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**SECOND AMENDMENT TO I-470 BUSINESS AND TECHNOLOGY  
TAX INCREMENT FINANCING PLAN**

**LEE'S SUMMIT, MISSOURI**

**LBC Development Corp., Applicant**

**February 9, 2017**

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A. **Definitions.** All capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the I-470 Business and Technology Tax Increment Financing Plan, as amended, approved by Ordinance No. 6229 adopted by the City Council on July 27, 2006.

B. **Amendment to Article I.** Article I to the Redevelopment Plan, entitled Introduction is hereby amended by deleting said Article I in its entirety and replacing it with the following:

## **I. INTRODUCTION**

This Plan provides for the redevelopment of the Redevelopment Area, which is located in Lee's Summit, Missouri, and consists of approximately 95 acres of land generally located south of Strother Road, west of I-470 and east of Lee's Summit Municipal Airport. A legal description of the Redevelopment Plan is contained in Exhibit 1. This plan is the result of planning and discussions with City officials, experts in planning and development matters and other interested parties. Under this Plan, the Redevelopment Area will be developed as one Redevelopment Project. The Redevelopment Project will consist of over 503,925 square feet of office and warehouse space, approximately 64,500 square feet of general retail development, 13,150 square feet of restaurant development, a 42,250 square-foot hotel and a 45,250 square-foot retail strip center.

In addition to the construction of the Redevelopment Project, the Plan provides for On-Site Improvements to facilitate storm water run-off in the vicinity of the Redevelopment Area; wetland mitigation; and Public Road Improvements, consisting of improvements to the intersection of Colbern Road and Town Centre Boulevard and a raised median at the intersection of Colbern Road and NE Independence Avenue. The Plan also authorizes the annual payment of School District Capital Costs to Lee's Summit R-7 School District, to offset expenses incurred for buildings and equipment required to provide for additional students which will attend classes within the Lee's Summit R-7 School District as a result of population growth in the area which will necessarily follow completion of the Redevelopment Project.

The development within the Redevelopment Area anticipated under this Plan is in the public interest because it will result in increased employment within the City and will enhance the tax base of the City. The Redevelopment Area is an appropriate area for the use of tax increment financing because it qualifies as an Economic Development Area, has not on the whole been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. This is due in large part to the costs of the construction of necessary improvements to the surrounding streets and highways, the substantial costs of wetland mitigation, and the fact that the storm sewer and storm water retention facilities in and adjacent to the Redevelopment Area are currently in need of substantial improvements due to the potential for overflows or backups. The existing conditions study, included as Exhibit 2 to this Plan, illustrates the factors that qualify the Redevelopment Area as an Economic Development Area under the Act.

The existing conditions, including the necessity of funding the Public Road Improvements, have caused the Redevelopment Area to be economically infeasible to develop without the assistance of tax increment financing. This experience, along with economic data and conditions, indicated that without tax increment financing, the Redevelopment Area is not likely to be developed. With the construction of the Redevelopment Project, the On-Site Improvements, and the Public Road Improvements, the Redevelopment Area can be developed to its highest and best use.

The estimated cost of the Redevelopment Project is approximately \$66,151,947, including the cost of the Public Road Improvements. The Redevelopment Project Costs include the Reimbursable Project Costs, which are currently estimated to be approximately \$4,101,764, plus interest and Financing Costs.

According to the records of the County Assessor, the Total Initial Equalized Assessed Value of the Redevelopment Project Area in 2005 was \$261,092. Following

the construction of the Redevelopment Project, it is estimated that the assessed value of the real property within the Redevelopment Project Area will increase to approximately \$16,688,892.

Tax increment financing will allow the use of the Payments in Lieu of Taxes and the Economic Activity Taxes from the Redevelopment Project Area to pay Reimbursable Project Costs and School District Capital Costs. Upon the completion of this Plan, the payment of all Reimbursable Project Costs, tax revenue from the Redevelopment Project Area will be paid to the City and other Taxing Districts as if this Plan had not been adopted.

**C. Amendment to Article II Section M.** Article II Section M to the Redevelopment Plan, entitled Eastern Collector Road, is hereby deleted in its entirety and replacing it with the following:

M. Left blank intentionally.

**D. Amendment to Article II Section AA.** Article II Section AA to the Redevelopment Plan, entitled Public Road Improvements, is hereby amended by deleting said Article II Section AA in its entirety and replacing it with the following:

AA. Public Road Improvements: The following traffic improvements to be constructed within the City by the Developer and reimbursed as shown on Exhibit 4 to this Plan:

1. Signalization at the intersection of Colbern Road and Town Centre Boulevard;
2. Turn lanes at Colbern Road and Town Centre Boulevard;
3. Construction of a raised median at Colbern Road and Independence Avenue; and
4. Other traffic improvements which the City may designate as development in and around the Redevelopment Area proceeds.

**E. Amendment to Article II Section FF.** Article II Section FF to the Redevelopment Plan, entitled Reimbursable Project Costs, is hereby amended by deleting said Article II Section FF in its entirety and replacing it with the following:

FF. Reimbursable Project Costs: Those Redevelopment Project Costs identified in Exhibit 4 to this Plan, in the estimated amount of \$4,101,764, plus interest and Financing Costs.

F. Amendment to Article II Section JJ. Article II Section JJ to the Redevelopment Plan, entitled Strother Interchange TDD Project, is hereby deleted in its entirety and replacing it with the following:

JJ. Left blank intentionally.

G. Amendment to Article VII Section D. Article VII Section D to the Redevelopment Plan, entitled Redevelopment Project, is hereby amended by deleting said Article VII Section D in its entirety and replacing it with the following:

D. Redevelopment Project. The Redevelopment Project will consist of the construction of over 503,925 square feet of office and warehouse space, approximately 64,500 square feet of general retail development, 13,150 square feet of restaurant development, a 42,250 square-foot hotel and a 45,250 square-foot retail strip center, as well as the On-Site Improvements and the Public Road Improvements.

H. Amendment to Article VII Section E. Article VII Section E to the Redevelopment Plan, entitled Schedule of Development, is hereby amended by deleting said Article VII Section E in its entirety and replacing it with the following:

E. Schedule of Development. It is anticipated that construction of the Redevelopment Project will begin in 2006 and be completed by 2022.

I. Amendment to Article VIII Section A. Article VIII Section A to the Redevelopment Plan, entitled Projected Redevelopment Project Costs, is hereby amended by deleting said Article VIII Section A in its entirety and replacing it with the following:

A. Projected Redevelopment Project Costs. The Redevelopment Project Costs for the Plan are estimated to be approximately \$66,151,947, as shown on Exhibit 4 to this Plan. These estimated Redevelopment Project Costs include Reimbursable Project Costs of approximately \$4,101,764, as shown on Exhibit 4 to this Plan, plus interest and Financing Costs.

**J. Amendment to Article VIII Section B.** Article VIII Section B to the Redevelopment Plan, entitled Source of Funds, is hereby amended by deleting said Article VIII Section B in its entirety and replacing it with the following:

B. Source of Funds. It is anticipated that the Developer will secure funding for all of the Redevelopment Project Costs. All Reimbursable Project Costs advanced by the Developer, including the Public Road Improvements Costs, will be repaid with TIF Revenues.

**K. Amendment to Article VIII Section D.** Article VIII Section D to the Redevelopment Plan, entitled Issuance, Nature and Term of Obligations, is hereby amended by deleting said Article VIII Section D in its entirety and replacing it with the following:

D. Issuance, Nature and Term Obligations. Obligations may be issued by the CID or any other private or public entity approved by the City pursuant to this Plan, on terms and at an interest rate determined by market conditions at the time of issuance. The proceeds of the Obligations may be used to pay all or any portion of the Reimbursable Project Costs incurred or to be incurred by the Developer, or any other person or entity. The proceeds of the Obligations may also be used to fund capitalized interest accounts, debt service reserve funds, and Financing Costs, as may be required to issue such Obligations. Obligations may be sold in one or more series in order to implement this Plan. Each Obligation issued must be retired not later than 23 years after the issue date of such Obligations. It is anticipated that Obligations issued by the CID to pay Reimbursable Project Costs will be on parity with, or accorded a higher priority claim to TIF Revenues in the Special Allocation Fund than, Obligations issued by the Strother Interchange TDD.

**L. Amendment to Article VIII Section G.** Article VIII Section G to the Redevelopment Plan, entitled Projected TIF Revenue, is hereby amended by deleting said Article VIII Section G in its entirety and replacing it with the following:

G. Projected TIF Revenue. The projected Payments in Lieu of Taxes and Economic Activity Taxes from the Redevelopment Project for the entire 23-year period are approximately \$13,763,938, and \$6,550,103 respectively.

**M. Amendment to Article VIII Section G Subsection 1.b.** Article VIII Section G Subsection 1.b. to the Redevelopment Plan, entitled, Anticipated Assessed Valuation, is hereby amended by deleting said Article VIII Section G Subsection 1.b. in its entirety and replacing it with the following:

**1.b. Anticipated Assessed Valuation.** Upon completion of the Redevelopment Project, the assessed value of the Redevelopment Project Area is anticipated to be approximately \$16,688,892. When this Plan is terminated, the Redevelopment Project Area will annually yield an estimated \$962,123 in additional ad valorem real property taxes at 2015 levy rates. The projected increase in ad valorem taxes within the Redevelopment Project Area is shown on Exhibit 5 to this Plan.

**N. Amendment to Article VIII Section G Subsection 2.b.** Article VIII Section G Subsection 2.b. to the Redevelopment Plan, entitled, Anticipated Sales Taxes, is hereby amended by deleting said Article VIII Section G Subsection 2.b. in its entirety and replacing it with the following:

**2.b. Anticipated Sales Taxes.** In the year 2029, which is the last year during which this Plan could be in effect, it is projected that: (i) total annual sales subject to local sales tax in the Redevelopment Project Area will be approximately \$24,330,324; and (ii) sales in the Redevelopment Project Area will yield an estimated \$547,432 in additional local annual sales tax revenue. The projected annual sales taxes in the Redevelopment Project Area by year through the 23<sup>rd</sup> year of operation is shown on Exhibit 7 to this Plan.

