

**FRONT STREET AND 435  
EIGHTH AMENDED  
CH. 353 REDEVELOPMENT PLAN**

SUBMITTED BY:  
FRONT STREET AND 435 REDEVELOPMENT CORPORATION

For the development of Phases IVb, IVc, and IVd

Submitted to the  
City of Kansas City, Missouri  
March 26, 2018

Prepared by  
White Goss, a Professional Corporation  
4510 Belleview Avenue, Suite 300  
Kansas City, Missouri 64111

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## **EXHIBITS**

- A. Certificate of Good Standing of Redevelopment Corporation
- N. Certificate of Notice of Filing to Owners and Occupiers
- O. Certificate of Notice of Filing to Political Subdivisions
- P. Certificate of Mailing Notice

## I. GENERAL INFORMATION OF AMENDMENT AND SPECIFIC REQUEST

### A. General Information

The original Front Street and 435 Redevelopment Plan (the “353 Plan”) was approved by the City Council on October 10, 1989. The 353 Plan has been amended six times (September 1988; May 1990; October 1992; October 1996; February 2001; and July 2008). As the 353 Plan was amended, conforming amendments were also made to the original redevelopment contract.

The City Council approved the Seventh Amendment to the Development Agreement (“Seventh Amended Agreement”) on October 2, 2008, by Ordinance No. 080974. While the Seventh Amended Front Street and 435 Chapter 353 Redevelopment Plan (the “Seventh Amended Plan”) was approved by the City Plan Commission on March 17, 2009, it was never approved by the City Council. (The Seventh Amended Plan became moot when the redevelopment plans for Tract B-2, Phase IIb were abandoned by North South Properties of Hartsville, LLC on behalf of Tire Centers, Inc.) The ordinance approving the Seventh Amended Plan (Ordinance No. 080975) was never heard or voted on by the City Council, and the ordinance was released after a period of inaction. Accordingly, there is an approved Seventh Amended Agreement but no approved Seventh Amended Plan.

The July 2008 (sixth) amendment substantively related to Phase IIb, but since it also included a revised overall schedule for the plan it is being used as the last approved amendment to the 353 Plan. This Eighth Amended Front Street and 435 Chapter 353 Redevelopment Plan (the “Eighth Amended Plan”) is intended to amend the Sixth Amended Front Street and 435 Chapter 353 Redevelopment Plan (the “Sixth Amended Plan”).

The current URD zoning plan breaks the project into four (4) phases, with eleven (11) subphases (or projects), eight (8) of which have been completed, as follows:

Phase	Project/Current User	Status
<i><b>Phase I</b></i>		
Ia	Century Market Center/Midwest Wholesale Hardware	Completed
<i><b>Phase II</b></i>		
IIa	Wild Hawk/O'Reilly Auto Parts	Completed
IIb	City Water Department	Completed
IIc	Whitmire Distribution	Completed
IId	Magic Woods	Completed
<i><b>Phase III</b></i>		
IIIa	City Water Department	Completed
IIIb	Jim Hawk Trailer	Completed
<i><b>Phase IV</b></i>		
IVa	Midway Aftermarket	Completed
IVb		Undeveloped
IVc		Undeveloped
IVd		Undeveloped
<i>8 of 11 Projects Completed to Date</i>		

The Eighth Amended Plan is filed for the purpose of harmonizing the status of the Redevelopment Plan with the Redevelopment Agreement and to extend the completion dates for Phases IVb, IVc, and IVd. The extension request is necessary to provide the Redevelopment Corporation sufficient time to adequately identify future development opportunities for the three remaining parcels. **Only those sections of the Front Street and 435 Development Plan, as previously amended, which deal with the proposed amendment have been modified.** Please note the Tax Impact Analysis attached hereto as Exhibit N is limited only to Phases IVb, IVc, and IVd, which are the remaining undeveloped phases under this plan. The taxparcel ID numbers are 14-400-03-31-01-0-00-000 and 14-400-03-31-03-0-00-000.

## II. DEVELOPMENT PLAN

### B. Phase of Project

#### 1. Project Described.

(a) Stage 4: Phase IV is being developed in subphases IVa, IVb, IVc, and IVd. Phase IVa is complete.

(4) Demolition dates: No demolition is necessary.

(5) Construction:

Phase IVa: Completed.

Phase IVb: Begin 1/1/2022. Complete 12/31/2024.

Phase IVc: Begin 1/1/2022. Complete 12/31/2024.

Phase IVd: Begin 1/1/2022. Complete 12/31/2024.

#### 2. Schedule – Amendment

<b>Eighth Amended Redevelopment Schedule</b>		
<b>Phase</b>	<b>Start Date</b>	<b>Completion Date</b>
<i><u>Phase I</u></i>		
Ia		Completed
<i><u>Phase II</u></i>		
IIa		Completed
IIb		Completed
IIc		Completed
IId		Completed
<i><u>Phase III</u></i>		
IIIa		Completed
IIIb		Completed
<i><u>Phase IV</u></i>		
<b>IVa</b>		Completed
<b>IVb</b>	1/1/2022	12/31/2024
<b>IVc</b>	1/1/2022	12/31/2024
<b>IVd</b>	1/1/2022	12/31/2024

### **III. EXHIBITS**

A. Certificate of Incorporation and Articles of Association of Redevelopment Corporation

N. Tax Impact Analysis per Sec. 74.-3(a)(3) of Urban Redevelopment, Code of General Ordinances, City of Kansas City, Missouri

O. List of all Owners, Occupiers, Business and Other parties with Interest of Record and List of Taxing Jurisdictions

P. (1) Certificate of Mailing Notice to Owners, Occupiers, Business, and Other Parties with Interest of Record and (2) Certificate of Mailing Notice and Tax Impact Analysis to Taxing Jurisdictions

**Exhibit A**

**Certificate of Good Standing**

See attached.

