



**2006 Kansas City, Missouri
Tax Increment Financing Annual Report**



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City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	10th and Troost TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Gary Carter
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	gcarter@edckc.com
(f)	Private Sector Developer	NONE
(g)	Contact Person	None
(h)	Phone	None
(i)	Fax	None
(j)	E-mail address	None

6	Original Plan/Project Approval Date	January 30, 1987
7	Ordinance Number (if available)	60422
8	Most Recent Plan Amendment Date (if any)	
9	Ordinance Number	None

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The East side of Troost between 10th and 11th Streets.

14. Description of Plan/Project: Construction of new office/warehouse facilities and the rehabilitation of existing buildings.

15. Project Objectives: The redevelopment projects of the 10th and Troost TIF plan hoped to accomplish the goals of the plan by encouraging the assemblage of sites for redevelopment within the area. The projects proposed to encourage vacating of existing public rights-of-way and make them a part of the redevelopment site.

In addition, the projects goals included providing public facilities including: street improvements and relocations; utility improvements and relocations; off-street parking; and public pedestrian areas. The relocation of residents and businesses was necessary to achieve the plan's objectives.

Finally, the plan outlined an effort to rehabilitate existing structures and construction of new structures for office and warehouse use.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The plan was the subject of the Dunn Case. This landmark case was the one in which the Supreme Court of Missouri found TIF legislation to be constitutional.

20. Briefly Describe the Project's Public Benefits: The purpose of the 10th and Troost TIF plan was the test the constitutionality of the state of Missouri's TIF statute as well as the elimination of blight.

21. Description of Agreements with Developer: Contract between TIFC and Block and Company naming Block and Company as redeveloper 2/17/87; Assignment of Redevelopment Rights from Block & Co. to Hoffman-Cortes by TIFC Resolution No. 87-01 on 2/12/87; Termination and Release between TIFC and Block and Co., 8/1/01.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan	\$654.00	

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)	\$654.00	
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$85,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$1,105,288.00

5	Anticipated Total Project Costs	
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	0 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$53,410.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	\$688,160.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	0%
10	Total Years Anticipated to Capture EAT's	0 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	33 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	11th Street TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edkc.com
(f)	Private Sector Developer	11th Street Corridor Redevelopment Corporation
(g)	Contact Person	Steve Taylor
(h)	Phone	816-435-6403
(i)	Fax	816-435-8210
(j)	E-mail address	SKTaylor@dstsystems.com

6	Original Plan/Project Approval Date	December 10, 1992
7	Ordinance Number (if available)	921355
8	Most Recent Plan Amendment Date (if any)	March 24, 2005
9	Ordinance Number	050325

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: Bound by area generally located between 6th Street on the north, Wyandotte Street on the east, 13th and Beeline Streets on the south and I-35 on the west.

14. Description of Plan/Project: The Eleventh Street corridor Tax Increment Financing Plan (the "Plan") calls for the rehabilitation of the Centennial Building and the attached parking garage; development of the Cathedral Square Project including two office buildings and an underground parking garage; upgrade of utilities and provision of additional parking; completion of streetscape improvements and historic preservation with the area, including 1021, 1029, and 1032 Pennsylvania Avenue, 1021, 1025 and 1033 Jefferson and renovation of existing structures for additional office space; rehabilitation and renovation of the Thayer Place; rehabilitation and renovation of the Poindexter Building; rehabilitation and renovation of the 700 Central Building and development of additional office, commercial and residential space; together with all necessary utilities, street improvements and appurtenances throughout the Redevelopment Plan Area. In addition to encourage historic preservation and the construction of parking, the Plan provides the approximately 30% of the incremental economic

activity taxes will be available to small businesses and property owners to undertake facade, parking and streetscape improvements.

15. Project Objectives: The redevelopment area comprises much of the oldest parts of downtown and consists of primarily historic buildings. These buildings lack the modern amenities expected by today's users, particularly the availability of parking. The cost of parking is an extraordinary cost associated with staying in the Redevelopment Area. Without the TIF assistance, redevelopment efforts are not economically and financially feasible.

The Eleventh Street Corridor TIF Plan has already exhibited that conservation of historic buildings and the retention of businesses in the Downtown can happen. Through the use of TIF there is parking for employees, residents and patrons. New employment opportunities have been created with the arrival of Barkley Evergreen, State Street Bank and Argus. Significant historic buildings which otherwise would have been left abandoned are now being rehabilitated and reused, and new buildings are being constructed.

The Plan was amended to provide for the rehabilitation of 700 Central, the construction of two new office buildings and a parking garage at 12th and Broadway (the new headquarters for Kansas City Southern Railways which was completed in 2002) and the renovation of the historic Blossom House at 11th and Pennsylvania.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome where the lack of parking and extraordinary costs associated with the preservation of locally significant structures.

20. Briefly Describe the Project's Public Benefits: Construction of parking in the Central Business District; retention of economic activity in the Downtown; preservation of historically significant portion of Downtown; creation of matching grant program to subsidize area property owners to make facade, streetscape and parking improvements.