**O. Amendment to Article IX.** Article IX to the Redevelopment Plan, entitled Disbursements from Special Allocation Fund, is hereby amended by deleting said Article IX and replacing it with the following:

All disbursements from the Special Allocation Fund will be made by the City Treasurer out of the two separate segregated accounts maintained within the Special Allocation Fund for Payments in Lieu of Taxes and Economic Activity Taxes in proportion to their respective balances at the time of making a disbursement as set forth in this Plan; provided that revenue from the Economic Activity Account shall be used exclusively to fund the portion of Reimbursable Project Costs which represents payments

for the Public Road Improvements Costs and other Redevelopment Project Costs which are or will be within public easements and rights-of-way and which ultimately will be owned and maintained by the City or and another public entity. Disbursements shall be made by the City Treasurer in the following manner and order of preference:

First,

To pay School District Capital Costs;

Second,

To pay Debt Service on Obligations issued to finance Reimbursable Project Costs;

Third,

To reimburse the Developer for Reimbursable Project Costs that it incurs, which were not reimbursed from the proceeds of the Obligations;

Fourth,

Following the completion of the Redevelopment Project, the payment of all Reimbursable Project Costs incurred or expected to be incurred, and the payment of all Obligations, if any, funds remaining in the Special Allocation Funds shall be disbursed by the City Treasurer to the appropriate Taxing Districts in accordance with the Act.

**P. Amendment to Article XI. Article XI to the Redevelopment Plan, entitled Cost-Benefit Analysis, is hereby amended by deleting said Article XI and replacing it with the following:**

The amount of all revenue estimated to be received by the Taxing Districts directly from the Redevelopment Project during the first 23 years exceeds \$26,381,475, as shown on the direct impact analysis attached as Exhibit 8. A cost-benefit analysis showing the economic impact of the Plan and the Redevelopment Project on each of the Taxing Districts is attached as Exhibit 9. The cost-benefit analysis shows the impact on the economy if the Redevelopment Project is built pursuant to this Plan, and together with the direct tax impact analysis, illustrates the fiscal impact on every Taxing District.



**Q. Amendment to Exhibit 4.** Exhibit 4 to the Redevelopment Plan, entitled Estimated Redevelopment Project Costs, is hereby amended by deleting said Exhibit 4 in its entirety and replacing it with the Exhibit 4 attached hereto.

**R. Amendment to Exhibit 5.** Exhibit 5 to the Redevelopment Plan, entitled Projection of Revenue, is hereby amended by deleting said Exhibit 5 in its entirety and replacing it with the Exhibit 5 attached hereto.

**S. Amendment to Exhibit 6.** Exhibit 6 to the Redevelopment Plan, entitled I-470 Business and Technology Tax Increment Financing Plan Debt Service Schedule CID Series 1, is hereby deleted in its entirety.

**T. Amendment to Exhibit 7.** Exhibit 7 to the Redevelopment Plan, entitled Projection of Non-TIF Revenue, is hereby amended by deleting said Exhibit 7 in its entirety and replacing it with the Exhibit 7 attached hereto.

**U. Amendment to Exhibit 8.** Exhibit 8 to the Redevelopment Plan, entitled Direct Impact Analysis, is hereby amended by deleting said Exhibit 8 in its entirety and replacing it with the Exhibit 8 attached hereto.

**V. Amendment to Exhibit 9.** Exhibit 9 to the Redevelopment Plan, entitled Cost Benefit Analysis, is hereby amended by deleting said Exhibit 9 in its entirety and replacing it with the Exhibit 9 attached hereto.

**W. Full Force and Effect.** Except as amended hereby, the Redevelopment Plan remains in full force and effect.

**EXHIBIT 4**  
**I-470 AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**REDEVELOPMENT PROJECT COSTS**

DESCRIPTION	REDEVELOPMENT COSTS	REIMBURSEABLE PROJECT COSTS
<i>Redevelopment Project Improvements</i>		
Storm Sewer & Stormwater Retention	\$ 2,001,300	\$ 2,001,300
Wetlands Mitigation	160,000	160,000
Internal Streets & Utilities	1,497,491	1,497,491
Phase I Construction	19,854,325	-
Phase II Construction	41,581,500	-
	<i>Subtotal \$ 65,094,616</i>	<i>\$ 3,658,791</i>
<i>Professional Services</i>		
Engineering & Architectural	\$ 614,358	-
Legal	206,973	206,973
City's Legal Services	14,000	14,000
	<i>Subtotal \$ 835,331</i>	<i>\$ 220,973.00</i>
<i>Public Road Improvements</i>		
Signalization at Colbern and Town Centre	\$ 150,000	\$ 150,000
Turn Lanes at Colbern and Town Centre	60,000	60,000
Raised Median at Colbern and Independence	12,000	12,000
	<i>Subtotal \$ 222,000</i>	<i>\$ 222,000</i>
	<b>TOTAL \$ 66,151,947</b>	<b>\$ 4,101,764</b>

**EXHIBIT 5, PAGE 1 OF 8**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**PROJECTION OF REVENUE**

Prepared 2/7/06  
 Revised 8/31/16

YEAR	EATS		TOTAL TIF REVENUE	CID SALES TAX *	TOTAL REVENUE	CUMULATIVE TOTAL	NPV @ 6.125%
	PILOTS	EATS					
2006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2007	-	-	-	-	-	-	-
2008	161,220	-	161,220	-	161,220	161,220	134,885
2009	140,241	-	140,241	8,395	148,636	309,856	252,065
2010	155,337	-	155,337	-	155,337	465,193	367,460
2011	194,831	-	194,831	-	194,831	660,024	503,841
2012	368,964	-	368,964	-	368,964	1,028,988	747,207
2013	351,033	-	351,033	27,272	378,305	1,407,294	982,333
2014	525,660	-	525,660	14,849	540,509	1,947,803	1,298,884
<b>2015</b>	<b>436,774</b>	<b>561,757</b>	<b>998,531</b>	<b>54,729</b>	<b>1,053,260</b>	<b>3,001,063</b>	<b>992,471</b>
2016	500,156	285,492	785,648	69,210	854,858	3,855,921	1,751,501
2017	617,895	335,520	953,415	81,338	1,034,753	4,890,674	2,617,233
2018	676,825	373,351	1,050,176	93,098	1,143,274	6,033,947	3,518,553
2019	729,545	387,586	1,117,131	93,960	1,211,092	7,245,039	4,418,234
2020	783,057	401,982	1,185,038	97,450	1,282,489	8,527,528	5,315,967
2021	837,371	416,608	1,253,978	100,996	1,354,974	9,882,501	6,209,699
2022	854,268	431,467	1,285,735	104,598	1,390,333	11,272,835	7,073,825
2023	871,419	446,564	1,317,983	108,258	1,426,241	12,699,076	7,909,108
2024	888,828	461,903	1,350,731	111,976	1,462,707	14,161,783	8,716,307
2025	906,497	477,487	1,383,984	115,754	1,499,739	15,661,522	9,496,174
2026	920,095	483,456	1,403,550	117,201	1,520,752	17,182,274	10,241,328
2027	933,896	489,499	1,423,395	118,666	1,542,061	18,724,335	10,953,314
2028	947,904	495,618	1,443,522	120,150	1,563,672	20,288,007	11,633,610
2029	962,123	501,813	1,463,936	121,652	1,585,587	21,873,594	12,283,627
<b>TOTAL</b>	<b>\$ 13,763,938</b>	<b>\$ 6,550,103</b>	<b>\$ 20,314,040</b>	<b>\$ 1,559,554</b>	<b>\$ 21,873,594</b>		

\* CID Sales Tax represents the amount of the tax not captured by TIF and to be used to assist in financing the Redevelopment Project.

EXHIBIT 5, PAGE 2 OF 8  
I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN  
PROJECTION OF INCREMENTAL REAL PROPERTY VALUE

YEAR	PHASE I To Date													
	GENERAL RETAIL			RESTAURANT			BANK			RETAIL STRIP			OFFICE	
	MARKET VALUE	ASSESSED VALUE	MARKET VALUE	ASSESSED VALUE	MARKET VALUE	ASSESSED VALUE	MARKET VALUE	ASSESSED VALUE	MARKET VALUE	ASSESSED VALUE	MARKET VALUE	ASSESSED VALUE	MARKET VALUE	ASSESSED VALUE
2006	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
2007	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2008	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2009	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2010	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2011	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2012	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2013	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2015	4,755,158	1,521,651	-	-	1,198,779	383,609	684,647	219,987	-	-	-	-	-	-
2016	4,826,486	1,544,475	-	-	1,216,761	389,364	694,916	222,373	-	-	-	-	-	-
2017	4,898,883	1,567,643	-	-	1,235,012	395,204	705,340	225,709	-	-	-	-	-	-
2018	4,972,366	1,591,157	-	-	1,253,538	401,132	715,920	229,095	-	-	-	-	-	-
2019	5,046,952	1,615,025	-	-	1,272,341	407,149	726,659	232,531	-	-	-	-	-	-
2020	5,122,656	1,639,250	-	-	1,291,426	413,256	737,559	236,019	-	-	-	-	-	-
2021	5,199,496	1,663,839	-	-	1,310,797	419,455	748,622	239,559	-	-	-	-	-	-
2022	5,277,488	1,688,796	-	-	1,330,459	425,747	759,852	243,153	-	-	-	-	-	-
2023	5,356,651	1,714,128	-	-	1,350,416	432,133	771,250	246,800	-	-	-	-	-	-
2024	5,437,000	1,739,840	-	-	1,370,672	438,615	782,818	250,502	-	-	-	-	-	-
2025	5,518,555	1,765,938	-	-	1,391,232	445,194	794,561	254,259	-	-	-	-	-	-
2026	5,601,334	1,792,427	-	-	1,412,101	451,872	806,479	258,073	-	-	-	-	-	-
2027	5,685,354	1,819,313	-	-	1,433,282	458,650	818,576	261,944	-	-	-	-	-	-
2028	5,770,634	1,846,603	-	-	1,454,782	465,530	830,855	265,874	-	-	-	-	-	-
2029	5,857,193	1,874,302	-	-	1,476,603	472,513	843,318	269,862	-	-	-	-	-	-