# STATE OF MISSOURI



**John R. Ashcroft**  
**Secretary of State**

**CORPORATION DIVISION**  
**CERTIFICATE OF GOOD STANDING**

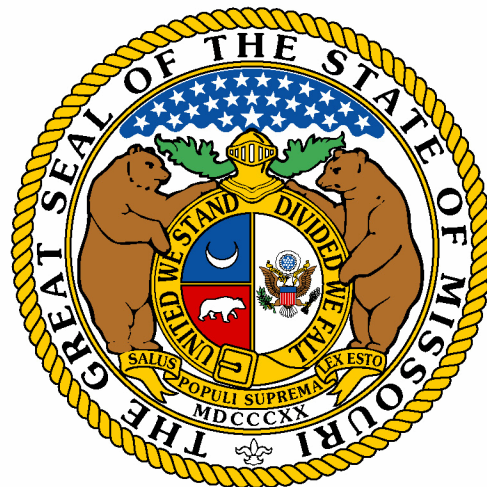
I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do hereby certify that the records in my office and in my care and custody reveal that

***FRONT STREET AND 435 REDEVELOPMENT CORPORATION***  
***00304407***

was created under the laws of this State on the 10th day of July, 1987, and is in good standing, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 8th day of February, 2018.

  
Secretary of State



Certification Number: CERT-02082018-0131

**Exhibit N**  
**Tax Impact Analysis**

See attached.

**Front Street and 435 Redevelopment Corporation - Chapter 353 Tax Impact Analysis of 8th Plan  
Amendment  
(Summary of Benefits)**

<b>353 Year</b>	<b>Cal Year</b>	<b>Taxes &amp; PILOTs from Project with 353</b>	<b>Taxes from No Project</b>	<b>Taxes from Project without 353</b>	<b>Benefit of 353 to Developer</b>	<b>Benefit of 353 to Districts</b>
1	2017					
2	2018	6,024	6,024	6,024	0	0
3	2019	6,024	6,024	6,024	0	0
4	2020	6,024	6,024	98,228	92,203	0
5	2021	6,024	6,024	99,150	93,125	0
6	2022	6,024	6,024	164,998	158,974	0
7	2023	6,024	6,024	166,588	160,564	0
8	2024	6,024	6,024	232,039	226,015	0
9	2025	6,024	6,024	234,300	228,275	0
10	2026	6,024	6,024	234,300	228,275	0
11	2027	6,024	6,024	238,865	232,841	0
12	2028	6,024	6,024	238,865	232,841	0
13	2029	6,024	6,024	243,522	237,498	0
14	2030	162,029	6,024	243,522	81,493	156,005
15	2031	163,589	6,024	248,272	84,683	157,565
16	2032	197,008	6,024	248,272	51,264	190,984
17	2033	198,918	6,024	253,117	54,199	192,893
18	2034	214,177	6,024	253,117	38,940	208,153
19	2035	216,259	6,024	258,059	41,800	210,234
20	2036	216,259	6,024	258,059	41,800	210,234
21	2037	220,463	6,024	263,099	42,636	214,439
22	2038	220,463	6,024	263,099	42,636	214,439
23	2039	224,752	6,024	268,241	43,489	218,728
24	2040	224,752	6,024	268,241	43,489	218,728
25	2041	229,127	6,024	273,485	44,359	223,102
26	2042	229,127	6,024	273,485	44,359	223,102
27	2043	233,589	6,024	278,955	45,366	227,564
28	2044	233,589	6,024	278,955	45,366	227,564
<b>Total</b>		<b>\$3,256,390</b>	<b>\$162,658</b>	<b>\$5,892,881</b>	<b>\$2,636,492</b>	<b>\$3,093,732</b>

Present Value at	7%	<b>\$1,311,047</b>	<b>\$810,243</b>
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<b>Notes</b>
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1. Projections assume abatement activated in 2020 for Phase IVb; 2022 for Phase IVc; and 2024 for Phase IVd. Chapter 353 abatement of 100% of improved value excluding land in years 1-10 and 50% inclusive of improved value in years 11-25.