21. Description of Agreements with Developer: Funding Agreement with 11th Street Corridor Development Corp. 11/16/92; Redevelopment Contract between 11th Street Corridor Redevelopment Corp. and TIFC 8/9/93; Funding Agreement with 11th Street Corridor Development Corp. 4/25/94; Acquisition Funding Agreement between 11th Street Corridor Development Corp. and TIFC 3/5/96; Agreement between Barnes H. Romine Jr. and TIFC 6/11/96; Cooperative Agreement between City and TIFC Re: 8th Street Trolley Tunnels 3/28/96; Real Estate Purchase and Sale Agreement 11/18/96; Real Estate Purchase and Sales Agreement between 11th Street Corridor Redevelopment Corporation and TIFC 2/9/00; Funding Agreement between 11th Street Corridor Development Corp. and TIFC 11/10/99; Assignment of Development Rights for Project B from DST to Walnut Creek LLC, 10/8/03; Guaranty Agreement for TIFC to extend financial accommodation to DST with respect to 11/18/99 Acquisition Funding Agreement; Acquisition Funding Agreement between the TIFC and 11th Street Corridor Dev Corp, 11/18/99; Assignment and Assumption Agreement between Walnut Ranch LLC, 11th Street Development Corporation and TIF dated 7/1/05.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	1
26	Businesses that have relocated to the Redevelopment Area	1
27(a)	Estimated New Jobs, projected	895
27(b)	Estimated New Jobs, actual	6,207
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	1,143

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$963,902.94**

	PILOT's	EAT's
SAF Current Balance breakdown		\$963,902.94
Received Since Inception of Plan	\$6,327,499.28	\$18,675,843.46

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$115,887,383.00	
Site Development	\$1,243,520.00	
Rehab of existing buildings		
Acquisition of land or buildings	\$325,125.00	
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$117,456,028.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$19,987,290.00	\$3,259,410.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$37,603,516.00
(b)	Property Acquisition and Relocation Costs	\$3,325,571.00
(c)	Project Implementation Costs	\$2,544,336.00
(d)	Other (specify, as applicable)	\$27,981,475.00
(e)	Other (specify, as applicable)	\$2,831,400.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$74,286,300.00

5	Anticipated Total Project Costs	\$211,227,003.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	19 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$14,064,176.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$38,369,454.00
(c)	Anticipated Assessed Value at Time of District Termination	\$40,593,380.00
(d)	Total Amount of Base Year EAT's	\$767,333.00
(e)	Total Amount of Base Year Sales Taxes	\$21,222.00
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$43,008,476.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	11th Street, Project B (Blossom House) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Walnut Creek Ranch, LLC
(g)	Contact Person	Walnut Creek Ranch, LLC
(h)	Phone	
(i)	Fax	
(j)	E-mail address	

6	Original Plan/Project Approval Date	December 10, 1992
7	Ordinance Number (if available)	921355
8	Most Recent Plan Amendment Date (if any)	March 24, 2005
9	Ordinance Number	050325

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: Bound by area generally located between 6th Street on the north, Wyandotte Street on the east, 13th and Beeline Streets on the south and I-35 on the west.

14. Description of Plan/Project: The Eleventh Street Corridor Tax Increment Financing Plan (the "Plan") calls for the rehabilitation of the Centennial Building and the attached parking garage; development of the Cathedral Square Project including two office buildings and an underground parking garage; upgrade of utilities and provision of additional parking; completion of streetscape improvements and historic preservation with the area, including 1021, 1029, and 1032 Pennsylvania Avenue, 1021, 1025 and 1033 Jefferson and renovation of existing structures for additional office space; rehabilitation and renovation of the Thayer Place; rehabilitation and renovation of the Poindexter Building; rehabilitation and renovation of the 700 Central Building and development of additional office, commercial and residential space; together with all necessary utilities, street improvements and appurtenances throughout the Redevelopment Plan Area. In addition to encourage historic preservation

and the construction of parking, the Plan provides the approximately 30% of the incremental economic activity taxes will be available to small businesses and property owners to undertake facade, parking and streetscape improvements.

15. Project Objectives: The redevelopment area comprises much of the oldest parts of downtown and consists of primarily historic buildings. These buildings lack the modern amenities expected by today's users, particularly the availability of parking. The cost of parking is an extraordinary cost associated with staying in the Redevelopment Area. Without the TIF assistance, redevelopment efforts are not economically and financially feasible.

The Eleventh Street Corridor TIF Plan has already exhibited that conservation of historic buildings and the retention of businesses in the Downtown can happen. Through the use of TIF there is parking for employees, residents and patrons. New employment opportunities have been created with the arrival of Barkley Evergreen, State Street Bank and Argus. Significant historic buildings which otherwise would have been left abandoned are now being rehabilitated and reused, and new buildings are being constructed.

The Plan was amended to provide for the rehabilitation of 700 Central, the construction of two new office buildings and a parking garage at 12th and Broadway (the new headquarters for Kansas City Southern Railways which was completed in 2002) and the renovation of the historic Blossom House at 11th and Pennsylvania.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome where the lack of parking and extraordinary costs associated with the preservation of locally significant structures.

20. Briefly Describe the Project's Public Benefits: Preservation of historical Blossom House at 11th and Pennsylvania.

21. Description of Agreements with Developer: Funding agreement between TIFC and Walnut Creek Ranch, LLC, 6/4/03; Development Agreement between Walnut Creek Ranch, LLC and TIF Commission dated 2/8/06; Assignment and Assumption Agreement between Walnut Ranch LLC, 11th Street Development Corporation and TIF dated 7/1/05.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$91,981.58	
Site Development	\$95,167.40	
Rehab of existing buildings	\$8,557,204.05	
Acquisition of land or buildings	\$750,000.00	
Other (specify)	\$1,120,725.00	
Other (specify)		
Other (specify)		
Total Investment	\$10,615,078.03	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$284,890.00
(b)	Property Acquisition and Relocation Costs	\$750,000.00
(c)	Project Implementation Costs	\$8,415,110.00
(d)	Other (specify, as applicable)	\$150,000.00
(e)	Other (specify, as applicable)	\$945,000.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$10,545,000.00

5	Anticipated Total Project Costs	\$12,014,250.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	20 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$88,451.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$101,993.00
(c)	Anticipated Assessed Value at Time of District Termination	\$718,173.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$89,952.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	1200 Main/South Loop-Project 01 (KC Live) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Cordish
(g)	Contact Person	David Frantze
(h)	Phone	816-842-8600
(i)	Fax	816-691-3495
(j)	E-mail address	dfrantze@stinson.com