EXHIBIT 5, PAGE 3 OF 8  
I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN  
PROJECTION OF INCREMENTAL REAL PROPERTY VALUE

YEAR	PHASE I To Date						TOTAL ASSESSED VALUE
	OFFICE/FLEX		OFFICE/WAREHOUSE		TOTAL		
	MARKET VALUE	ASSESSED VALUE	MARKET VALUE	ASSESSED VALUE	MARKET VALUE	ASSESSED VALUE	
2006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2007	-	-	-	-	-	-	-
2008	-	-	-	-	-	-	-
2009	-	-	-	-	-	-	-
2010	-	-	-	-	-	-	-
2011	-	-	-	-	-	-	-
2012	-	-	-	-	-	-	-
2013	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-
2015	12,260,457	3,923,346	2,704,353	865,393	21,603,395	6,913,086	
2016	12,444,364	3,982,197	2,744,918	878,374	21,927,446	7,016,783	
2017	12,631,030	4,041,929	2,786,092	891,549	22,256,357	7,122,034	
2018	12,820,495	4,102,558	2,827,883	904,923	22,590,203	7,228,865	
2019	13,012,802	4,164,097	2,870,302	918,497	22,929,056	7,337,298	
2020	13,207,995	4,226,558	2,913,356	932,274	23,272,992	7,447,357	
2021	13,406,114	4,289,957	2,957,057	946,258	23,622,086	7,559,068	
2022	13,607,206	4,354,306	3,001,412	960,452	23,976,418	7,672,454	
2023	13,811,314	4,419,621	3,046,434	974,859	24,336,064	7,787,540	
2024	14,018,484	4,485,915	3,092,130	989,482	24,701,105	7,904,354	
2025	14,228,761	4,553,204	3,138,512	1,004,324	25,071,622	8,022,919	
2026	14,442,193	4,621,502	3,185,590	1,019,389	25,447,696	8,143,263	
2027	14,658,826	4,690,824	3,233,374	1,034,680	25,829,411	8,265,412	
2028	14,878,708	4,761,187	3,281,874	1,050,200	26,216,852	8,389,393	
2029	15,101,889	4,832,604	3,331,102	1,065,953	26,610,105	8,515,234	



**EXHIBIT 5, PAGE 5 OF 8**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**PROJECTION OF INCREMENTAL REAL PROPERTY VALUE**

YEAR	PHASE II Projected				PHASES I & II	
	OFFICE/WAREHOUSE		TOTAL		TOTAL	
	MARKET VALUE	ASSESSED VALUE	MARKET VALUE	ASSESSED VALUE	MARKET VALUE	ASSESSED VALUE
2006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2007	-	-	-	-	-	-
2008	-	-	-	-	-	-
2009	-	-	-	-	-	-
2010	-	-	-	-	-	-
2011	-	-	-	-	-	-
2012	-	-	-	-	-	-
2013	-	-	-	-	-	-
2014	-	-	-	-	-	-
2015	1,418,304	453,857	2,072,354	663,153	23,675,749	7,576,240
2016	2,857,882	914,522	5,183,967	1,658,869	27,111,412	8,675,652
2017	4,319,054	1,382,097	11,237,218	3,595,910	33,493,575	10,717,944
2018	5,802,143	1,856,686	14,097,718	4,511,270	36,687,920	11,740,135
2019	7,307,479	2,338,393	16,616,632	5,317,322	39,545,688	12,654,620
2020	8,835,394	2,827,326	19,173,330	6,135,465	42,446,321	13,582,823
2021	10,386,229	3,323,593	21,768,378	6,965,881	45,390,464	14,524,949
2022	10,542,022	3,373,447	22,329,998	7,145,599	46,306,416	14,818,053
2023	10,700,153	3,424,049	22,900,042	7,328,013	47,236,106	15,115,554
2024	10,860,655	3,475,410	23,478,637	7,513,164	48,179,742	15,417,517
2025	11,023,565	3,527,541	24,065,911	7,701,092	49,137,533	15,724,010
2026	11,188,918	3,580,454	24,426,900	7,816,608	49,874,596	15,959,871
2027	11,356,752	3,634,161	24,793,303	7,933,857	50,622,715	16,199,269
2028	11,527,103	3,688,673	25,165,203	8,052,865	51,382,055	16,442,258
2029	11,700,010	3,744,003	25,542,681	8,173,658	52,152,786	16,688,892

**EXHIBIT 5, PAGE 6 OF 8**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**PROJECTION OF SALES**

Prepared 2/7/06  
 Revised 8/31/16

YEAR	PHASE I To Date				TOTAL SALES
	GENERAL RETAIL SALES	RESTAURANT SALES	RETAIL STRIP SALES		
2006	\$ -	\$ -	\$ -	\$ -	-
2007	-	-	-	-	-
2008	-	-	-	-	-
2009	-	-	-	-	-
2010	-	-	-	-	-
2011	-	-	-	-	-
2012	-	-	-	-	-
2013	-	-	-	-	-
2014	-	-	-	-	-
<b>2015</b>	<b>4,462,500</b>	<b>-</b>	<b>2,250,000</b>	<b>-</b>	<b>6,712,500</b>
2016	9,003,094	-	2,289,375	-	11,292,469
2017	9,160,648	-	2,329,439	-	11,490,087
2018	9,320,959	-	2,370,204	-	11,691,163
2019	9,437,471	-	2,399,832	-	11,837,303
2020	9,555,440	-	2,429,830	-	11,985,269
2021	9,674,883	-	2,460,203	-	12,135,085
2022	9,795,819	-	2,490,955	-	12,286,774
2023	9,918,266	-	2,522,092	-	12,440,358
2024	10,042,245	-	2,553,618	-	12,595,863
2025	10,167,773	-	2,585,538	-	12,753,311
2026	10,294,870	-	2,617,858	-	12,912,728
2027	10,423,556	-	2,650,581	-	13,074,137
2028	10,553,850	-	2,683,713	-	13,237,563
2029	10,685,773	-	2,717,260	-	13,403,033
<b>TOTAL</b>	<b>\$ 142,497,146</b>	<b>\$ -</b>	<b>\$ 37,350,497</b>	<b>\$ -</b>	<b>\$ 179,847,643</b>



**EXHIBIT 5, PAGE 7 OF 8  
I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN  
PROJECTION OF SALES**

Prepared 2/7/06  
Revised 8/31/16

YEAR	PHASE II Projected					TOTAL PHASES I & II SALES
	GENERAL RETAIL SALES	HOTEL SALES	RESTAURANT SALES	CONVENIENCE STORE SALES	TOTAL SALES	
2006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2007	-	-	-	-	-	-
2008	-	-	-	-	-	-
2009	-	-	-	-	-	-
2010	-	-	-	-	-	-
2011	-	-	-	-	-	-
2012	-	-	-	-	-	-
2013	-	-	-	-	-	-
2014	-	-	-	-	-	-
2015	-	-	-	-	-	6,712,500
2016	453,750	-	1,095,833	1,000,000	2,549,583	13,842,052
2017	915,441	633,750	2,210,844	1,017,500	4,777,534	16,267,621
2018	1,385,211	644,841	3,345,367	1,035,306	6,410,725	18,101,888
2019	1,863,202	656,125	3,387,184	1,048,248	6,954,759	18,792,062
2020	2,349,558	664,327	3,429,524	1,061,351	7,504,759	19,490,029
2021	2,844,425	672,631	3,472,393	1,074,618	8,064,067	20,199,152
2022	3,347,953	681,039	3,515,798	1,088,050	8,632,840	20,919,613
2023	3,860,292	689,552	3,559,745	1,101,651	9,211,240	21,651,598
2024	4,381,597	698,171	3,604,242	1,115,422	9,799,432	22,395,295
2025	4,912,025	706,898	3,649,295	1,129,364	10,397,583	23,150,894
2026	4,973,425	715,735	3,694,911	1,143,481	10,527,552	23,440,280
2027	5,035,593	724,681	3,741,098	1,157,775	10,659,147	23,733,284
2028	5,098,538	733,740	3,787,861	1,172,247	10,792,386	24,029,950
2029	5,162,270	742,912	3,835,210	1,186,900	10,927,291	24,330,324
	\$ 46,583,280	\$ 8,964,402	\$ 46,329,304	\$ 15,331,913	\$ 117,208,898	\$ 297,056,541

**EXHIBIT 5, PAGE 8 OF 8**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**ASSUMPTIONS**

Prepared 2/7/06  
 Revised 8/31/16

Taxing District	2015 Ad Valorem Levy Rates		Rates Subject to TIF		Available for Project Use
	Rate	% Share	Subject to TIF		
City	1.5363	15.03%	1.5363	1.5363	1.5363
Handicap Workshop	0.0738	0.72%	0.0738	0.0738	0.0738
Jr. College	0.2343	2.29%	0.2343	0.2343	0.2343
Library	0.3146	3.08%	0.3146	0.3146	0.3146
Mental Health School District	0.1198	1.17%	0.1198	0.1198	0.1198
County	5.9813	58.51%	5.9813	2.9907	2.9907
Blind Pension	0.4956	4.85%	0.4956	0.4956	0.4956
Replacement Tax	0.0300	0.29%	-	-	-
	1.4370	14.06%	-	-	-
<b>TOTAL</b>	<b>10.2227</b>	<b>100.00%</b>	<b>8.7557</b>	<b>5.7651</b>	<b>5.7651</b>