Front Street and 435 Redevelopment Corporation - Chapter 353 Tax Impact Analysis  
for 8th Plan Amendment

Growth / Depreciation Rates

Growth With Project:		Depreciation Without Project:	
Bi-Annual Growth Land	2%	Bi-Annual Depreciation Land	0%
Bi-Annual Growth Improvements	2%	Bi-Annual Depreciation Improvements	2%
Discount Rate		7%	

Property Values Before and After Redevelopment

Phase IVb			
Initial Fair Market Value Land (2018)	\$100	Initial Assessed Value Land (2018)	\$32
Initial Fair Market Value Improvements (2018)	\$0	Initial Assessed Value Improvements (2018)	\$0
Post-Redevelopment Fair Market Value Land (2020)	\$54,597	Post-Redev Assessed Value Land (2020)	\$17,471
Post-Redevelopment FMV Improvements (2020)	\$3,066,246	Post-Redev Assessed Value Improvements (2020)	\$981,199

Phase IVc			
Initial Fair Market Value Land (2018)	\$128,432	Initial Assessed Value Land (2018)	\$41,098.24
Initial Fair Market Value Improvements (2018)	\$0	Initial Assessed Value Improvements (2018)	\$0
Post-Redevelopment Fair Market Value Land (2022)	\$84,851	Post-Redev Assessed Value Land (2022)	\$27,152.35
Post-Redevelopment FMV Improvements (2022)	\$2,189,816	Post-Redev Assessed Value Improvements (2022)	\$700,741.00

Phase IVd			
Initial Fair Market Value Land (2018)	\$71,810	Initial Assessed Value Land (2018)	\$22,979.20
Initial Fair Market Value Improvements (2018)	\$0	Initial Assessed Value Improvements (2018)	\$0
Post-Redevelopment Fair Market Value Land (2024)	\$69,291	Post-Redev Assessed Value Land (2024)	\$22,173.25
Post-Redevelopment FMV Improvements (2024)	\$2,176,608	Post-Redev Assessed Value Improvements (2024)	\$696,514.69

Combined - all Phases			
Initial Fair Market Value Land (2018)	\$200,342	Initial Assessed Value Land (2018)	\$64,109.44
Initial Fair Market Value Improvements (2018)	\$0	Initial Assessed Value Improvements (2018)	\$0
Post-Redevelopment Fair Market Value Land (2024)	\$208,739	Post-Redev Assessed Value Land (2024)	\$64,109.44
Post-Redevelopment FMV Improvements (2024)	\$7,432,670	Post-Redev Assessed Value Improvements (2024)	\$2,378,454.30

Levy Rates and PILOT Amounts

	Levy	IVb 2017	IVc 2017	IVd 2017 Taxes
		Taxes	Taxes	
City of Kansas City	1.6006	0.51	657.81	367.80
Handicapped Workshop	0.0713	0.02	29.30	16.38
Jackson County General	0.4849	0.16	199.17	111.43
Kansas City Library	0.4676	0.15	192.17	107.45
Kansas City School District 33	4.9599	1.59	2,038.42	1,139.74
Mental Health	0.1160	0.04	47.67	26.66
Metro Junior College	0.2297	0.07	94.40	52.78
State of Missouri Blind Pension	0.0300	0.01	12.33	6.89
M&M Replacement Tax (Commercial Only)	1.4370	0.46	590.58	330.21
Kansas City Road Tax (Land Only)	-			
Total		3.01	3,861.85	2,159.34

Assessment Rates

Commercial	32%
Agriculture	19%

Post-Redevelopment Improvement Values

Phase IVb	
Acres	5.910
Price / acre	\$ 9,056
Est. Land FMV	\$ 53,521
SqFt	72,600
Price / SqFt	\$ 41.40
Est. Improvements FMV	\$ 3,005,829
Phase IVc	
Acres	9.004
Price / acre	9,056
Est. Land FMV	81,540
SqFt	50,827
Price / SqFt	41.40
Est. Improvements FMV	2,104,370
Phase IVd	
Acres	7.208
Price / acre	9,056
Est. Land FMV	65,276
SqFt	49,525
Price / SqFt	41.40
Est. Improvements FMV	2,050,464

Notes

1. No 353 abatement has been initiated for Phases IVb, IVc, and IVd. This amendment is a time only amendment to extend the project timeline for Phase IVb by 2 years, Phase IVc by 4 years, and Phase IVd by 6 years.

2. This 353 abatement is projected (taxes on land only for years 1-10, taxes on 50% of total assessed value in years 11-25).

3. Pursuant to City Code Chapter 74, PILOTs will be paid in Years 1-10 in an amount which, together with the real property taxes to be paid on the land for the first 10 years, equals the total real property taxes during the tax year immediately preceding activation of the abatement. We project that current PILOTs will be \$0.

4. Land is currently assessed as commercial. Projections assume a post-redevelopment Commercial use. Construction to be completed for Phase IVb by 2020, Phase IVc by 2022, and

5. Jackson County Assessors Office reports 2017 Land FMV as \$208,739. Since Missouri uses a 2-yr assessment cycle, the 2018 Land FMV is estimated at this same amount.

6. Parcel number 14-400-02-20-00-0-00-000.

Front Street and 435 Redevelopment Corporation - Chapter 353 Tax Impact Analysis  
(Taxes and PILOTs to Taxing Districts - Project with 8th Plan Amendment)