6	Original Plan/Project Approval Date	March 4, 2004
7	Ordinance Number (if available)	040154
8	Most Recent Plan Amendment Date (if any)	May 11, 2006
9	Ordinance Number	051532

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Plan Area is an area generally within the boundaries of an area beginning with Grand Avenue on the east from Truman Road to 13th Street; then the Redevelopment Area runs west on 13th Street until Walnut Street; the Redevelopment Area then runs north to Petticoat Lane; and runs west to Main Street; then the Redevelopment Area runs north to the center line of the east-west alley located north of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area then runs south on Baltimore to the center line of the east-west alley located south of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area runs south to 12th Street; the Redevelopment Area then runs west to Baltimore Street; and then runs south on Baltimore Street until Truman Road which is the southern boundary of the Redevelopment Area in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages,

public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

15. Project Objectives: Objectives outlined for the 1200 Main/South Loop TIF Plan include: enhancing the tax base of the city and the other Taxing District; encourage private investment in the surrounding area; to support the creation of a new garage for use by residences, businesses and employees within the Downtown Loop; and to increase employment opportunities.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. other (describe):

19. Major Development Obstacles to be overcome: The Redevelopment Area qualifies as a blighted area which indicates the areas has evidence of dilapidation, obsolescence, presences of structures below minimum code standards, excessive vacancies, and other blighting conditions. Substantial public financing of project improvements is necessary to ensure successful redevelopment of the plan area to serve the public purpose.

20. Briefly Describe the Project's Public Benefits: The 1200 Main/South Loop TIF Plan would eliminate adverse conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large. In addition, the Redevelopment Area will eliminate blighting conditions contributing to the area's obsolescence. The plan proposes to construct public parking garages; improve public streets, sidewalks, streetscape and public infrastructure; construct a 325,000 to 425,000 square foot Entertainment District; rehabilitation of One Kansas City Place; the

rehabilitation and expansion of the Hotel President; and construction of two office buildings of approximately 450,000 to 650,000 square feet and 250,000 to 350,000 square feet.

21. Description of Agreements with Developer: Brokerage Agreement with Collier, Turley, Martin and Kerr, 1/14/04; Joinder Agreement between KCMO, KC Live, LLC and TIFC, 12/15/04; Master Development Agreement with KC Live, LLC, 4/27/04; 1st Amendment to Master Development Agreement, 7/26/04; 2nd Amendment to Master Development Agreement with KC Live, LLC, 9/15/04; 3rd Amendment to Master Development Agreement with KC Live, LLC, 2/7/05; 4th Amendment to Master Development Agreement with KC Live, LLC, 3/8/05; 5th Amendment to Master Development Agreement with KC Live, LLC, 3/9/05; Cooperative Agreement between KCMO and TIFC, 3/1/05; 2nd Amendment to Cooperative Agreement for Pre-development Costs, 4/29/05; City Parking Easement and Agreement between KCMO, TIF and Kansas City Live, LLC, 7/20/06; Special Warranty Deed between TIF and Kansas City Live Block 110 Retail, LLC, 7/20/06. Assignment and Assumption Agreement between TIF and Kansas City Live Block 110 Retail, L.L.C., 7/20/06; Property Owners' Allocation of Rights and Dutes between Kansas City Live, L.L.C., KCMO and TIF, 7/20/06; Authorization and Assumption Agreement between KCMO, Kansas City Live, LLC, Kansas City Live Block 110 Retail, LLC, Kansas City Live Block 124 Retail, LLC, Kansas City Live Block 125 Retail, LLC, Kansas City Live Block 126 Entertainment LLC, Kansas City Live Block 138 Retail, LLC, Kansas City Live Block 139 Retail, LLC and Kansas City Live Block 140 Retail, LLC, 7/20/06.

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	4
24	Relocated Businesses	3
25	Parcels Acquired Through the Use of Eminent Domain Power:	17
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	2,034
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: .00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$44,250,000.00
(b)	Property Acquisition and Relocation Costs	\$41,414,639.00
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	\$2,250,000.00
(e)	Other (specify, as applicable)	\$54,000,000.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$141,914,639.00

5	Anticipated Total Project Costs	\$183,539,639.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	33 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	31 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$33,773,359.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$7,785,840.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$10,527,882.00

9	Percentage of EAT's Captured	100%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	1200 Main/South Loop-Project 02 (H&R Block) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	H & R Block
(g)	Contact Person	John Crossley
(h)	Phone	816-983-8339
(i)	Fax	
(j)	E-mail address	jcrossley@blackwellsanders.com

6	Original Plan/Project Approval Date	March 4, 2004
7	Ordinance Number (if available)	040154
8	Most Recent Plan Amendment Date (if any)	May 11, 2006
9	Ordinance Number	051532

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Plan Area is an area generally within the boundaries of an area beginning with Grand Avenue on the east from Truman Road to 13th Street; then the Redevelopment Area runs west on 13th Street until Walnut Street; the Redevelopment Area then runs north to Petticoat Lane; and runs west to Main Street; then the Redevelopment Area runs north to the center line of the east-west alley located north of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area then runs south on Baltimore to the center line of the east-west alley located south of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area runs south to 12th Street; the Redevelopment Area then runs west to Baltimore Street; and then runs south on Baltimore Street until Truman Road which is the southern boundary of the Redevelopment Area in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

15. Project Objectives: Objectives outlined for the 1200 Main/South Loop TIF Plan include: enhancing the tax base of the city and the other Taxing District; encourage private investment in the surrounding area; to support the creation of a new garage for use by residences, businesses and employees within the Downtown Loop; and to increase employment opportunities.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. other (describe):

19. Major Development Obstacles to be overcome: The Redevelopment Area qualifies as a blighted area which indicates the areas has evidence of dilapidation, obsolescence, presences of structures below minimum code standards, excessive vacancies, and other blighting conditions. Substantial public financing of project improvements is necessary to ensure successful redevelopment of the plan area to serve the public purpose.