\* TIF does not capture Blind Pension or Replacement Tax  
 2015 Updates highlighted in yellow

Tax	Sales Taxes Subject to TIF **					
	2005-2008		2015-2018		2018-2029	
	Rate	% Share	Rate	% Share	Rate	% Share
Sales-City	2.3750%	57.58%	2.250%	54.55%	2.0000%	53.33%
Sales-County	0.7500%	18.18%	0.875%	21.21%	0.7500%	20.00%
Sales-CID	1.0000%	24.24%	1.0000%	24.24%	1.0000%	26.67%
<b>Total Sales</b>	<b>4.1250%</b>	<b>100.00%</b>	<b>4.1250%</b>	<b>100.00%</b>	<b>3.7500%</b>	<b>100.00%</b>
Utility - City	7.000%					

\*\* 50% is subject to TIF  
 0.375%  
 2015 Updates highlighted in yellow

Phase I	To Date	First Year Sales		Per Sq. Ft.	Total
		Sq. Ft.	Per Sq. Ft.		
General Retail		59,500	\$ 150.00	\$	8,925,000
Restaurant Bank		-	150.00		-
Retail Strip Office		15,000	150.00		2,250,000
Office/Flex Office/Warehouse		10,000	-		-
		188,675	-		-
		42,000	-		-
<b>Total Phase I</b>		<b>315,175</b>		<b>\$</b>	<b>11,175,000</b>
Phase II	Projected				
Retail Strip		30,250	\$ 150.00	\$	4,537,500
Hotel		42,250	15.00		633,750
Restaurant		13,150	250.00		3,287,500
Convenience Store		5,000	200.00		1,000,000
Bank		6,500	-		-
Office		25,450	-		-
Flex		73,000	-		-
Office/Warehouse		158,300	-		-
<b>Total Phase II</b>		<b>353,900</b>		<b>\$</b>	<b>9,458,750</b>
Base Sales				\$	
Sales Annual Growth/Inflation Rate:			Yrs 1-12:	1.75%	
			Yrs 13-23:	1.25%	

Ad Valorem Assessment Ratio	
Personal Property:	33.33%
Commercial:	32.00%
Residential:	19.00%
Agricultural:	12.00%

Phase I	Real Property Market Values		
	Base	Incremental	
General Retail	\$ 4,842	\$ 4,755,158	
Restaurant Bank	-	-	
Retail Strip Office	1,221	1,198,779	
Office/Flex Office/Warehouse	15,353	684,647	
	3,418	12,260,457	
	25,647	2,704,353	
<b>Total Phase I</b>	<b>\$ 25,647</b>	<b>\$ 21,603,395</b>	
Phase II			
General Retail	\$ 69,056	\$ 2,350,944	
Hotel	96,450	3,283,550	
Restaurant	30,019	1,153,481	
Convenience Store	11,414	388,586	
Bank	14,839	505,161	
Office	58,098	1,723,402	
Flex	166,648	4,578,352	
Office/Warehouse	361,375	9,928,125	
<b>Total Phase II</b>	<b>\$ 807,900</b>	<b>\$ 23,911,600</b>	
Property Annual Growth/Inflation Rate ***			1.50%

\*\*\* Property values assumed to increase annually with reassessment in odd years.  
 Tax Code 049

**EXHIBIT 7, PAGE 1 OF 3**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**PROJECTION OF NON-TIF REVENUE**

<b>YEAR</b>	<b>REAL PROPERTY TAXES</b>	<b>PERSONAL PROPERTY TAXES</b>	<b>SALES TAXES *</b>	<b>TOTAL</b>	<b>CUMULATIVE TOTAL</b>
2006	\$ 22,938.78	\$ -	\$ -	\$ 22,938.78	\$ 22,938.78
2007	22,938.78	-	-	22,938.78	45,877.56
2008	26,773.46	-	-	26,773.46	72,651.02
2009	26,773.46	56,076.44	8,395.29	91,245.19	163,896.21
2010	26,773.46	112,152.89	-	138,926.34	302,822.55
2011	26,773.46	177,581.50	-	204,354.96	507,177.51
2012	26,773.46	243,010.12	-	269,783.58	776,961.09
2013	26,773.46	358,783.09	27,272.39	412,828.93	1,189,790.03
2014	26,773.46	419,177.27	14,848.86	460,799.59	1,650,589.61
2015	26,773.46	479,571.45	616,485.88	1,122,830.79	2,773,420.41
2016	137,916.89	460,534.38	354,702.58	953,153.86	3,726,574.26
2017	154,045.27	441,497.31	416,857.80	1,012,400.37	4,738,974.64
2018	184,005.69	441,164.58	466,449.03	1,091,619.31	5,830,593.95
2019	199,001.23	384,718.81	481,546.59	1,065,266.63	6,895,860.57
2020	212,416.73	368,548.52	499,431.98	1,080,397.23	7,976,257.80
2021	226,033.47	311,599.30	517,603.27	1,055,236.03	9,031,493.83
2022	239,854.45	516,305.99	536,065.09	1,292,225.53	10,323,719.37
2023	244,154.29	456,086.08	554,822.21	1,255,062.58	11,578,781.94
2024	248,518.63	395,866.16	573,879.43	1,218,264.22	12,797,046.17
2025	252,948.44	496,356.80	593,241.66	1,342,546.89	14,139,593.06
2026	257,444.69	434,266.45	600,657.18	1,292,368.31	15,431,961.37
2027	260,904.76	444,131.47	608,165.39	1,313,201.62	16,745,162.99
2028	264,416.73	382,041.12	615,767.46	1,262,225.31	18,007,388.30
2029	267,981.38	364,253.80	623,464.55	1,255,699.73	19,263,088.03
<b>TOTAL</b>	<b>\$ 3,409,707.86</b>	<b>\$ 7,743,723.53</b>	<b>\$ 8,109,656.63</b>	<b>\$ 19,263,088.03</b>	

\* Includes the 50% of CID Sales Tax not captured by TIF that is to be used to assist in financing the Redevelopment Project.

**EXHIBIT 7, PAGE 2 OF 3**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**PROJECTION OF PERSONAL PROPERTY VALUE**

YEAR	COMMERCIAL PROPERTY	
	MARKET VALUE	ASSESSED VALUE
2006	\$ -	\$ -
2007	-	-
2008	1,915,000	638,270
2009	3,830,000	1,276,539
2010	6,064,375	2,021,256
2011	8,298,750	2,765,973
2012	12,252,375	4,083,717
2013	14,314,825	4,771,131
2014	16,377,275	5,458,546
2015	15,727,163	5,241,863
2016	15,077,050	5,025,181
2017	15,065,688	5,021,394
2018	13,138,075	4,378,920
2019	12,585,863	4,194,868
2020	10,641,058	3,546,664
2021	17,631,753	5,876,663
2022	15,575,254	5,191,232
2023	13,518,755	4,505,801
2024	16,950,491	5,649,599
2025	14,830,118	4,942,878
2026	15,167,006	5,055,163
2027	13,046,633	4,348,443
2028	12,439,199	4,145,985
2029	11,705,163	3,901,331

**EXHIBIT 7, PAGE 3 OF 3**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**ASSUMPTIONS FOR NON-TIF REVENUE**

Prepared 2/7/06  
 Revised 8/31/16

2015 Ad Valorem Levy Rates			
Taxing District	Personal Property		Real Property Commercial
	Rate	% Share	Rate
City	1.5363	17.49%	1.5363
Handicap Workshop	0.0738	0.84%	0.0738
Jr. College	0.2343	2.67%	0.2343
Library	0.3146	3.58%	0.3146
Mental Health	0.1198	1.36%	0.1198
School District	5.9813	68.08%	5.9813
County	0.4956	5.64%	0.4956
Blind Pension	0.0300	0.34%	0.0300
Replacement Tax	-	-	1.4370
<b>TOTAL</b>	<b>8.7857</b>	<b>100.00%</b>	<b>10.2227</b>

\* TIF does not capture Blind Pension or Replacement Tax

Personal Property Market Values		
Phase I	Per Sq. Ft.	Value
General Retail	\$ 20.00	\$ 1,190,000
Restaurant	20.00	-
Bank	20.00	-
Retail Strip	20.00	300,000
Office	25.00	1,050,000
Office/Flex	25.00	7,879,375
Office/Warehouse	25.00	1,050,000
<b>Total Phase I</b>		<b>\$ 1,190,000</b>
Phase II		
General Retail	\$ 20.00	\$ 605,000
Hotel	25.00	1,056,250
Restaurant	20.00	263,000
Convenience Store	20.00	100,000
Flex	25.00	1,825,000
Office/Warehouse	25.00	3,957,500
<b>Total Phase II</b>		<b>\$ 7,806,750</b>

Tax	Sales Taxes Subject to TIF**					
	2005-2008		2015-2018		2018-2029	
	Rate	% Share	Rate	% Share	Rate	% Share
Sales-City	2.3750%	57.58%	2.2500%	54.55%	2.0000%	53.33%
Sales-County	0.7500%	18.18%	0.8750%	21.21%	0.7500%	20.00%
Sales-CID	1.0000%	24.24%	1.0000%	24.24%	1.0000%	26.67%
<b>Total Sales</b>	<b>4.1250%</b>	<b>100.00%</b>	<b>4.1250%</b>	<b>100.00%</b>	<b>3.7500%</b>	<b>100.00%</b>
Utility - City	7.0000%					

