,745,064	\$ 11,171,678	\$ 8,366,950	\$	71,283,691

* TIF EATs do not include the amount captured by the CID

** CID revenues include the revenues captured by the TIF

Historical Revenue Source: EMMA Continuing Disclosure Filings

Estimated Equalized Assessed Value of Redevelopment Project Areas

	RPA - A	RPA - C	RPA - E
Activation	2017	2024	2024
2025	\$ 5,139,070	\$ 2,370,430	\$ 1,540,751
2026	\$ 5,241,851	\$ 2,417,839	\$ 1,571,566
2027	\$ 5,241,851	\$ 2,417,839	\$ 1,571,566
2028	\$ 5,346,688	\$ 2,466,195	\$ 1,602,997
2029	\$ 5,346,688	\$ 2,466,195	\$ 1,602,997
2030	\$ 5,453,622	\$ 2,515,519	\$ 1,635,057
2031	\$ 5,453,622	\$ 2,515,519	\$ 1,635,057
2032	\$ 5,562,695	\$ 2,565,830	\$ 1,667,758
2033	\$ 5,562,695	\$ 2,565,830	\$ 1,667,758
2034	\$ 5,673,949	\$ 2,617,146	\$ 1,701,114
2035	\$ 5,673,949	\$ 2,617,146	\$ 1,701,114
2036	\$ 5,787,428	\$ 2,669,489	\$ 1,735,136
2037	\$ 5,787,428	\$ 2,669,489	\$ 1,735,136
2038	\$ 5,903,176	\$ 2,722,879	\$ 1,769,839
2039	\$ 5,903,176	\$ 2,722,879	\$ 1,769,839
2040		\$ 2,777,337	\$ 1,805,235
2041		\$ 2,777,337	\$ 1,805,235
2042		\$ 2,832,883	\$ 1,841,340
2043		\$ 2,832,883	\$ 1,841,340
2044		\$ 2,889,541	\$ 1,878,167
2045		\$ 2,947,332	\$ 1,915,730
2046		\$ 2,947,332	\$ 1,915,730
2047		\$ 3,006,278	\$ 1,954,045

This table reflects actual assessed value of property within each redevelopment project area in year 2025, and estimated out to the natural expiration of each redevelopment project area.

*These estimates are based on a bi-yearly increase in assessed valuation of 2%.

Amendment No. 16

Exhibit 6

Sources and Uses of Funds

Other Sources*	\$39,794,717
Amount of Reimbursable Costs from Economic Activity Taxes	\$67,458,559
TOTAL	\$101,630,860

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 \$67,458,559. 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

Amendment No. 17

Exhibit 7

Tax Impact Analysis

Cost-Benefit Summary - 23-year analysis
Per-capita impacts calculated at 100% of total average revenues and costs.