20. Briefly Describe the Project's Public Benefits: The 1200 Main/South Loop TIF Plan would eliminate adverse conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large. In addition, the Redevelopment Area will eliminate blighting conditions contributing to the area's obsolescence. The plan proposes to construct public parking garages; improve public streets, sidewalks, streetscape and public infrastructure; construct a 325,000 to 425,000 square foot Entertainment District; rehabilitation of One Kansas City Place; the rehabilitation and expansion of the Hotel President; and construction of two office buildings of approximately 450,000 to 650,000 square feet and 250,000 to 350,000 square feet.

21. Description of Agreements with Developer: Brokerage Agreement with Collier, Turley, Martin and Kerr, 1/14/04; Funding Agreement between TIFC and H&R Block Services, Inc., 10/11/04; Joinder Agreement between KCMO, H&R Block and TIFC, 12/15/04; Amendment to Lease with Option and Memorandum of Lease with Option between TIF and H&R Block Services, Inc., 6/26/06; Parking Structure Easement Agreement between TIF and H&R Block Services, Inc., 6/26/06; Amendment to Development Agreement and Memorandum of Right of First Refusal between TIF and H&R Block Services, Inc., 6/26/06; Parking Structure Easement Agreement between KCMO and H&R Block Services, Inc., 6/26/06; Parking Structure Easement Agreement between TIF and H&R Block Services, Inc., 6/26/06.

22. Description of Any Agreements with the Affected Taxing Districts:

ADD TO REPORT 26. [1] Businesses that have relocated to the Redevelopment Area: H & R Block World Headquarters

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	1
27(a)	Estimated New Jobs, projected	288
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	1,200
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$117,471,955.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	\$3,845,869.00
(e)	Other (specify, as applicable)	\$171,000,000.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$292,317,824.00

5	Anticipated Total Project Costs	\$308,399,088.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	33 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	31 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$33,773,359.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$1,363,017.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	100%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years





September 2006 (top) and October 2005 (bottom)

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	1200 Main/South Loop-Project 03a (President Hotel) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City/County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	President Hotel, L.C.
(g)	Contact Person	Ron Jury
(h)	Phone	913-642-5656
(i)	Fax	
(j)	E-mail address	ron@rdjury.com

6	Original Plan/Project Approval Date	March 4, 2004
7	Ordinance Number (if available)	040154
8	Most Recent Plan Amendment Date (if any)	May 11, 2006
9	Ordinance Number	051532

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Plan Area is an area generally within the boundaries of an area beginning with Grand Avenue on the east from Truman Road to 13th Street; then the Redevelopment Area runs west on 13th Street until Walnut Street; the Redevelopment Area then runs north to Petticoat Lane; and runs west to Main Street; then the Redevelopment Area runs north to the center line of the east-west alley located north of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area then runs south on Baltimore to the center line of the east-west alley located south of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area runs south to 12th Street; the Redevelopment Area then runs west to Baltimore Street; and then runs south on Baltimore Street until Truman Road which is the southern boundary of the Redevelopment Area in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages,

public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

15. Project Objectives: Objectives outlined for the 1200 Main/South Loop TIF Plan include: enhancing the tax base of the city and the other Taxing District; encourage private investment in the surrounding area; to support the creation of a new garage for use by residences, businesses and employees within the Downtown Loop; and to increase employment opportunities.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. other (describe):

19. Major Development Obstacles to be overcome: The Redevelopment Area qualifies as a blighted area which indicates the areas has evidence of dilapidation, obsolescence, presences of structures below minimum code standards, excessive vacancies, and other blighting conditions. Substantial public financing of project improvements is necessary to ensure successful redevelopment of the plan area to serve the public purpose.

20. Briefly Describe the Project's Public Benefits: The 1200 Main/South Loop TIF Plan would eliminate adverse conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large. In addition, the Redevelopment Area will eliminate blighting conditions contributing to the area's obsolescence. The plan proposes to construct public parking garages; improve public streets, sidewalks, streetscape and public infrastructure; construct a 325,000 to 425,000 square foot Entertainment District; rehabilitation of One Kansas City Place; the

rehabilitation and expansion of the Hotel President; and construction of two office buildings of approximately 450,000 to 650,000 square feet and 250,000 to 350,000 square feet.

21. Description of Agreements with Developer: Brokerage Agreement with Collier, Turley, Martin and Kerr, 1/14/04; Funding Agreement 3/10/04; Redevelopment Agreement 3/10/04; Cooperative Agreement 3/10/04; Cooperative Agreement between KCMO, President Development and President Hotel, 5/1/04.

22. Description of Any Agreements with the Affected Taxing Districts: Super TIF with Kansas City Missouri.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	150
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	75

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings	\$27,000,000.00	
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	\$1,016,692.00	\$705,452.00
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$13,299,793.00
(b)	Property Acquisition and Relocation Costs	\$1,213,607.00
(c)	Project Implementation Costs	\$105,000.00
(d)	Other (specify, as applicable)	\$615,000.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$15,233,400.00

5	Anticipated Total Project Costs	\$45,577,200.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	19 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$106,218.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$6,760.00
(c)	Anticipated Assessed Value at Time of District Termination	\$7,680,032.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$252,250.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$123,187.00

9	Percentage of EAT's Captured	100%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years





City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	1200 Main/South Loop-Project 04 TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Copaken White and Blitt
(g)	Contact Person	Jon Copaken
(h)	Phone	913-381-3840
(i)	Fax	913-381-5624
(j)	E-mail address	jcopaken@cwbk.com

6	Original Plan/Project Approval Date	March 4, 2004
7	Ordinance Number (if available)	040154
8	Most Recent Plan Amendment Date (if any)	May 11, 2006
9	Ordinance Number	051532