\*\* 50% is subject to TIF

Phase I	First Year Sales		
	Sq. Ft.	Per Sq. Ft.	Total
General Retail	59,500	\$ 150.00	\$ 8,925,000
Restaurant	-	-	-
Bank	-	150.00	-
Retail Strip	15,000	-	2,250,000
Office	10,000	-	-
Office/Flex	188,675	-	-
Office/Warehouse	42,000	-	-
<b>Total Phase I</b>	<b>315,175</b>		<b>\$ 11,175,000</b>
Phase II			
Retail Strip	30,250	\$ 150.00	\$ 4,537,500
Hotel	42,250	15.00	633,750
Restaurant	13,150	250.00	3,287,500
Convenience Store	5,000	200.00	1,000,000
Flex	73,000	-	-
Office/Warehouse	158,300	-	-
<b>Total Phase II</b>	<b>353,900</b>		<b>\$ 9,458,750</b>
<b>Base Sales</b>			
Sales Annual Growth/Inflation Rate:			
	Yrs 1-12:		1.75%
	Yrs 13-23:		1.25%

Ad Valorem Assessment Ratio	
Personal Property:	33.33%
Commercial:	32.00%
Residential:	19.00%
Agricultural:	12.00%

**EXHIBIT 8, PAGE 1 OF 11**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**DIRECT TAX IMPACT ANALYSIS**  
**ALL TAXING DISTRICTS**

Prepared 2/7/06  
 Revised 8/31/16

YEAR	SURPLUS TIF REVENUE			INCREMENTAL NON-TIF TAXES			TOTAL	CUMULATIVE TOTAL
	PILOTS	EATs	TOTAL	REAL	PERSONAL	SALES *		
2006	\$ -	\$ -	\$ -	22,939	-	-	22,939	\$ 22,939
2007	-	-	-	22,939	-	-	22,939	45,878
2008	-	-	-	26,773	-	-	26,773	72,651
2009	-	-	-	26,773	56,076	8,395	91,245	163,896
2010	-	-	-	26,773	112,153	-	138,926	302,823
2011	-	-	-	26,773	177,582	-	204,355	507,178
2012	-	-	-	26,773	243,010	-	269,784	776,961
2013	-	-	-	26,773	358,783	27,272	412,829	1,189,790
2014	-	-	-	26,773	419,177	14,849	460,800	1,650,590
2015	-	-	-	26,773	479,571	616,486	1,122,831	2,773,420
2016	-	-	-	137,917	460,534	354,703	953,154	3,726,574
2017	-	-	-	154,045	441,497	416,858	1,012,400	4,738,975
2018	-	-	-	184,006	441,165	466,449	1,091,619	5,830,594
2019	-	-	-	199,001	384,719	481,547	1,065,267	6,895,861
2020	-	-	-	212,417	368,549	499,432	1,080,397	7,976,258
2021	-	-	-	226,033	311,599	517,603	1,055,236	9,031,494
2022	-	-	-	239,854	516,306	536,065	1,292,226	10,323,719
2023	-	-	-	244,154	456,086	554,822	1,255,063	11,578,782
2024	-	-	-	248,519	395,866	573,879	1,218,264	12,797,046
2025	906,497	477,487	1,383,984	252,948	496,357	593,242	1,342,547	15,523,577
2026	920,095	483,456	1,403,550	257,445	434,266	600,657	1,292,368	18,219,496
2027	933,896	489,499	1,423,395	260,905	444,131	608,165	1,313,202	20,956,092
2028	947,904	495,618	1,443,522	264,417	382,041	615,767	1,262,225	23,661,840
2029	962,123	501,813	1,463,936	267,981	364,254	623,465	1,255,700	26,381,475
<b>TOTAL</b>	<b>\$ 4,670,515</b>	<b>\$ 2,447,873</b>	<b>\$ 7,118,387</b>	<b>\$ 3,409,708</b>	<b>\$ 7,743,724</b>	<b>\$ 8,109,657</b>	<b>\$ 19,263,088</b>	<b>\$ 26,381,475</b>

\* Includes the 50% of CID Sales Tax not captured by TIF that is to be used to assist in financing the Redevelopment Project.

**EXHIBIT 8, PAGE 2 OF 11**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**DIRECT TAX IMPACT ANALYSIS**  
**CITY OF LEE'S SUMMIT**

Prepared 2/7/06  
 Revised 8/31/16

YEAR	SURPLUS TIF REVENUE			INCREMENTAL NON-TIF TAXES			TOTAL	CUMULATIVE TOTAL
	PILOTS	EATS	TOTAL	REAL	PERSONAL	SALES		
2006	\$ -	\$ -	\$ -	\$ 4,011.16	\$ -	\$ -	\$ 4,011.16	\$ 4,011.16
2007	-	-	-	4,011.16	-	-	4,011.16	8,022.32
2008	-	-	-	4,011.16	-	-	4,011.16	12,033.48
2009	-	-	-	4,011.16	9,805.73	4,579.25	18,396.14	30,429.62
2010	-	-	-	4,011.16	19,611.47	-	23,622.63	54,052.25
2011	-	-	-	4,011.16	31,052.56	-	35,063.72	89,115.97
2012	-	-	-	4,011.16	42,493.65	-	46,504.81	135,620.78
2013	-	-	-	4,011.16	62,738.14	14,875.85	81,625.15	217,245.93
2014	-	-	-	4,011.16	73,298.89	8,099.38	85,409.43	302,655.35
2015	-	-	-	4,011.16	83,859.64	336,265.03	424,135.83	726,791.18
2016	-	-	-	4,011.16	80,530.75	193,474.14	278,016.04	1,004,807.22
2017	-	-	-	4,011.16	77,201.85	227,376.98	308,589.99	1,313,397.21
2018	-	-	-	4,011.16	77,143.67	254,426.75	335,581.58	1,648,978.79
2019	-	-	-	4,011.16	67,273.35	256,824.85	328,109.36	1,977,088.15
2020	-	-	-	4,011.16	64,445.76	266,363.73	334,820.64	2,311,908.79
2021	-	-	-	4,011.16	54,487.41	276,055.07	334,553.64	2,646,462.43
2022	-	-	-	4,011.16	90,283.18	285,901.38	380,195.72	3,026,658.15
2023	-	-	-	4,011.16	79,752.90	295,905.18	379,669.23	3,406,327.39
2024	-	-	-	4,011.16	69,222.62	306,069.03	379,302.81	3,785,630.20
2025	241,567.97	347,263.41	588,831.38	4,011.16	86,794.79	316,395.55	407,201.50	4,781,663.07
2026	245,191.49	351,604.20	596,795.69	4,011.16	75,937.44	320,350.49	400,299.09	5,778,757.86
2027	248,869.36	355,999.25	604,868.62	4,011.16	77,662.47	324,354.88	406,028.51	6,789,654.98
2028	252,602.40	360,449.24	613,051.65	4,011.16	66,805.12	328,409.31	399,225.60	7,801,932.22
2029	256,391.44	364,954.86	621,346.30	4,011.16	63,694.77	332,514.43	400,220.35	8,823,498.88
<b>TOTAL</b>	<b>\$ 1,244,622.67</b>	<b>\$ 1,780,270.97</b>	<b>\$ 3,024,893.64</b>	<b>\$ 96,267.84</b>	<b>\$ 1,354,096.14</b>	<b>\$ 4,348,241.26</b>	<b>\$ 5,798,605.24</b>	<b>\$ 8,823,498.88</b>

**EXHIBIT 8, PAGE 3 OF 11**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**DIRECT TAX IMPACT ANALYSIS**  
**HANDICAP WORKSHOP**

Prepared 2/7/06  
 Revised 8/31/16

YEAR	SURPLUS TIF REVENUE			INCREMENTAL NON-TIF TAXES			CUMULATIVE TOTAL
	PILOTS	EATS	TOTAL	REAL	PERSONAL	SALES	
2006	\$ -	\$ -	\$ -	192.69	\$ -	\$ -	192.69
2007	-	-	-	192.69	-	-	192.69
2008	-	-	-	192.69	-	-	192.69
2009	-	-	-	192.69	471.04	-	663.73
2010	-	-	-	192.69	942.09	-	1,134.77
2011	-	-	-	192.69	1,491.69	-	1,684.37
2012	-	-	-	192.69	2,041.29	-	2,233.97
2013	-	-	-	192.69	3,013.78	-	3,206.47
2014	-	-	-	192.69	3,521.09	-	3,713.78
2015	-	-	-	192.69	4,028.41	-	4,221.09
2016	-	-	-	192.69	3,868.50	-	4,061.18
2017	-	-	-	192.69	3,708.58	-	3,901.27
2018	-	-	-	192.69	3,705.79	-	3,898.47
2019	-	-	-	192.69	3,231.64	-	3,424.33
2020	-	-	-	192.69	3,095.81	-	3,288.50
2021	-	-	-	192.69	2,617.44	-	2,810.12
2022	-	-	-	192.69	4,336.98	-	4,529.66
2023	-	-	-	192.69	3,831.13	-	4,023.82
2024	-	-	-	192.69	3,325.28	-	3,517.97
2025	11,604.32	-	11,604.32	192.69	4,169.40	-	15,966.41
2026	11,778.38	-	11,778.38	192.69	3,647.84	-	15,618.91
2027	11,955.06	-	11,955.06	192.69	3,730.71	-	15,878.46
2028	12,134.39	-	12,134.39	192.69	3,209.15	-	15,536.22
2029	12,316.40	-	12,316.40	192.69	3,059.74	-	15,568.82
<b>TOTAL</b>	<b>\$ 59,788.55</b>	<b>\$ -</b>	<b>\$ 59,788.55</b>	<b>\$ 4,624.47</b>	<b>\$ 65,047.38</b>	<b>\$ -</b>	<b>\$ 129,460.40</b>