		District																									City		Workshop		County		Library		School		Mental		College		State		M&MR		Road		Total	
353	Cal	FMV	FMV	AV	AV	Levy / PILOT	1.6006%	1,026	0.0713%	46	0.4849%	311	0.4676%	300	4.9599%	3,180	0.1160%	74	0.2297%	147	0.0300%	19	1.4370%	921	0.0000%	0	Total	Total	Taxes &																			
Year	Year	Land	Improvements	Land	Improvements		Taxes	PILOTs	Taxes	PILOTs	Taxes	PILOTs	Taxes	PILOTs	Taxes	PILOTs	Taxes	PILOTs	Taxes	PILOTs	Taxes	PILOTs	Taxes	PILOTs	Taxes	PILOTs	Taxes	PILOTs	Taxes	PILOTs																		
	2018	200,342	0	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0		6,024	(0)	6,024																		
	2019	200,342	0	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0		6,024	(0)	6,024																		
1	2020	200,342	3,066,246	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0		6,024	(0)	6,024																		
2	2021	200,342	3,096,908	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0		6,024	(0)	6,024																		
3	2022	200,342	5,286,724	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0		6,024	(0)	6,024																		
4	2023	200,342	5,339,591	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0		6,024	(0)	6,024																		
5	2024	200,342	7,516,199	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0		6,024	(0)	6,024																		
6	2025	200,342	7,591,361	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0		6,024	(0)	6,024																		
7	2026	200,342	7,591,361	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0		6,024	(0)	6,024																		
8	2027	200,342	7,743,189	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0		6,024	(0)	6,024																		
9	2028	200,342	7,743,189	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0		6,024	(0)	6,024																		
10	2029	200,342	7,898,052	64,109	0		1,026	(0)	46	(0)	311	(0)	300	(0)	3,180	(0)	74	0	147	(0)	19	(0)	921	(0)	0	0		6,024	(0)	6,024																		
11	2030	200,342	7,898,052	64,109	1,660,152		27,599	0	1,229	0	8,361	0	8,063	0	85,522	0	2,000	0	3,961	0	517	0	24,778	0	0	0		162,029	0	162,029																		
12	2031	200,342	8,056,013	64,109	1,676,754		27,864	0	1,241	0	8,441	0	8,140	0	86,345	0	2,019	0	3,999	0	522	0	25,016	0	0	0		163,589	0	163,589																		
13	2032	200,342	8,056,013	64,109	2,032,389		33,557	0	1,495	0	10,166	0	9,803	0	103,984	0	2,432	0	4,816	0	629	0	30,127	0	0	0		197,008	0	197,008																		
14	2033	200,342	8,217,134	64,109	2,052,713		33,882	0	1,509	0	10,264	0	9,898	0	104,992	0	2,456	0	4,862	0	635	0	30,419	0	0	0		198,918	0	198,918																		
15	2034	200,342	8,217,134	64,109	2,215,098		36,481	0	1,625	0	11,052	0	10,658	0	113,046	0	2,644	0	5,235	0	684	0	32,752	0	0	0		214,177	0	214,177																		
16	2035	200,342	8,381,476	64,109	2,237,248		36,836	0	1,641	0	11,159	0	10,761	0	114,145	0	2,670	0	5,286	0	690	0	33,071	0	0	0		216,259	0	216,259																		
17	2036	200,342	8,381,476	64,109	2,237,248		36,836	0	1,641	0	11,159	0	10,761	0	114,145	0	2,670	0	5,286	0	690	0	33,071	0	0	0		216,259	0	216,259																		
18	2037	200,342	8,549,106	64,109	2,281,993		37,552	0	1,673	0	11,376	0	10,970	0	116,364	0	2,721	0	5,389	0	704	0	33,713	0	0	0		220,463	0	220,463																		
19	2038	200,342	8,549,106	64,109	2,281,993		37,552	0	1,673	0	11,376	0	10,970	0	116,364	0	2,721	0	5,389	0	704	0	33,713	0	0	0		220,463	0	220,463																		
20	2039	200,342	8,720,088	64,109	2,327,633		38,282	0	1,705	0	11,598	0	11,184	0	118,628	0	2,774	0	5,494	0	718	0	34,369	0	0	0		224,752	0	224,752																		
21	2040	200,342	8,720,088	64,109	2,327,633		38,282	0	1,705	0	11,598	0	11,184	0	118,628	0	2,774	0	5,494	0	718	0	34,369	0	0	0		224,752	0	224,752																		
22	2041	200,342	8,894,490	64,109	2,374,186		39,027	0	1,739	0	11,823	0	11,401	0	120,937	0	2,828	0	5,601	0	731	0	35,038	0	0	0		229,127	0	229,127																		
23	2042	200,342	8,894,490	64,109	2,374,186		39,027	0	1,739	0	11,823	0	11,401	0	120,937	0	2,828	0	5,601	0	731	0	35,038	0	0	0		229,127	0	229,127																		
24	2043	200,342	9,072,380	64,109	2,421,670		39,787	0	1,772	0	12,054	0	11,624	0	123,292	0	2,884	0	5,710	0	746	0	35,721	0	0	0		233,589	0	233,589																		
25	2044	200,342	9,072,380	64,109	2,421,670		39,787	0	1,772	0	12,054	0	11,624	0	123,292	0	2,884	0	5,710	0	746	0	35,721	0	0	0		233,589	0	233,589																		
Total Taxes & PILOTs:							554,664	(0)	24,708	(0)	168,035	(1)	162,040	(0)	1,718,780	(0)	40,198	0	79,599	(0)	10,396	(0)	497,971	(0)	0	0		\$3,256,391	(\$2)	\$3,256,390																		

**Front Street and 435 Redevelopment Corporation - Chapter 353 Tax Impact Analysis**  
**(Taxes to Taxing Districts - Project without Chapter 353 Abatement under 8th Plan Amendmnet)**