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Plan Area is an area generally within the boundaries of an area beginning with Grand Avenue on the east from Truman Road to 13th Street; then the Redevelopment Area runs west on 13th Street until Walnut Street; the Redevelopment Area then runs north to Petticoat Lane; and runs west to Main Street; then the Redevelopment Area runs north to the center line of the east-west alley located north of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area then runs south on Baltimore to the center line of the east-west alley located south of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area runs south to 12th Street; the Redevelopment Area then runs west to Baltimore Street; and then runs south on Baltimore Street until Truman Road which is the southern boundary of the Redevelopment Area in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

15. Project Objectives: Objectives outlined for the 1200 Main/South Loop TIF Plan include: enhancing the tax base of the city and the other Taxing District; encourage private investment in the surrounding area; to support the creation of a new garage for use by residences, businesses and employees within the Downtown Loop; and to increase employment opportunities.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. other (describe):

19. Major Development Obstacles to be overcome: The Redevelopment Area qualifies as a blighted area which indicates the areas has evidence of dilapidation, obsolescence, presences of structures below minimum code standards, excessive vacancies, and other blighting conditions. Substantial public financing of project improvements is necessary to ensure successful redevelopment of the plan area to serve the public purpose.

20. Briefly Describe the Project's Public Benefits: The 1200 Main/South Loop TIF Plan would eliminate adverse conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large. In addition, the Redevelopment Area will eliminate blighting conditions contributing to the area's obsolescence. The plan proposes to construct public parking garages; improve public streets, sidewalks, streetscape and public infrastructure; construct a 325,000 to 425,000 square foot Entertainment District; rehabilitation of One Kansas City Place; the rehabilitation and expansion of the Hotel President; and construction of two office buildings of approximately 450,000 to 650,000 square feet and 250,000 to 350,000 square feet.

21. Description of Agreements with Developer: Brokerage Agreement with Collier, Turley, Martin and Kerr, 1/14/04;

22. Description of Any Agreements with the Affected Taxing Districts: Currently None.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	

5	Anticipated Total Project Costs	
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	0 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	0 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	1200 Main/South Loop-Project 05 TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Copaken White and Blitt
(g)	Contact Person	Jon Copaken
(h)	Phone	913-381-3840
(i)	Fax	913-381-5624
(j)	E-mail address	jcopaken@cwbk.com

6	Original Plan/Project Approval Date	March 4, 2004
7	Ordinance Number (if available)	040154
8	Most Recent Plan Amendment Date (if any)	May 11, 2006
9	Ordinance Number	051532

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Plan Area is an area generally within the boundaries of an area beginning with Grand Avenue on the east from Truman Road to 13th Street; then the Redevelopment Area runs west on 13th Street until Walnut Street; the Redevelopment Area then runs north to Petticoat Lane; and runs west to Main Street; then the Redevelopment Area runs north to the center line of the east-west alley located north of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area then runs south on Baltimore to the center line of the east-west alley located south of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area runs south to 12th Street; the Redevelopment Area then runs west to Baltimore Street; and then runs south on Baltimore Street until Truman Road which is the southern boundary of the Redevelopment Area in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages,

public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

15. Project Objectives: Objectives outlined for the 1200 Main/South Loop TIF Plan include: enhancing the tax base of the city and the other Taxing District; encourage private investment in the surrounding area; to support the creation of a new garage for use by residences, businesses and employees within the Downtown Loop; and to increase employment opportunities.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. other (describe):

19. Major Development Obstacles to be overcome: The Redevelopment Area qualifies as a blighted area which indicates the areas has evidence of dilapidation, obsolescence, presences of structures below minimum code standards, excessive vacancies, and other blighting conditions. Substantial public financing of project improvements is necessary to ensure successful redevelopment of the plan area to serve the public purpose.

20. Briefly Describe the Project's Public Benefits: The 1200 Main/South Loop TIF Plan would eliminate adverse conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large. In addition, the Redevelopment Area will eliminate blighting conditions contributing to the area's obsolescence. The plan proposes to construct public parking garages; improve public streets, sidewalks, streetscape and public infrastructure; construct a 325,000 to 425,000 square foot Entertainment District; rehabilitation of One Kansas City Place; the

rehabilitation and expansion of the Hotel President; and construction of two office buildings of approximately 450,000 to 650,000 square feet and 250,000 to 350,000 square feet.

21. Description of Agreements with Developer: Brokerage Agreement with Collier, Turley, Martin and Kerr, 1/14/04;

22. Description of Any Agreements with the Affected Taxing Districts: Currently None.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	

5	Anticipated Total Project Costs	
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	0 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	0 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	1200 Main/South Loop-Project 06 TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	12th and Main Development Co., L.C.
(g)	Contact Person	Charles Miller
(h)	Phone	816-421-2500
(i)	Fax	816-478-2500
(j)	E-mail address	cfmiller@lrf-kc.com

6	Original Plan/Project Approval Date	March 4, 2004
7	Ordinance Number (if available)	040154
8	Most Recent Plan Amendment Date (if any)	May 11, 2006
9	Ordinance Number	051532

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Plan Area is an area generally within the boundaries of an area beginning with Grand Avenue on the east from Truman Road to 13th Street; then the Redevelopment Area runs west on 13th Street until Walnut Street; the Redevelopment Area then runs north to Petticoat Lane; and runs west to Main Street; then the Redevelopment Area runs north to the center line of the east-west alley located north of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area then runs south on Baltimore to the center line of the east-west alley located south of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area runs south to 12th Street; the Redevelopment Area then runs west to Baltimore Street; and then runs south on Baltimore Street until Truman Road which is the southern boundary of the Redevelopment Area in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages,

public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

15. Project Objectives: Objectives outlined for the 1200 Main/South Loop TIF Plan include: enhancing the tax base of the city and the other Taxing District; encourage private investment in the surrounding area; to support the creation of a new garage for use by residences, businesses and employees within the Downtown Loop; and to increase employment opportunities.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. other (describe):

19. Major Development Obstacles to be overcome: The Redevelopment Area qualifies as a blighted area which indicates the areas has evidence of dilapidation, obsolescence, presences of structures below minimum code standards, excessive vacancies, and other blighting conditions. Substantial public financing of project improvements is necessary to ensure successful redevelopment of the plan area to serve the public purpose.