**EXHIBIT 8, PAGE 4 OF 11**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**DIRECT TAX IMPACT ANALYSIS**  
**METROPOLITAN JUNIOR COLLEGE DISTRICT**

YEAR	SURPLUS TIF REVENUE			INCREMENTAL NON-TIF TAXES			TOTAL	CUMULATIVE TOTAL
	PILOTS	EATs	TOTAL	REAL	PERSONAL	SALES		
2006	\$ -	\$ -	\$ -	611.74	\$ -	\$ -	611.74	\$ 611.74
2007	-	-	-	611.74	-	-	611.74	1,223.48
2008	-	-	-	611.74	-	-	611.74	1,835.22
2009	-	-	-	611.74	1,495.47	-	2,107.20	3,942.42
2010	-	-	-	611.74	2,990.93	-	3,602.67	7,545.09
2011	-	-	-	611.74	4,735.80	-	5,347.54	12,892.63
2012	-	-	-	611.74	6,480.68	-	7,092.41	19,985.05
2013	-	-	-	611.74	9,568.15	-	10,179.89	30,164.94
2014	-	-	-	611.74	11,178.76	-	11,790.50	41,955.44
2015	-	-	-	611.74	12,789.37	-	13,401.11	55,356.55
2016	-	-	-	611.74	12,281.69	-	12,893.42	68,249.97
2017	-	-	-	611.74	11,774.00	-	12,385.74	80,635.71
2018	-	-	-	611.74	11,765.13	-	12,376.86	93,012.57
2019	-	-	-	611.74	10,259.81	-	10,871.55	103,884.12
2020	-	-	-	611.74	9,828.58	-	10,440.31	114,324.44
2021	-	-	-	611.74	8,309.83	-	8,921.57	123,246.01
2022	-	-	-	611.74	13,769.02	-	14,380.76	137,626.77
2023	-	-	-	611.74	12,163.06	-	12,774.80	150,401.57
2024	-	-	-	611.74	10,557.09	-	11,168.83	161,570.40
2025	36,841.36	-	36,841.36	611.74	13,237.01	-	13,848.75	212,260.51
2026	37,393.98	-	37,393.98	611.74	11,581.16	-	12,192.90	261,847.39
2027	37,954.89	-	37,954.89	611.74	11,844.25	-	12,455.99	312,258.26
2028	38,524.21	-	38,524.21	611.74	10,188.40	-	10,800.14	361,582.61
2029	39,102.07	-	39,102.07	611.74	9,714.04	-	10,325.78	411,010.46
<b>TOTAL</b>	<b>\$ 189,816.50</b>	<b>\$ -</b>	<b>\$ 189,816.50</b>	<b>\$ 14,681.74</b>	<b>\$ 206,512.22</b>	<b>\$ -</b>	<b>\$ 221,193.96</b>	<b>\$ 411,010.46</b>

**EXHIBIT 8, PAGE 5 OF 11**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**DIRECT TAX IMPACT ANALYSIS**  
**MID-CONTINENT PUBLIC LIBRARY**

YEAR	SURPLUS TIF REVENUE		INCREMENTAL NON-TIF TAXES				TOTAL	CUMULATIVE TOTAL
	PILOTS	EATS	REAL	PERSONAL	SALES	TOTAL		
2006	\$ -	\$ -	\$ 821.40	-	\$ -	\$ 821.40	\$ 821.40	\$ 821.40
2007	-	-	821.40	-	-	821.40	821.40	1,642.79
2008	-	-	821.40	-	-	821.40	821.40	2,464.19
2009	-	-	821.40	2,008.00	-	2,829.39	2,829.39	5,293.58
2010	-	-	821.40	4,015.99	-	4,837.39	4,837.39	10,130.97
2011	-	-	821.40	6,358.87	-	7,180.27	7,180.27	17,311.24
2012	-	-	821.40	8,701.75	-	9,523.15	9,523.15	26,834.39
2013	-	-	821.40	12,847.37	-	13,668.77	13,668.77	40,503.15
2014	-	-	821.40	15,009.98	-	15,831.37	15,831.37	56,334.53
2015	-	-	821.40	17,172.58	-	17,993.98	17,993.98	74,328.51
2016	-	-	821.40	16,490.90	-	17,312.30	17,312.30	91,640.81
2017	-	-	821.40	15,809.22	-	16,630.61	16,630.61	108,271.42
2018	-	-	821.40	15,797.30	-	16,618.70	16,618.70	124,890.12
2019	-	-	821.40	13,776.08	-	14,597.48	14,597.48	139,487.60
2020	-	-	821.40	13,197.05	-	14,018.45	14,018.45	153,506.05
2021	-	-	821.40	11,157.81	-	11,979.20	11,979.20	165,485.26
2022	-	-	821.40	18,487.98	-	19,309.38	19,309.38	184,794.63
2023	-	-	821.40	16,331.62	-	17,153.01	17,153.01	201,947.65
2024	-	-	821.40	14,175.25	-	14,996.65	14,996.65	216,944.29
2025	49,467.74	-	821.40	17,773.64	-	18,595.03	68,062.77	285,007.06
2026	50,209.75	-	821.40	15,550.29	-	16,371.69	66,581.44	351,588.51
2027	50,962.90	-	821.40	15,903.54	-	16,724.94	67,687.84	419,276.35
2028	51,727.34	-	821.40	13,680.20	-	14,501.60	66,228.94	485,505.29
2029	52,503.25	-	821.40	13,043.27	-	13,864.66	66,367.92	551,873.20
<b>TOTAL</b>	<b>\$ 254,870.98</b>	<b>\$ -</b>	<b>\$ 19,713.51</b>	<b>\$ 277,288.71</b>	<b>\$ -</b>	<b>\$ 297,002.22</b>	<b>\$ 551,873.20</b>	

**EXHIBIT 8, PAGE 6 OF 11**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**DIRECT TAX IMPACT ANALYSIS**  
**JACKSON COUNTY MENTAL HEALTH**

YEAR	SURPLUS TIF REVENUE		INCREMENTAL NON-TIF TAXES				TOTAL	CUMULATIVE TOTAL
	PILOTS	EATS	REAL	PERSONAL	SALES	TOTAL		
2006	\$ -	\$ -	\$ 312.79	\$ -	\$ -	\$ 312.79	\$ 312.79	\$ 312.79
2007	-	-	312.79	-	-	312.79	312.79	625.58
2008	-	-	312.79	-	-	312.79	312.79	938.37
2009	-	-	312.79	764.65	-	1,077.44	1,077.44	2,015.80
2010	-	-	312.79	1,529.29	-	1,842.08	1,842.08	3,857.88
2011	-	-	312.79	2,421.46	-	2,734.25	2,734.25	6,592.14
2012	-	-	312.79	3,313.64	-	3,626.42	3,626.42	10,218.56
2013	-	-	312.79	4,892.29	-	5,205.08	5,205.08	15,423.64
2014	-	-	312.79	5,715.82	-	6,028.60	6,028.60	21,452.25
2015	-	-	312.79	6,539.34	-	6,852.13	6,852.13	28,304.37
2016	-	-	312.79	6,279.75	-	6,592.54	6,592.54	34,896.91
2017	-	-	312.79	6,020.17	-	6,332.96	6,332.96	41,229.87
2018	-	-	312.79	6,015.63	-	6,328.42	6,328.42	47,558.29
2019	-	-	312.79	5,245.95	-	5,558.74	5,558.74	53,117.02
2020	-	-	312.79	5,025.45	-	5,338.24	5,338.24	58,455.26
2021	-	-	312.79	4,248.90	-	4,561.69	4,561.69	63,016.95
2022	-	-	312.79	7,040.24	-	7,353.03	7,353.03	70,369.98
2023	-	-	312.79	6,219.10	-	6,531.88	6,531.88	76,901.87
2024	-	-	312.79	5,397.95	-	5,710.74	5,710.74	82,612.61
2025	18,837.36	-	312.79	6,768.22	-	7,081.01	25,918.37	108,530.98
2026	19,119.92	-	312.79	5,921.57	-	6,234.36	25,354.28	133,885.26
2027	19,406.72	-	312.79	6,056.09	-	6,368.87	25,775.60	159,660.86
2028	19,697.82	-	312.79	5,209.43	-	5,522.22	25,220.05	184,880.91
2029	19,993.29	-	312.79	4,966.89	-	5,279.68	25,272.97	210,153.88
<b>TOTAL</b>	<b>\$ 97,055.13</b>	<b>\$ -</b>	<b>\$ 7,506.92</b>	<b>\$ 105,591.82</b>	<b>\$ -</b>	<b>\$ 113,098.75</b>	<b>\$ 210,153.88</b>	

**EXHIBIT 8, PAGE 7 OF 11**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**DIRECT TAX IMPACT ANALYSIS**  
**LEE'S SUMMIT R-7 SCHOOL DISTRICT**