Cal Year	FMV Land	FMV Improvements	AV Land	AV Improvements	District Levy	City 1.6006%	Workshop 0.0713%	County 0.4849%	Library 0.4676%	School 4.9599%	Mental 0.1160%	College 0.2297%	State 0.0300%	M&MR 1.4370%	Road 0.0000%	Total Taxes
2018	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2019	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2020	200,342	3,066,246	64,109	981,199		16,731	745	5,069	4,888	51,846	1,213	2,401	314	15,021	0	98,228
2021	200,342	3,096,908	64,109	991,011		16,888	752	5,116	4,934	52,333	1,224	2,424	317	15,162	0	99,150
2022	200,342	5,286,724	64,109	1,691,752		28,104	1,252	8,514	8,210	87,089	2,037	4,033	527	25,232	0	164,998
2023	200,342	5,339,591	64,109	1,708,669		28,375	1,264	8,596	8,290	87,928	2,056	4,072	532	25,475	0	166,588
2024	200,342	7,516,199	64,109	2,405,184		39,524	1,761	11,974	11,546	122,474	2,864	5,672	741	35,484	0	232,039
2025	200,342	7,591,361	64,109	2,429,236		39,908	1,778	12,090	11,659	123,667	2,892	5,727	748	35,829	0	234,300
2026	200,342	7,591,361	64,109	2,429,236		39,908	1,778	12,090	11,659	123,667	2,892	5,727	748	35,829	0	234,300
2027	200,342	7,743,189	64,109	2,477,820		40,686	1,812	12,326	11,886	126,077	2,949	5,839	763	36,528	0	238,865
2028	200,342	7,743,189	64,109	2,477,820		40,686	1,812	12,326	11,886	126,077	2,949	5,839	763	36,528	0	238,865
2029	200,342	7,898,052	64,109	2,527,377		41,479	1,848	12,566	12,118	128,535	3,006	5,953	777	37,240	0	243,522
2030	200,342	7,898,052	64,109	2,527,377		41,479	1,848	12,566	12,118	128,535	3,006	5,953	777	37,240	0	243,522
2031	200,342	8,056,013	64,109	2,577,924		42,288	1,884	12,811	12,354	131,042	3,065	6,069	793	37,966	0	248,272
2032	200,342	8,056,013	64,109	2,577,924		42,288	1,884	12,811	12,354	131,042	3,065	6,069	793	37,966	0	248,272
2033	200,342	8,217,134	64,109	2,629,483		43,114	1,921	13,061	12,595	133,599	3,125	6,187	808	38,707	0	253,117
2034	200,342	8,217,134	64,109	2,629,483		43,114	1,921	13,061	12,595	133,599	3,125	6,187	808	38,707	0	253,117
2035	200,342	8,381,476	64,109	2,682,072		43,955	1,958	13,316	12,841	136,208	3,186	6,308	824	39,463	0	258,059
2036	200,342	8,381,476	64,109	2,682,072		43,955	1,958	13,316	12,841	136,208	3,186	6,308	824	39,463	0	258,059
2037	200,342	8,549,106	64,109	2,735,714		44,814	1,996	13,576	13,092	138,868	3,248	6,431	840	40,233	0	263,099
2038	200,342	8,549,106	64,109	2,735,714		44,814	1,996	13,576	13,092	138,868	3,248	6,431	840	40,233	0	263,099
2039	200,342	8,720,088	64,109	2,790,428		45,690	2,035	13,842	13,348	141,582	3,311	6,557	856	41,020	0	268,241
2040	200,342	8,720,088	64,109	2,790,428		45,690	2,035	13,842	13,348	141,582	3,311	6,557	856	41,020	0	268,241
2041	200,342	8,894,490	64,109	2,846,237		46,583	2,075	14,112	13,609	144,350	3,376	6,685	873	41,822	0	273,485
2042	200,342	8,894,490	64,109	2,846,237		46,583	2,075	14,112	13,609	144,350	3,376	6,685	873	41,822	0	273,485
2043	200,342	9,072,380	65,392	2,903,161		47,515	2,117	14,395	13,881	147,237	3,444	6,819	891	42,658	0	278,955
2044	200,342	9,072,380	65,392	2,903,161		47,515	2,117	14,395	13,881	147,237	3,444	6,819	891	42,658	0	278,955
Total Taxes:						1,003,740	44,712	304,082	293,233	3,110,365	72,744	144,045	18,813	901,146	0	<b>\$5,892,881</b>

**Notes**

1. Phase IVb improvements constructd in 2020. 72,600 sq ft bldg at \$41.40 psf (2017 costs) grown by 1% per year until 2020.
2. Phase IVc improvements constructd in 2022. 50,827 sq ft bldg at \$41.40 psf (2017 costs) grown by 1% per year until 2022.
3. Phase IVf improvements constructd in 2024. 49,525 sq ft bldg at \$41.40 psf (2017 costs) grown by 1% per year until 2024.