Benefits	City of Kansas City	Clay County	Mental Health Fund	DDRB	Blind Pension Fund	Kansas City Public Library	Kansas City Zoo District	Platte R-III	Metro Community Colleges	State of Missouri
Sales Taxes:	\$ 5,382,706	\$ 2,240,699	--	--	--	--	\$ -	--	--	\$ 8,635,933
Property Taxes:	\$ 4,369,100	\$ 128,335	\$ 307,503	\$ 400,572	\$ 102,551	\$ 1,077,606	--	\$ 17,016,170	\$ 617,436	\$ -
Income Taxes:	\$ 928,010	--	--	--	--	--	--	--	--	\$ 3,243,685
Other Revenues:	\$ 3,986,826	\$ 613,093	\$ 933	\$ 25,847	\$ 20,775	\$ 15,661	\$ 34,709	\$ 254,142	\$ 341,761	\$ 8,697,860
Total Revenues:	\$ 14,666,642	\$ 2,982,127	\$ 308,436	\$ 426,419	\$ 123,326	\$ 1,093,267	\$ 34,709	\$ 17,270,312	\$ 959,197	\$ 20,577,478
Costs										
Costs for Services:	\$ 4,209,191	\$ 762,275	\$ 31,958	\$ 45,635	\$ 18,736	\$ 96,428	\$ -	\$ 878,351	\$ 449,311	\$ 15,526,527
Incentives:	\$ 2,528,631	\$ 296,458	\$ -	\$ -	\$ -	\$ -	\$ 34,709	\$ -	\$ -	\$ 32,216
Total Costs:	\$ 6,737,822	\$ 1,058,733	\$ 31,958	\$ 45,635	\$ 18,736	\$ 96,428	\$ 34,709	\$ 878,351	\$ 449,311	\$ 15,558,742
Net Cost/Benefit										
Public Benefits:	\$ 14,666,642	\$ 2,982,127	\$ 308,436	\$ 426,419	\$ 123,326	\$ 1,093,267	\$ 34,709	\$ 17,270,312	\$ 959,197	\$ 20,577,478
Public Costs & Incentives:	\$ 6,737,822	\$ 1,058,733	\$ 31,958	\$ 45,635	\$ 18,736	\$ 96,428	\$ 34,709	\$ 878,351	\$ 449,311	\$ 15,558,742
Net Benefits (Costs):	\$ 7,928,820	\$ 1,923,394	\$ 276,478	\$ 380,785	\$ 104,590	\$ 996,839	\$ -	\$ 16,391,961	\$ 509,886	\$ 5,018,736
Present Value of Public Benefits:	\$ 10,078,226	\$ 2,044,226	\$ 200,116	\$ 278,817	\$ 81,810	\$ 710,655	\$ 25,589	\$ 11,217,129	\$ 652,027	\$ 14,625,817
Present Value of Incentives:	\$ 1,867,751	\$ 219,970	\$ -	\$ -	\$ -	\$ -	\$ 25,589	\$ -	\$ -	\$ 32,216

Cost-Benefit Analysis

Cost-Benefit Summary - 23-year analysis
Per-capita impacts calculated at 100% of total average revenues and costs.

Benefits	City of Kansas City	Platte County	Mental Health Fund	DDRB	Blind Pension Fund	Kansas City Public Library	Kansas City Zoo District	Platte R-III	Metro Community Colleges	State of Missouri
Sales Taxes:	\$ 2,769,694	\$ 1,113,592	--	--	--	--	\$ 123,732	--	--	\$ 4,212,892
Property Taxes:	\$ 1,766,882	\$ 194,326	\$ 94,367	\$ 113,147	\$ 35,271	\$ 370,720	--	\$ 5,759,591	\$ 212,411	\$ -
Income Taxes:	\$ 948,010	--	--	--	--	--	--	--	--	\$ 3,323,463
Other Revenues:	<u>\$ 3,986,826</u>	<u>\$ 613,093</u>	<u>\$ 933</u>	<u>\$ 25,847</u>	<u>\$ 20,775</u>	<u>\$ 15,661</u>	<u>\$ 82,424</u>	<u>\$ 254,142</u>	<u>\$ 341,761</u>	<u>\$ 8,697,860</u>
Total Revenues:	\$ 9,471,412	\$ 1,921,010	\$ 95,300	\$ 138,994	\$ 56,046	\$ 386,381	\$ 206,156	\$ 6,013,733	\$ 554,172	\$ 16,234,215
Costs										
Costs for Services:	\$ 4,209,191	\$ 762,275	\$ 31,958	\$ 45,635	\$ 18,736	\$ 96,428	\$ -	\$ 878,351	\$ 449,311	\$ 15,526,527
Incentives:	<u>\$ 3,957,891</u>	<u>\$ 566,980</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 80,999</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 32,216</u>
Total Costs:	\$ 8,167,082	\$ 1,329,255	\$ 31,958	\$ 45,635	\$ 18,736	\$ 96,428	\$ 80,999	\$ 878,351	\$ 449,311	\$ 15,558,742
Net Cost/Benefit										
Public Benefits:	\$ 9,471,412	\$ 1,921,010	\$ 95,300	\$ 138,994	\$ 56,046	\$ 386,381	\$ 206,156	\$ 6,013,733	\$ 554,172	\$ 16,234,215
Public Costs & Incentives:	<u>\$ 8,167,082</u>	<u>\$ 1,329,255</u>	<u>\$ 31,958</u>	<u>\$ 45,635</u>	<u>\$ 18,736</u>	<u>\$ 96,428</u>	<u>\$ 80,999</u>	<u>\$ 878,351</u>	<u>\$ 449,311</u>	<u>\$ 15,558,742</u>
Net Benefits (Costs):	\$ 1,304,331	\$ 591,755	\$ 63,342	\$ 93,360	\$ 37,310	\$ 289,952	\$ 125,157	\$ 5,135,383	\$ 104,862	\$ 675,473
Present Value of Public Benefits:	\$ 6,893,063	\$ 1,416,210	\$ 63,571	\$ 94,421	\$ 38,800	\$ 258,759	\$ 153,519	\$ 4,021,069	\$ 393,106	\$ 11,995,699
Present Value of Incentives:	\$ 2,942,714	\$ 423,432	\$ -	\$ -	\$ -	\$ -	\$ 60,606	\$ -	\$ -	\$ 32,216