YEAR	SURPLUS TIF REVENUE			INCREMENTAL NON-TIF TAXES			TOTAL	CUMULATIVE TOTAL
	PILOTS	EATs	TOTAL	REAL	PERSONAL	SALES		
2006	\$ -	\$ -	\$ -	\$ 15,616.71	\$ -	\$ -	\$ 15,616.71	\$ 15,616.71
2007	-	-	-	15,616.71	-	-	15,616.71	31,233.42
2008	-	-	-	15,616.71	-	-	15,616.71	46,850.13
2009	-	-	-	15,616.71	38,176.81	-	53,793.52	100,643.65
2010	-	-	-	15,616.71	76,353.63	-	91,970.34	192,613.99
2011	-	-	-	15,616.71	120,897.40	-	136,514.11	329,128.10
2012	-	-	-	15,616.71	165,441.17	-	181,057.88	510,185.97
2013	-	-	-	15,616.71	244,259.34	-	259,876.05	770,062.02
2014	-	-	-	15,616.71	285,375.67	-	300,992.38	1,071,054.40
2015	-	-	-	15,616.71	326,492.00	-	342,108.71	1,413,163.11
2016	-	-	-	15,616.71	313,531.57	-	329,148.28	1,742,311.39
2017	-	-	-	15,616.71	300,571.14	-	316,187.85	2,058,499.24
2018	-	-	-	15,616.71	300,344.62	-	315,961.33	2,374,460.56
2019	-	-	-	15,616.71	261,916.37	-	277,533.08	2,651,993.64
2020	-	-	-	15,616.71	250,907.64	-	266,524.35	2,918,517.99
2021	-	-	-	15,616.71	212,136.64	-	227,753.35	3,146,271.34
2022	-	-	-	15,616.71	351,500.85	-	367,117.56	3,513,388.90
2023	-	-	-	15,616.71	310,503.16	-	326,119.87	3,839,508.77
2024	-	-	-	15,616.71	269,505.48	-	285,122.19	4,124,630.96
2025	470,250.12	-	470,250.12	15,616.71	337,919.45	-	353,536.16	4,948,417.24
2026	477,303.87	-	477,303.87	15,616.71	295,648.37	-	311,265.08	5,736,986.19
2027	484,463.43	-	484,463.43	15,616.71	302,364.48	-	317,981.19	6,539,430.81
2028	491,730.38	-	491,730.38	15,616.71	260,093.40	-	275,710.11	7,306,871.29
2029	499,106.34	-	499,106.34	15,616.71	247,983.80	-	263,600.51	8,069,578.14
<b>TOTAL</b>	<b>\$ 2,422,854.13</b>	<b>\$ -</b>	<b>\$ 2,422,854.13</b>	<b>\$ 374,801.04</b>	<b>\$ 5,271,922.96</b>	<b>\$ -</b>	<b>\$ 5,646,724.00</b>	<b>\$ 8,069,578.14</b>

**EXHIBIT 8, PAGE 8 OF 11**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**DIRECT TAX IMPACT ANALYSIS**  
**JACKSON COUNTY**

Prepared 2/7/06  
 Revised 8/31/16

YEAR	SURPLUS TIF REVENUE			INCREMENTAL NON-TIF TAXES			TOTAL	CUMULATIVE TOTAL
	PILOTS	EATs	TOTAL	REAL	PERSONAL	SALES		
2006	\$ -	\$ -	\$ -	\$ 1,293.97	\$ -	\$ -	\$ 1,293.97	\$ 1,293.97
2007	-	-	-	1,293.97	-	-	1,293.97	2,587.95
2008	-	-	-	1,293.97	-	-	1,293.97	3,881.92
2009	-	-	-	1,293.97	3,163.26	1,780.82	6,238.06	10,119.98
2010	-	-	-	1,293.97	6,326.53	-	7,620.50	17,740.48
2011	-	-	-	1,293.97	10,017.35	-	11,311.32	29,051.79
2012	-	-	-	1,293.97	13,708.16	-	15,002.14	44,053.93
2013	-	-	-	1,293.97	20,238.90	5,785.05	27,317.92	71,371.86
2014	-	-	-	1,293.97	23,645.73	3,149.76	28,089.46	99,461.31
2015	-	-	-	1,293.97	27,052.55	130,769.73	159,116.26	258,577.57
2016	-	-	-	1,293.97	25,978.67	75,239.94	102,512.59	361,090.16
2017	-	-	-	1,293.97	24,904.80	88,424.38	114,623.15	475,713.31
2018	-	-	-	1,293.97	24,886.03	98,943.73	125,123.73	600,837.05
2019	-	-	-	1,293.97	21,701.93	96,309.32	119,305.22	720,142.27
2020	-	-	-	1,293.97	20,789.77	99,886.40	121,970.14	842,112.40
2021	-	-	-	1,293.97	17,577.27	103,520.65	122,391.90	964,504.30
2022	-	-	-	1,293.97	29,124.74	107,213.02	137,631.73	1,102,136.03
2023	-	-	-	1,293.97	25,727.75	110,964.44	137,986.16	1,240,122.19
2024	-	-	-	1,293.97	22,330.75	114,775.89	138,400.61	1,378,522.80
2025	77,928.20	130,223.78	208,151.97	1,293.97	27,999.41	118,648.33	147,941.72	1,734,616.49
2026	79,097.12	131,851.58	210,948.69	1,293.97	24,496.90	120,131.44	145,922.31	2,091,487.50
2027	80,283.58	133,499.72	213,783.30	1,293.97	25,053.39	121,633.08	147,980.44	2,453,251.23
2028	81,487.83	135,168.47	216,656.30	1,293.97	21,550.88	123,153.49	145,998.35	2,815,905.87
2029	82,710.15	136,858.07	219,568.22	1,293.97	20,547.50	124,692.91	146,534.38	3,182,008.48
<b>TOTAL</b>	<b>\$ 401,506.87</b>	<b>\$ 667,601.61</b>	<b>\$ 1,069,108.48</b>	<b>\$ 31,055.36</b>	<b>\$ 436,822.27</b>	<b>\$ 1,645,022.38</b>	<b>\$ 2,112,900.00</b>	<b>\$ 3,182,008.48</b>

**EXHIBIT 8, PAGE 9 OF 11**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**DIRECT TAX IMPACT ANALYSIS**  
**COMMUNITY IMPROVEMENT DISTRICT \***

YEAR	SURPLUS TIF REVENUE			INCREMENTAL NON-TIF TAXES			TOTAL	CUMULATIVE TOTAL
	PILOTS	EATs	TOTAL	REAL	PERSONAL	SALES		
2006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2007	-	-	-	-	-	-	-	-
2008	-	-	-	-	-	-	-	-
2009	-	-	-	-	-	2,035.22	2,035.22	2,035.22
2010	-	-	-	-	-	-	-	2,035.22
2011	-	-	-	-	-	-	-	2,035.22
2012	-	-	-	-	-	-	-	2,035.22
2013	-	-	-	-	-	6,611.49	6,611.49	8,646.71
2014	-	-	-	-	-	3,599.72	3,599.72	12,246.43
2015	-	-	-	-	-	149,451.12	149,451.12	161,697.56
2016	-	-	-	-	-	85,988.51	85,988.51	247,686.06
2017	-	-	-	-	-	101,056.44	101,056.44	348,742.50
2018	-	-	-	-	-	113,078.55	113,078.55	461,821.05
2019	-	-	-	-	-	128,412.42	128,412.42	590,233.47
2020	-	-	-	-	-	133,181.86	133,181.86	723,415.34
2021	-	-	-	-	-	138,027.54	138,027.54	861,442.87
2022	-	-	-	-	-	142,950.69	142,950.69	1,004,393.57
2023	-	-	-	-	-	147,952.59	147,952.59	1,152,346.15
2024	-	-	-	-	-	153,034.51	153,034.51	1,305,380.67
2025	-	-	-	-	-	158,197.77	158,197.77	1,463,578.44
2026	-	-	-	-	-	160,175.25	160,175.25	1,623,753.69
2027	-	-	-	-	-	162,177.44	162,177.44	1,785,931.13
2028	-	-	-	-	-	164,204.66	164,204.66	1,950,135.78
2029	-	-	-	-	-	166,257.21	166,257.21	2,116,393.00
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,116,393.00</b>	<b>\$ 2,116,393.00</b>	<b>\$ 2,116,393.00</b>

\* The 50% of the CID Sales Tax not captured by TIF is to be used to assist in financing the Redevelopment Project.

**EXHIBIT 8, PAGE 10 OF 11**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**DIRECT TAX IMPACT ANALYSIS**  
**BLIND PENSION**

YEAR	SURPLUS TIF REVENUE			INCREMENTAL NON-TIF TAXES			TOTAL	CUMULATIVE TOTAL
	PILOTS	EATS	TOTAL	REAL	PERSONAL	SALES		
2006	\$ -	\$ -	\$ -	78.33	\$ -	\$ -	78.33	\$ 78.33
2007	-	-	-	78.33	-	-	78.33	156.66
2008	-	-	-	80.02	-	-	80.02	236.68
2009	-	-	-	80.02	191.48	-	271.50	508.18
2010	-	-	-	80.02	382.96	-	462.98	971.16
2011	-	-	-	80.02	606.38	-	686.40	1,657.56
2012	-	-	-	80.02	829.79	-	909.81	2,567.37
2013	-	-	-	80.02	1,225.11	-	1,305.14	3,872.50
2014	-	-	-	80.02	1,431.34	-	1,511.36	5,383.86
2015	-	-	-	80.02	1,637.56	-	1,717.58	7,101.45
2016	-	-	-	2,352.89	1,572.56	-	3,925.45	11,026.90
2017	-	-	-	2,682.72	1,507.55	-	4,190.27	15,217.17
2018	-	-	-	3,295.40	1,506.42	-	4,801.82	20,018.99
2019	-	-	-	3,602.06	1,313.68	-	4,915.74	24,934.73
2020	-	-	-	3,876.41	1,258.46	-	5,134.87	30,069.60
2021	-	-	-	4,154.87	1,064.00	-	5,218.87	35,288.46
2022	-	-	-	4,437.51	1,763.00	-	6,200.50	41,488.97
2023	-	-	-	4,525.44	1,557.37	-	6,082.81	47,571.77
2024	-	-	-	4,614.69	1,351.74	-	5,966.43	53,538.20
2025	-	-	-	4,705.28	1,694.88	-	6,400.16	59,938.36
2026	-	-	-	4,797.22	1,482.86	-	6,280.09	66,218.44
2027	-	-	-	4,867.98	1,516.55	-	6,384.53	72,602.97
2028	-	-	-	4,939.80	1,304.53	-	6,244.33	78,847.31
2029	-	-	-	5,012.70	1,243.80	-	6,256.49	85,103.80
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 58,661.77</b>	<b>\$ 26,442.03</b>	<b>\$ -</b>	<b>\$ 85,103.80</b>	<b>\$ 85,103.80</b>