**Front Street and 435 Redevelopment Corporation - Chapter 353 Tax Impact Analysis**  
**(Taxes to Taxing Districts - No Project)**

Cal Year	FMV Land	FMV Improvements	AV Land	AV Improvements	District Levy	City 1.6006%	Workshop 0.0713%	County 0.4849%	Library 0.4676%	School 4.9599%	Mental 0.1160%	College 0.2297%	State 0.0300%	M&MR 1.4370%	Road 0.0000%	Total Taxes
2018	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2019	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2020	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2021	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2022	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2023	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2024	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2025	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2026	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2027	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2028	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2029	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2030	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2031	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2032	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2033	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2034	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2035	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2036	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2037	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2038	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2039	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2040	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2041	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2042	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2043	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024
2044	200,342	0	64,109	0		1,026	46	311	300	3,180	74	147	19	921	0	6,024

Total Taxes:	27,706	1,234	8,393	8,094	85,854	2,008	3,976	519	24,874	0		<b>162,658</b>
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<b>Notes</b>
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1. Although there may be some nominal change to the Land's FMV, we have held the value constant for purposes of this projection.

**Exhibit O**

**List of Owners, Occupiers, Business, and Other Parties with Interest of Record and  
Taxing Jurisdictions**

See attached.

**Exhibit P**

**FRONT STREET AND 435  
EIGHTH AMENDED PLAN**

**List of All Owners, Occupiers, Business  
And other Parties with Interest of Record**

City of Kansas City Missouri

ATTN: City Clerk

414 E 12<sup>th</sup> Street, 1<sup>st</sup> Floor

Kansas City, Missouri 64106

Owner of 14-400-02-22-00-0-00-000; 14-400-02-23-00-0-00-000; 14-400-02-24-00-0-00-000;  
14-400-03-32-00-0-00-000; Owner of 14-400-03-26-00-0-00-000

Ozark Automotive Distributors, Inc.

233 Patterson

Springfield, Missouri 65802

Owner of 14-400-02-20-01-0-00-000

Richmond Circle Partnership

9600 E 53<sup>rd</sup> Street

Raytown, Missouri 64133

Owner of 14-400-02-20-01-0-00-000

Richmond Circle Partnership

1227 Martha Truman Rd Suite 100

Grandview, Missouri 64030

Jim Hawk Truck-Trailers of Kansas City, Inc.

7500 N.E. Gardner Ave.

Kansas City, Missouri 64120

Owner of 14-400-02-19-00-0-00-000

Kansas City Gardner Limited Partnership

24600 Detroit Rd. STE 202

Westlake, OH 44145

Owner of 14-400-03-30-00-0-00-000

Triad Capital Advisors

4400 Shawnee Mission Parkway, Suite 207

Fairway, Kansas 66205

Owner of 14-400-03-23-00-0-00-000

Universal Land Development, Inc.

612 Garfield Ave

Kansas City, MO 64124

Owner of 14-400-03-31-03-0-00-000 and 14-400-03-31-01-0-00-000

Occupant of 14-400-02-23-00-0-00-000  
7621 E. Front St.  
Kansas City, Missouri 64120

Occupant of 14-400-02-24-00-0-00-000  
7620 E. Front St.  
Kansas City, Missouri 64120

Occupant of 14-400-03-32-00-0-00-000  
906 N Century Ave  
Kansas City, MO 64120

Occupant of 14-400-03-26-00-0-00-000  
950 N Century Ave  
Kansas City, MO 64120

Occupant of 14-400-02-20-01-0-00-000  
1200 N Century Ave.  
Kansas City, MO 64120

Occupant of 14-400-02-11-02-00-000  
7600 Gardner Avenue  
Kansas City, Missouri 64120

Occupant of 14-400-03-30-00-0-00-000  
7500 N.E. Gardner Ave.  
Kansas City, Missouri 64120

Occupant of 14-400-03-30-00-0-00-000  
7601 Gardner Ave  
Kansas City, MO 64120

Occupant of 14-400-03-23-00-0-00-000  
1000 N Century Avenue  
Kansas City, Missouri 64120

Occupant of 14-400-03-31-03-0-00-000  
920 N Century Avenue  
Kansas City, MO 64120

Occupant of 14-400-03-31-01-0-00-000  
910 N Century Avenue  
Kansas City, MO 64120

Walter E. Adams  
Plaintiff, Case No. 1716-CV31643  
c/o Daniel L. Doyle, Counsel for Plaintiff  
Doyle & Associates LLC  
748 Ann Avenue  
Kansas City, Kansas 66101

Board of Trustees of Executive Park  
c/o Universal Land Development Co., L.P  
612 Garfield  
Kansas City, MO 64124

Bradley D. Burton  
c/o Richard Scarrit  
1000 Walnut #1400  
Kansas City, MO 64106

Century Avenue Associates, L.P.  
612 Garfield  
Kansas City, MO 64120

City of Kansas City Missouri  
414 E 12<sup>th</sup> Street, First Floor  
Kansas City, MO 64106

City of Kansas City  
Right-of-way Agent  
Water and Pollution Control  
5<sup>th</sup> Floor West – City Hall  
414 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106

EDC Charitable Fund  
c/o Jill S. Quinn  
110 Walnut Suite 1700  
Kansas City, Missouri 64106

First National Bank of Omaha  
11404 W. Dodge Rd.  
Omaha, Nebraska 68154

Fred W. Crouch  
Trustee, First National Bank of Omaha  
4510 Bellevue Ave, Suite 300  
Kansas City, Missouri 64111

George Butler Associates, Inc.  
Shaun M. Kotwitz, Registered Agent  
1627 Main St Suite 600  
Kansas City, MO 64108