20. Briefly Describe the Project's Public Benefits: The 1200 Main/South Loop TIF Plan would eliminate adverse conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large. In addition, the Redevelopment Area will eliminate blighting conditions contributing to the area's obsolescence. The plan proposes to construct public parking garages; improve public streets, sidewalks, streetscape and public infrastructure; construct a 325,000 to 425,000 square foot Entertainment District; rehabilitation of One Kansas City Place; the

rehabilitation and expansion of the Hotel President; and construction of two office buildings of approximately 450,000 to 650,000 square feet and 250,000 to 350,000 square feet.

21. Description of Agreements with Developer: Brokerage Agreement with Collier, Turley, Martin and Kerr, 1/14/04; Funding Agreement between Twelfth and Main Development Company, LLC and TIF Commission dated 2003.

22. Description of Any Agreements with the Affected Taxing Districts: Currently None.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	

5	Anticipated Total Project Costs	
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	0 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	0 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	1200 Main/South Loop-Project 07 (H&R Block expansion) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Blackwell Sanders Peper Martin
(g)	Contact Person	John Crossley
(h)	Phone	816-983-8339
(i)	Fax	
(j)	E-mail address	jcrossley@blackwellsanders.com

6	Original Plan/Project Approval Date	March 4, 2004
7	Ordinance Number (if available)	040154
8	Most Recent Plan Amendment Date (if any)	May 11, 2006
9	Ordinance Number	051532

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Plan Area is an area generally within the boundaries of an area beginning with Grand Avenue on the east from Truman Road to 13th Street; then the Redevelopment Area runs west on 13th Street until Walnut Street; the Redevelopment Area then runs north to Petticoat Lane; and runs west to Main Street; then the Redevelopment Area runs north to the center line of the east-west alley located north of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area then runs south on Baltimore to the center line of the east-west alley located south of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area runs south to 12th Street; the Redevelopment Area then runs west to Baltimore Street; and then runs south on Baltimore Street until Truman Road which is the southern boundary of the Redevelopment Area in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages,

public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

15. Project Objectives: Objectives outlined for the 1200 Main/South Loop TIF Plan include: enhancing the tax base of the city and the other Taxing District; encourage private investment in the surrounding area; to support the creation of a new garage for use by residences, businesses and employees within the Downtown Loop; and to increase employment opportunities.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. other (describe):

19. Major Development Obstacles to be overcome: The Redevelopment Area qualifies as a blighted area which indicates the areas has evidence of dilapidation, obsolescence, presences of structures below minimum code standards, excessive vacancies, and other blighting conditions. Substantial public financing of project improvements is necessary to ensure successful redevelopment of the plan area to serve the public purpose.

20. Briefly Describe the Project's Public Benefits: The 1200 Main/South Loop TIF Plan would eliminate adverse conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large. In addition, the Redevelopment Area will eliminate blighting conditions contributing to the area's obsolescence. The plan proposes to construct public parking garages; improve public streets, sidewalks, streetscape and public infrastructure; construct a 325,000 to 425,000 square foot Entertainment District; rehabilitation of One Kansas City Place; the

rehabilitation and expansion of the Hotel President; and construction of two office buildings of approximately 450,000 to 650,000 square feet and 250,000 to 350,000 square feet.

21. Description of Agreements with Developer: Brokerage Agreement with Collier, Turley, Martin and Kerr, 1/14/04;

22. Description of Any Agreements with the Affected Taxing Districts: Currently None.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	

5	Anticipated Total Project Costs	
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	0 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	0 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	1200 Main/South Loop-Project 08 (Sprint Arena) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	City of Kansas City Missouri
(g)	Contact Person	Ralph Davis
(h)	Phone	816-513-1408
(i)	Fax	
(j)	E-mail address	ralph_davis@kcmo.org

6	Original Plan/Project Approval Date	March 4, 2004
7	Ordinance Number (if available)	040154
8	Most Recent Plan Amendment Date (if any)	May 11, 2006
9	Ordinance Number	051532

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Plan Area is an area generally within the boundaries of an area beginning with Grand Avenue on the east from Truman Road to 13th Street; then the Redevelopment Area runs west on 13th Street until Walnut Street; the Redevelopment Area then runs north to Petticoat Lane; and runs west to Main Street; then the Redevelopment Area runs north to the center line of the east-west alley located north of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area then runs south on Baltimore to the center line of the east-west alley located south of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area runs south to 12th Street; the Redevelopment Area then runs west to Baltimore Street; and then runs south on Baltimore Street until Truman Road which is the southern boundary of the Redevelopment Area in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

15. Project Objectives: Objectives outlined for the 1200 Main/South Loop TIF Plan include: enhancing the tax base of the city and the other Taxing District; encourage private investment in the surrounding area; to support the creation of a new garage for use by residences, businesses and employees within the Downtown Loop; and to increase employment opportunities.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. other (describe):

19. Major Development Obstacles to be overcome: The Redevelopment Area qualifies as a blighted area which indicates the areas has evidence of dilapidation, obsolescence, presences of structures below minimum code standards, excessive vacancies, and other blighting conditions. Substantial public financing of project improvements is necessary to ensure successful redevelopment of the plan area to serve the public purpose.

20. Briefly Describe the Project's Public Benefits: The 1200 Main/South Loop TIF Plan would eliminate adverse conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large. In addition, the Redevelopment Area will eliminate blighting conditions contributing to the areas obsolescence. The plan proposes to construct public parking garages; improve public streets, sidewalks, streetscape and public infrastructure; construct a 325,000 to 425,000 square foot Entertainment District; rehabilitation of One Kansas City Place; the rehabilitation and expansion of the Hotel President; and construction of two office buildings of approximately 450,000 to 650,000 square feet and 250,000 to 350,000 square feet.