EXHIBIT 8, PAGE 11 OF 11  
I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN  
DIRECT TAX IMPACT ANALYSIS  
REPLACEMENT TAX

YEAR	SURPLUS TIF REVENUE			INCREMENTAL NON-TIF TAXES			TOTAL	CUMULATIVE TOTAL
	PILOTS	EATS	TOTAL	REAL	PERSONAL	SALES		
2006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2007	-	-	-	-	-	-	-	-
2008	-	-	-	3,832.98	-	-	3,832.98	3,832.98
2009	-	-	-	3,832.98	-	-	3,832.98	7,665.97
2010	-	-	-	3,832.98	-	-	3,832.98	11,498.95
2011	-	-	-	3,832.98	-	-	3,832.98	15,331.93
2012	-	-	-	3,832.98	-	-	3,832.98	19,164.91
2013	-	-	-	3,832.98	-	-	3,832.98	22,997.90
2014	-	-	-	3,832.98	-	-	3,832.98	26,830.88
2015	-	-	-	3,832.98	-	-	3,832.98	30,663.86
2016	-	-	-	112,703.54	-	-	112,703.54	143,367.41
2017	-	-	-	128,502.10	-	-	128,502.10	271,869.51
2018	-	-	-	157,849.84	-	-	157,849.84	429,719.34
2019	-	-	-	172,538.72	-	-	172,538.72	602,258.06
2020	-	-	-	185,679.87	-	-	185,679.87	787,937.93
2021	-	-	-	199,018.15	-	-	199,018.15	986,956.08
2022	-	-	-	212,556.49	-	-	212,556.49	1,199,512.57
2023	-	-	-	216,768.40	-	-	216,768.40	1,416,280.97
2024	-	-	-	221,043.49	-	-	221,043.49	1,637,324.47
2025	-	-	-	225,382.71	-	-	225,382.71	1,862,707.18
2026	-	-	-	229,787.01	-	-	229,787.01	2,092,494.19
2027	-	-	-	233,176.32	-	-	233,176.32	2,325,670.51
2028	-	-	-	236,616.47	-	-	236,616.47	2,562,286.98
2029	-	-	-	240,108.23	-	-	240,108.23	2,802,395.21
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,802,395.21</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,802,395.21</b>	<b>\$ 2,802,395.21</b>



**EXHIBIT 9  
I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN  
ASSUMPTIONS  
COST-BENEFIT ANALYSIS TABLES**

YEAR	ALL TAXING DISTRICTS		City		Handicap		College	
	PROJECT IS NOT BUILT	PROJECT IS BUILT PURSUANT TO PLAN	PROJECT IS NOT BUILT	PROJECT IS BUILT PURSUANT TO PLAN	PROJECT IS NOT BUILT	PROJECT IS BUILT PURSUANT TO PLAN	PROJECT IS NOT BUILT	PROJECT IS BUILT PURSUANT TO PLAN
2006	\$ 22,939	\$ 22,939	\$ 4,011	\$ 4,011	\$ 193	\$ 193	\$ 612	\$ 612
2007	22,939	22,939	4,011	4,011	193	193	612	612
2008	26,773	26,773	4,011	4,011	193	193	612	612
2009	26,773	91,245	4,011	18,396	193	664	612	2,107
2010	26,773	138,926	4,011	23,623	193	1,135	612	3,603
2011	26,773	204,355	4,011	35,064	193	1,684	612	5,348
2012	26,773	269,784	4,011	46,505	193	2,234	612	7,092
2013	26,773	412,829	4,011	81,625	193	3,206	612	10,180
2014	26,773	460,800	4,011	85,409	193	3,714	612	11,790
2015	26,773	1,349,410	4,011	424,136	193	4,221	612	13,401
2016	137,917	1,212,612	4,011	278,016	193	4,061	612	12,893
2017	154,045	1,332,937	4,011	308,590	193	3,901	612	12,386
2018	184,006	1,442,726	4,011	335,582	193	3,898	612	12,377
2019	199,001	1,443,722	4,011	328,109	193	3,424	612	10,872
2020	212,417	1,486,612	4,011	334,821	193	3,288	612	10,440
2021	226,033	1,489,626	4,011	334,554	193	2,810	612	8,922
2022	239,854	1,735,382	4,011	380,196	193	4,530	612	14,381
2023	244,154	1,707,116	4,011	379,669	193	4,024	612	12,775
2024	248,519	1,679,348	4,011	379,303	193	3,518	612	11,169
2025	252,948	3,196,781	4,011	996,033	193	15,966	612	50,690
2026	257,445	3,173,222	4,011	997,095	193	15,619	612	49,587
2027	260,905	3,221,060	4,011	1,010,897	193	15,878	612	50,411
2028	264,417	3,197,478	4,011	1,012,277	193	15,536	612	49,324
2029	267,981	3,218,742	4,011	1,021,567	193	15,569	612	49,428
<b>TOTAL</b>	<b>\$ 3,409,708</b>	<b>\$ 32,537,363</b>	<b>\$ 96,268</b>	<b>\$ 8,823,499</b>	<b>\$ 4,624</b>	<b>\$ 129,460</b>	<b>\$ 14,682</b>	<b>\$ 411,010</b>

**EXHIBIT 9**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**ASSUMPTIONS**  
**COST-BENEFIT ANALYSIS TABLES**

Library		Mental Hlth		School		County	
PROJECT IS NOT BUILT	PROJECT IS BUILT PURSUANT TO PLAN	PROJECT IS NOT BUILT	PROJECT IS BUILT PURSUANT TO PLAN	PROJECT IS NOT BUILT	PROJECT IS BUILT PURSUANT TO PLAN	PROJECT IS NOT BUILT	PROJECT IS BUILT PURSUANT TO PLAN
\$ 821	\$ 821	\$ 313	\$ 313	\$ 15,617	\$ 15,617	\$ 1,294	\$ 1,294
821	821	313	313	15,617	15,617	1,294	1,294
821	821	313	313	15,617	15,617	1,294	1,294
821	2,829	313	1,077	15,617	53,794	1,294	6,238
821	4,837	313	1,842	15,617	91,970	1,294	7,621
821	7,180	313	2,734	15,617	136,514	1,294	11,311
821	9,523	313	3,626	15,617	181,058	1,294	15,002
821	13,669	313	5,205	15,617	259,876	1,294	27,318
821	15,831	313	6,029	15,617	300,992	1,294	28,089
821	17,994	313	6,852	15,617	568,688	1,294	159,116
821	17,312	313	6,593	15,617	588,607	1,294	102,513
821	16,631	313	6,333	15,617	636,724	1,294	114,623
821	16,619	313	6,328	15,617	667,068	1,294	125,124
821	14,597	313	5,559	15,617	655,988	1,294	119,305
821	14,018	313	5,338	15,617	672,739	1,294	121,970
821	11,979	313	4,562	15,617	662,144	1,294	122,392
821	19,309	313	7,353	15,617	810,274	1,294	137,632
821	17,153	313	6,532	15,617	778,173	1,294	137,986
821	14,997	313	5,711	15,617	746,206	1,294	138,401
821	68,063	313	25,918	15,617	1,294,036	1,294	356,094
821	66,581	313	25,354	15,617	1,265,873	1,294	356,871
821	67,688	313	25,776	15,617	1,286,908	1,294	361,764
821	66,229	313	25,220	15,617	1,259,171	1,294	362,655
821	66,368	313	25,273	15,617	1,261,813	1,294	366,103
\$ 19,714	\$ 551,873	\$ 7,507	\$ 210,154	\$ 374,801	\$ 14,225,466	\$ 31,055	\$ 3,182,008

**EXHIBIT 9**  
**I-470 BUSINESS AND TECHNOLOGY TAX INCREMENT FINANCING PLAN**  
**ASSUMPTIONS**  
**COST-BENEFIT ANALYSIS TABLES**

CID		Blind Pension			Replacement		
PROJECT IS NOT BUILT	PROJECT IS BUILT PURSUANT TO PLAN	PROJECT IS NOT BUILT	PROJECT IS BUILT PURSUANT TO PLAN	PROJECT IS NOT BUILT	PROJECT IS BUILT PURSUANT TO PLAN	PROJECT IS NOT BUILT	PROJECT IS BUILT PURSUANT TO PLAN
\$ -	\$ -	78 \$	78 \$	-	-	\$ -	-
-	-	78	78	-	-	-	-
-	-	78	80	-	-	-	3,833
-	2,035	78	272	-	-	-	3,833
-	-	78	463	-	-	-	3,833
-	-	78	686	-	-	-	3,833
-	-	78	910	-	-	-	3,833
-	6,611	78	1,305	-	-	-	3,833
-	3,600	78	1,511	-	-	-	3,833
-	149,451	78	1,718	-	-	-	3,833
-	85,989	78	3,925	-	-	-	3,833
-	101,056	78	4,190	-	-	-	112,704
-	113,079	78	4,802	-	-	-	128,502
-	128,412	78	4,916	-	-	-	157,850
-	133,182	78	5,135	-	-	-	172,539
-	138,028	78	5,219	-	-	-	185,680
-	142,951	78	6,201	-	-	-	199,018
-	147,953	78	6,083	-	-	-	212,556
-	153,035	78	5,966	-	-	-	216,768
-	158,198	78	6,400	-	-	-	221,043
-	160,175	78	6,280	-	-	-	225,383
-	162,177	78	6,385	-	-	-	229,787
-	164,205	78	6,244	-	-	-	233,176
-	166,257	78	6,256	-	-	-	236,616
\$ -	\$ 2,116,393	\$ 1,880	\$ 85,104	\$ -	\$ -	\$ -	\$ 2,802,395