Legislation Text

File #: 250962

ORDINANCE NO. 250962

Approving the Ninth Amendment to the Platte Purchase Development Plan; approving a Financing Agreement among the City, the TIF Commission, Twin Creek Village East Community Improvement District and The Industrial Development Authority of the City of Kansas City, Missouri.

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “Act”), the City Council of Kansas City, Missouri (the “City Council”) by Ordinance No. 54556 passed on November 24, 1982, and thereafter amended in certain respects by Committee Substitute for Ordinance No. 911076, as amended, passed on August 29, 1991, Ordinance No. 100089, as amended, passed on January 28, 2010, and Ordinance No. 130986, passed on December 19, 2013, Committee Substitute for Ordinance No. 140823, as amended on, June 18, 2015, Committee Substitute for Ordinance No. 230524, passed on June 22, 2023, and by Committee Substitute for Ordinance No. 240045 on March 21, 2024 created commissions constituted pursuant to Section 99.820.2 (the “Kansas City TIF Commission”) and Section 99.820.3 of the Act (the “Clay County KC TIF Commission”); and

WHEREAS, the City created the Administrative TIF Commission and has delegated all powers delegable under the Act, in particular powers enumerated in Section 99.820.1 RSMo., in connection with administering tax increment financing plans and projects to the Administrative TIF Commission, as provided in Code § 74-58; and

WHEREAS, on July 28, 2016, the City Council passed Ordinance No. 160415, which accepted the recommendations of the then applicable Kansas City TIF Commission and approved the Platte Purchase Development Plan (the “Redevelopment Plan”) and designated the Redevelopment Area described therein to be an economic development area (the “Redevelopment Area”); and

WHEREAS, the Redevelopment Plan has been amended eight (8) times by Ordinance No. 170971 on December 14, 2017, by Ordinance No. 190264 on April 18, 2019, by Ordinance No. 190826 on October 17, 2019, by Ordinance No. 200205 on April 16, 2020, by Ordinance No. 200709 on September 17, 2020, by Ordinance No. 210889 on October 7, 2021, by Ordinance No. 220346 on May 5, 2022, and by Ordinance No. 240888 on October 31, 2024; and

WHEREAS, a Ninth Amendment to the Redevelopment Plan (“Ninth Amendment”) was proposed to the Clay County KC TIF Commission and the Kansas City TIF Commission, and both the Clay County KC TIF Commission and the Kansas City TIF Commission, having been

duly constituted and its members appointed, after proper notice was given, met in separate public hearings on October 8, 2025, and after each received comments of all interested persons and taxing districts, each (i) closed their respective public hearings, (ii) approved the Ninth Amendment and (iii) recommended that the City Council approve the Ninth Amendment; and

WHEREAS, the Ninth Amendment provides for modifications to the (a) description of the Redevelopment Projects and Redevelopment Project Areas, (b) description of the Project Improvements and Public Improvements, (c) Specific Objectives of the Plan, (d) Estimated Budget of Redevelopment Projects, (e) most recent equalized assessed value of the of the Redevelopment Projects Areas, (f) estimated equalized assessed valuation after redevelopment, (g) Sources Funds described by the Plan, (h) Cost-Benefit Analysis, and (i) exhibits to the Plan with such other conforming changes that are in furtherance of the forgoing modifications; NOW THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. The Ninth Amendment is hereby approved and adopted as valid.