21. Description of Agreements with Developer: Brokerage Agreement with Collier, Turley, Martin and Kerr, 1/14/04; Funding Agreement, Redevelopment Agreement, Cooperative Agreement

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$5,085,574.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$5,085,574.00

5	Anticipated Total Project Costs	\$255,085,574.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	21 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	100%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years



Sprint Center looking East (top) and South from atop the Transamerica Building
September 2006



City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	1200 Main/South Loop-Project 09 TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edkc.com
(f)	Private Sector Developer	City of Kansas City Missouri
(g)	Contact Person	Yet to be Determined Developer
(h)	Phone	
(i)	Fax	
(j)	E-mail address	

6	Original Plan/Project Approval Date	March 4, 2004
7	Ordinance Number (if available)	040154
8	Most Recent Plan Amendment Date (if any)	May 11, 2006
9	Ordinance Number	051532

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Plan Area is an area generally within the boundaries of an area beginning with Grand Avenue on the east from Truman Road to 13th Street; then the Redevelopment Area runs west on 13th Street until Walnut Street; the Redevelopment Area then runs north to Petticoat Lane; and runs west to Main Street; then the Redevelopment Area runs north to the center line of the east-west alley located north of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area then runs south on Baltimore to the center line of the east-west alley located south of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area runs south to 12th Street; the Redevelopment Area then runs west to Baltimore Street; and then runs south on Baltimore Street until Truman Road which is the southern boundary of the Redevelopment Area in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

15. Project Objectives: Objectives outlined for the 1200 Main/South Loop TIF Plan include: enhancing the tax base of the city and the other Taxing District; encourage private investment in the surrounding area; to support the creation of a new garage for use by residences, businesses and employees within the Downtown Loop; and to increase employment opportunities.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. other (describe):

19. Major Development Obstacles to be overcome: The Redevelopment Area qualifies as a blighted area which indicates the areas has evidence of dilapidation, obsolescence, presences of structures below minimum code standards, excessive vacancies, and other blighting conditions. Substantial public financing of project improvements is necessary to ensure successful redevelopment of the plan area to serve the public purpose.

20. Briefly Describe the Project's Public Benefits: The 1200 Main/South Loop TIF Plan would eliminate adverse conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large. In addition, the Redevelopment Area will eliminate blighting conditions contributing to the area's obsolescence. The plan proposes to construct public parking garages; improve public streets, sidewalks, streetscape and public infrastructure; construct a 325,000 to 425,000 square foot Entertainment District; rehabilitation of One Kansas City Place; the rehabilitation and expansion of the Hotel President; and construction of two office buildings of approximately 450,000 to 650,000 square feet and 250,000 to 350,000 square feet.

21. Description of Agreements with Developer: Brokerage Agreement with Collier, Turley, Martin and Kerr, 1/14/04;

22. Description of Any Agreements with the Affected Taxing Districts: Currently None.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	

5	Anticipated Total Project Costs	
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	0 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	0 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	1200 Main/South Loop-Project 10 TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edkcc.com
(f)	Private Sector Developer	DST Realty/Great Plains Energy
(g)	Contact Person	DST Realty/Great Plains Energy
(h)	Phone	
(i)	Fax	
(j)	E-mail address	

6	Original Plan/Project Approval Date	March 4, 2004
7	Ordinance Number (if available)	040154
8	Most Recent Plan Amendment Date (if any)	May 11, 2006
9	Ordinance Number	051532

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Plan Area is an area generally within the boundaries of an area beginning with Grand Avenue on the east from Truman Road to 13th Street; then the Redevelopment Area runs west on 13th Street until Walnut Street; the Redevelopment Area then runs north to Petticoat Lane; and runs west to Main Street; then the Redevelopment Area runs north to the center line of the east-west alley located north of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area then runs south on Baltimore to the center line of the east-west alley located south of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area runs south to 12th Street; the Redevelopment Area then runs west to Baltimore Street; and then runs south on Baltimore Street until Truman Road which is the southern boundary of the Redevelopment Area in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

15. Project Objectives: Objectives outlined for the 1200 Main/South Loop TIF Plan include: enhancing the tax base of the city and the other Taxing District; encourage private investment in the surrounding area; to support the creation of a new garage for use by residences, businesses and employees within the Downtown Loop; and to increase employment opportunities.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. other (describe):

19. Major Development Obstacles to be overcome: The Redevelopment Area qualifies as a blighted area which indicates the areas has evidence of dilapidation, obsolescence, presences of structures below minimum code standards, excessive vacancies, and other blighting conditions. Substantial public financing of project improvements is necessary to ensure successful redevelopment of the plan area to serve the public purpose.

20. Briefly Describe the Project's Public Benefits: The 1200 Main/South Loop TIF Plan would eliminate adverse conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large. In addition, the Redevelopment Area will eliminate blighting conditions contributing to the area's obsolescence. The plan proposes to construct public parking garages; improve public streets, sidewalks, streetscape and public infrastructure; construct a 325,000 to 425,000 square foot Entertainment District; rehabilitation of One Kansas City Place; the rehabilitation and expansion of the Hotel President; and construction of two office buildings of approximately 450,000 to 650,000 square feet and 250,000 to 350,000 square feet.