ING Life Insurance Company  
c/o ING Investment Management, LLC  
5780 Powers Ferry Road, NW Suite 300  
Atlanta, Georgia 30327-4349

Jim Hawk Truck Trailers of Kansas, Inc.  
400 Kindelberger Road  
Kansas City, Kansas 66115

Kansas City Power & Light Company  
1201 Walnut  
Kansas City, Missouri 64106

Kansas City Power & Light  
PO Box 418679  
Kansas City, MO 64141-9679

Kansas City Power & Light Company  
1330 Baltimore  
Kansas City, Missouri 64105

Kurt Steinmeyer  
1414 East 19<sup>th</sup> Street  
Kansas City, Missouri 64108

Michael H. Maher  
Trustee, Valley View State Bank  
16621 NE 162<sup>nd</sup> Street  
Kearney, Missouri 64060

Mid-Missouri Bank  
330 West Plainview Road Suite K  
Springfield, Missouri 65810

Missouri Gas Energy  
A Division of Southern Union Company  
3420 Broadway  
Kansas City, Missouri 64111

Richmond Circle Partnership  
Kenneth M. Blom & Associates  
9600 East 53<sup>rd</sup> Street  
Raytown, Missouri 64133

Tarquad Corporation  
Trustee for U.S. Bank N.A.  
7<sup>th</sup> & Washington  
1 US Plaza  
St. Louis, MO 63101

Kevin Twellman  
Trustee, ING Life Insurance & Annuity Company  
8182 Maryland Avenue, Suite 400  
Clayton, Missouri 63105

United Missouri Bank of Blue Valley  
Successor in interest UMB Bank, National Association  
UMB Bank, n.a.  
1010 Grand Boulevard  
Kansas City, MO 64106

Universal Land Development CO., L.P.  
c/o Richard Scarritt  
1000 Walnut #1400  
Kansas City, Missouri 64106

The Universal-Equitable Joint Ventures  
1575 North Universal Ave.  
Kansas City, Missouri 64120

U.S. Bank N.A.  
400 City Center  
Oshkosh, WI 54901

Valley View State Bank  
7500 West 95<sup>th</sup> Street  
P.O. Box 2924  
Shawnee Mission, Kansas 66201

Water Services Department  
Systems Engineering  
c/o Right-of-way Agent  
4800 E. 63<sup>rd</sup> Street  
Kansas City, MO 64130

Michael T. White  
White Goss, a Professional Corporation  
4510 Belleview Avenue, Suite 300  
Kansas City, Missouri 64111

Jim Wiss  
Front Street and 435 Redevelopment Corporation  
1575 Universal Avenue  
Kansas City, Missouri 64120

**FRONT STREET AND 435  
EIGHTH AMENDED PLAN**

**List of All Taxing Jurisdictions**

City of Kansas City, Missouri  
ATTN: City Clerk  
City Hall, 25th Floor  
414 East 12th Street  
Kansas City, MO 64106

Jackson County  
County Clerk  
Jackson County, Missouri  
415 East 12th Street  
Kansas City, MO 64106

Kansas City Public Library  
14 W 10<sup>th</sup> Street  
Kansas City, MO 64105

Kansas City School District  
Board of Education Building  
2901 Troost Ave.  
Kansas City, Missouri 64109

Jackson County Community Mental Health Fund  
ATTN: The Board of Trustees  
1627 Main Street, Suite 500  
Kansas City, MO 64108

Metropolitan Junior College District  
Metropolitan Community Colleges  
Administrative Offices  
3200 Broadway  
Kansas City, MO 64111

Jackson County Board of Disabled Services  
ATTN: Jake Jacobs, Executive Director  
8511 Hillcrest Road, Suite 300  
Kansas City, MO 64138-2776

State of Missouri Blind Pension Fund  
221 West High Street  
Jefferson City, MO 65102

State of Missouri Blind Pension Fund  
Missouri Department of Social Services  
P.O. Box 1527  
Jefferson City, MO 65102-1527

**Certificate of Notice of Mailing to Owners, Occupiers, Business, and Other Parties  
with Interest of Record and Taxing Jurisdictions**

See attached.

**CERTIFICATE OF NOTICE TO ALL OWNERS, OCCUPIERS, BUSINESSES,  
AND OTHER PARTIES WITH INTEREST OF RECORD**

COMES NOW Front Street and 435 Redevelopment Corporation by and through its designated representative, Christopher M. Mattix, Esq., with the law firm of White Goss, a Professional Corporation, and pursuant to Section 74-3(a)(5) of the Code of Ordinances of the City of Kansas City Missouri, as amended, hereby certifies that the persons or entities having a property interest of record (including all easements and any interest which is merely a security interest or leasehold of record) and each occupant and business in the project area has been given written notice of the filing of Front Street and 435 Redevelopment Corporation's Application for Approval of the Front Street and 435 Redevelopment Corporation's Eighth Amended Redevelopment Plan extending Phase IV's completion date to December 31, 2024, by depositing such notice in the regular United States mail, postage prepaid, addressed to such person or entity having a property interest of record at the address indicated on the records of the recorder's office for the county in which the property is located and addressed to each occupant or business at the address of said occupant or business in the project area. A copy of said notice is attached hereto, labeled as Exhibit "A" and incorporated herein by reference.