Section 2. That all terms used in this ordinance, not otherwise defined herein, shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

Section 3. That the City Council hereby finds that good cause has been shown for the Ninth Amendment of the Plan and that the findings of the Council in Ordinance No. 160415, Ordinance No. 170971, Ordinance No. 190264, Ordinance No. 200205, Ordinance No. 200709, Ordinance No. 210889, Ordinance No. 220346 and Ordinance No. 240888, except as expressly modified by the Ninth Amendment, are not affected by the Ninth Amendment and apply equally to the Ninth Amendment

Section 4. That the Council hereby finds that:

- a. The Ninth Amendment does not alter the previous finding of the Council in Ordinance No. 160415 that the Redevelopment Area as a whole is an economic development area, as defined in Section 99.805 of the Act, has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.
- b. The Redevelopment Plan, as amended by the Ninth Amendment, conforms to the comprehensive plan for the development of the City as a whole.
- c. The areas selected for Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project Improvements.

- d. The estimated dates of completion of the Redevelopment Projects and retirement of obligations incurred to finance Redevelopment Project Costs have been stated in the Redevelopment Plan, as amended by the Ninth Amendment, and are not more than 23 years from the passage of any ordinance approving a Redevelopment Project within the Redevelopment Area.
- e. The Redevelopment Plan, as amended by the Ninth Amendment, includes a plan for relocation assistance for businesses and residences.
- f. A cost-benefit analysis showing the impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act.
- g. The Redevelopment Plan, as amended by the Ninth Amendment, does not include the initial development or redevelopment of any gambling establishment.
- h. A study has been completed and the findings of such study satisfy the requirements provided under Section 99.810, RSMo.

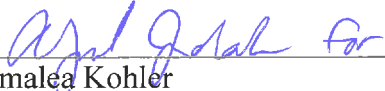
Section 5. That the Administrative TIF Commission is authorized to issue obligations in one or more series of bonds secured by Platte Purchase Development Plan Account of the Special Allocation Fund to finance Redevelopment Project Costs identified by the Redevelopment Plan, as amended by the Ninth Amendment, and, subject to any constitutional limitations, to acquire by purchase, donation, lease or eminent domain, own, convey, lease, mortgage, or dispose of land or other property, real or personal, or rights or interests therein, and grant or acquire licenses, easements and options with respect thereto, all in the manner and at such price the Administrative TIF Commission determines, to enter into such contracts and take all such further actions as are reasonably necessary to achieve the objectives of the Redevelopment Plan, as amended by the Ninth Amendment. Any obligations issued to finance Redevelopment Project Costs shall contain a recital that they are issued pursuant to Sections 99.800 to 99.865 of the Act, which recital shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 6. That pursuant to the provisions of the Redevelopment Plan, the City Council approves the pledge of all economic activity taxes generated within Redevelopment Projects that are deposited into the Special Allocation Fund(s) established in connection with each Redevelopment Project described by the Redevelopment Plan to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, as amended by the Ninth Amendment, and authorizes the Administrative TIF Commission to pledge such funds on its behalf.

Section 7. That the City Manager is authorized to execute a Financing Agreement among the City, the Administrative TIF Commission, Twin Creek Village East Community Improvement District, and the Authority.

Section 8. That the Mayor, City Manager, and Director of Finance are authorized to execute all such other documents, certificates and instruments as may be necessary to carry out and comply with the intent of this ordinance and comply with and perform the duties of the City with respect to the Financing Agreement.

Approved as to form:


Emalea Kohler
Associate City Attorney



Authenticated as Passed



Quinton Ross, Mayor

Marilyn Sanders, City Clerk

NOV 13 2025

Date Passed