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Christopher M. Mattix, Esq.  
White Goss, a Professional Corporation  
4510 Belleview Avenue, Suite 300  
Kansas City, Missouri 64111

## EXHIBIT A

### NOTICE TO OWNERS, OCCUPIERS, BUSINESSES, AND OTHER PARTIES WITH INTEREST OF RECORD

Pursuant to Section 74-5(a) of the Code of Ordinances of the City of Kansas City, Missouri, as amended, please be advised that the Front Street and 435 Redevelopment Corporation will, on or about March 15, 2018, file its application for approval of the Front Street and 435 Redevelopment Corporation's Eighth Amended Redevelopment Plan for the redevelopment of an area generally located at I-435 and Front Street, Kansas City, Missouri. The Chapter 353 Advisory Board of Kansas City will hold a public hearing on this application on Wednesday, March 28, 2018, in the offices of the Economic Development Corporation of Kansas City on the 17<sup>th</sup> Floor of 1100 Walnut Street, Kansas City, Missouri, at 8:30 a.m.

The Eighth Plan Amendment proposes to amend the redevelopment plan to extend Phase IV's completion date to December 31, 2024.

For further information, call Christopher M. Mattix at (816) 502-4739.

## CERTIFICATE OF NOTICE TO TAXING JURISDICTIONS

COMES NOW Front Street and 435 Redevelopment Corporation by and through its designated representative, Christopher M. Mattix, Esq., with the law firm of White Goss, a Professional Corporation, and pursuant to Section 74-3(a)(4) of the Code of Ordinances of the City of Kansas City Missouri, as amended, hereby certifies that written notice of the filing of Front Street and 435 Redevelopment Corporation's Application for Approval of the Front Street and 435 Redevelopment Corporation's Eighth Amended Redevelopment Plan extending Phase IV's completion date to December 31, 2024, has been given to all political subdivisions having boundaries for ad valorem real estate taxation purposes which include any portion of the real property to be affected within the area which is the subject of the Development Plan. A copy of said notice is attached hereto, labeled as Exhibit "A" and incorporated herein by reference.

City Clerk, Kansas City, Missouri

Jackson County

Kansas City Public Library

Kansas City School District

Jackson County Community Mental Health Fund

Jackson County Board of Disabled Services

Metropolitan Junior College District

State of Missouri Blind Pension Fund



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Christopher M. Mattix, Esq.  
White Goss, a Professional Corporation  
4510 Belleview Avenue, Suite 300  
Kansas City, Missouri 64111

## EXHIBIT A

### NOTICE TO TAXING JURISDICTIONS

Pursuant to Section 74-5(a) of the Code of Ordinances of the City of Kansas City, Missouri, as amended, please be advised that the Front Street and 435 Redevelopment Corporation will, on or about March 15, 2018, file its application for approval of the Front Street and 435 Redevelopment Corporation's Eighth Amended Redevelopment Plan for the redevelopment of an area generally located at I-435 and Front Street, Kansas City, Missouri. The Chapter 353 Advisory Board of Kansas City will hold a public hearing on this application on Wednesday, March 28, 2018, in the offices of the Economic Development Corporation of Kansas City on the 17<sup>th</sup> Floor of 1100 Walnut Street, Kansas City, Missouri, at 8:30 a.m.

The Eighth Plan Amendment proposes to amend the redevelopment plan to extend Phase IV's completion date to December 31, 2024.

A copy of the tax impact analysis indicating actual and current ad valorem real estate taxes on the property proposed for the redevelopment paid to each political subdivision, the effect of such taxes if the Eighth Plan Amendment is approved, and an estimate of the amount of ad valorem tax revenues of each political subdivision which will be affected by the proposed tax abatement, based on the estimated assessed valuation of the real property involved as such property would exist before and after it is developed is attached.

For further information, call Christopher M. Mattix at (816) 502-4739.

DEVELOPER'S CERTIFICATE  
Chapter 353 Development Plan Amendment

TO: Kansas City Chapter 353 Advisory Board

FROM: Front Street and 435 Redevelopment Corporation ("Developer")

RE: Front Street and 435 Eighth Amended Chapter 353 Redevelopment Plan

Date: March 26, 2018

The undersigned certifies that he is the Secretary and Treasurer of the Developer and that, in such capacity, the undersigned is authorized to execute and deliver this Developer's Certificate in the name and on behalf of the Developer. The undersigned further certifies, pursuant to Section 74-3(a)(6)-(7) of the City of Kansas City, Missouri ("City") Code of General Ordinances ("Ordinances") that:

1. Developer will pay, or cause to be paid, prevailing wages as established by Sections 290.210 to 290.340, RSMo, provided, however, that the payment of prevailing wages shall not be required for the construction or rehabilitation of single-family housing, attached or detached, which will be owner-occupied after the completion of the construction or rehabilitation; and
2. Developer will comply, and cause its contractors to comply, with the requirements of the City's minority and women's business enterprise program as contained within Sections 3-421 to 3-469 of the Ordinances, and construction employment program as contained within Sections 3-501 to 3-525 of the Ordinances, as the same may be amended and recodified from time-to-time.

IN WITNESS WHEREOF, the undersigned has executed and delivered this Developer's Certificate in the name and on behalf of the Developer on and as of the date set forth above.

Front Street and 435 Redevelopment Corporation

By: 

Name: Michael Uzzi

Title: Secretary and Treasurer