21. Description of Agreements with Developer: Brokerage Agreement with Collier, Turley, Martin and Kerr, 1/14/04;

22. Description of Any Agreements with the Affected Taxing Districts: Currently None.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	

5	Anticipated Total Project Costs	
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	33 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	30 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	1200 Main/South Loop-Project 11 TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edkc.com
(f)	Private Sector Developer	City of Kansas City Missouri
(g)	Contact Person	Wayne Cauthen
(h)	Phone	816-513-1408
(i)	Fax	816-513-1363
(j)	E-mail address	bob_langenkamp@kcmo.org

6	Original Plan/Project Approval Date	March 4, 2004
7	Ordinance Number (if available)	040154
8	Most Recent Plan Amendment Date (if any)	May 11, 2006
9	Ordinance Number	051532

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Plan Area is an area generally within the boundaries of an area beginning with Grand Avenue on the east from Truman Road to 13th Street; then the Redevelopment Area runs west on 13th Street until Walnut Street; the Redevelopment Area then runs north to Petticoat Lane; and runs west to Main Street; then the Redevelopment Area runs north to the center line of the east-west alley located north of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area then runs south on Baltimore to the center line of the east-west alley located south of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area runs south to 12th Street; the Redevelopment Area then runs west to Baltimore Street; and then runs south on Baltimore Street until Truman Road which is the southern boundary of the Redevelopment Area in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

15. Project Objectives: Objectives outlined for the 1200 Main/South Loop TIF Plan include: enhancing the tax base of the city and the other Taxing District; encourage private investment in the surrounding area; to support the creation of a new garage for use by residences, businesses and employees within the Downtown Loop; and to increase employment opportunities.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. other (describe):

19. Major Development Obstacles to be overcome: The Redevelopment Area qualifies as a blighted area which indicates the areas has evidence of dilapidation, obsolescence, presences of structures below minimum code standards, excessive vacancies, and other blighting conditions. Substantial public financing of project improvements is necessary to ensure successful redevelopment of the plan area to serve the public purpose.

20. Briefly Describe the Project's Public Benefits: The 1200 Main/South Loop TIF Plan would eliminate adverse conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large. In addition, the Redevelopment Area will eliminate blighting conditions contributing to the area's obsolescence. The plan proposes to construct public parking garages; improve public streets, sidewalks, streetscape and public infrastructure; construct a 325,000 to 425,000 square foot Entertainment District; rehabilitation of One Kansas City Place; the rehabilitation and expansion of the Hotel President; and construction of two office buildings of approximately 450,000 to 650,000 square feet and 250,000 to 350,000 square feet.

21. Description of Agreements with Developer: Brokerage Agreement with Collier, Turley, Martin and Kerr, 1/14/04;

22. Description of Any Agreements with the Affected Taxing Districts: Currently None.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	

5	Anticipated Total Project Costs	
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	33 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	30 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	1200 Main/South Loop-Project 12 TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Block 112, LLC
(g)	Contact Person	Block 112, LLC
(h)	Phone	
(i)	Fax	
(j)	E-mail address	

6	Original Plan/Project Approval Date	March 4, 2004
7	Ordinance Number (if available)	040154
8	Most Recent Plan Amendment Date (if any)	May 11, 2006
9	Ordinance Number	051532

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Plan Area is an area generally within the boundaries of an area beginning with Grand Avenue on the east from Truman Road to 13th Street; then the Redevelopment Area runs west on 13th Street until Walnut Street; the Redevelopment Area then runs north to Petticoat Lane; and runs west to Main Street; then the Redevelopment Area runs north to the center line of the east-west alley located north of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area then runs south on Baltimore to the center line of the east-west alley located south of Lot 1, E and A Subdivision within the block bound by 10th/11th/Main and Baltimore; the Redevelopment Area runs south to 12th Street; the Redevelopment Area then runs west to Baltimore Street; and then runs south on Baltimore Street until Truman Road which is the southern boundary of the Redevelopment Area in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The 1200 Main/South Loop Tax Increment Financing Redevelopment Plan proposes to acquire, develop, construct, rehabilitate and improve office space, parking garages,

public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities.

15. Project Objectives: Objectives outlined for the 1200 Main/South Loop TIF Plan include: enhancing the tax base of the city and the other Taxing District; encourage private investment in the surrounding area; to support the creation of a new garage for use by residences, businesses and employees within the Downtown Loop; and to increase employment opportunities.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. other (describe):

19. Major Development Obstacles to be overcome: The Redevelopment Area qualifies as a blighted area which indicates the areas has evidence of dilapidation, obsolescence, presences of structures below minimum code standards, excessive vacancies, and other blighting conditions. Substantial public financing of project improvements is necessary to ensure successful redevelopment of the plan area to serve the public purpose.

20. Briefly Describe the Project's Public Benefits: The 1200 Main/South Loop TIF Plan would eliminate adverse conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large. In addition, the Redevelopment Area will eliminate blighting conditions contributing to the area's obsolescence. The plan proposes to construct public parking garages; improve public streets, sidewalks, streetscape and public infrastructure; construct a 325,000 to 425,000 square foot Entertainment District; rehabilitation of One Kansas City Place; the

rehabilitation and expansion of the Hotel President; and construction of two office buildings of approximately 450,000 to 650,000 square feet and 250,000 to 350,000 square feet.

21. Description of Agreements with Developer: Brokerage Agreement with Collier, Turley, Martin and Kerr, 1/14/04;

22. Description of Any Agreements with the Affected Taxing Districts: Currently None.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	

5	Anticipated Total Project Costs	
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	years
(b)	Current Anticipated Estimate (# of Years to Retirement)	years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	%
10	Total Years Anticipated to Capture EAT's	years
11	Percentage of PILOT's Captured	%
12	Total Years Anticipated to Capture PILOT's	years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	12th and Wyandotte TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Kansas City Downtown Hotel Group
(g)	Contact Person	Kevin Braun
(h)	Phone	816-855-4455
(i)	Fax	
(j)	E-mail address	kbraun@kcmarriott.com

6	Original Plan/Project Approval Date	December 10, 1992
7	Ordinance Number (if available)	921351
8	Most Recent Plan Amendment Date (if any)	February 2, 2006
9	Ordinance Number	060100

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: Generally bounded between 11th Street on the north, Baltimore on the east, 12th and 12th Streets on the south and Wyandotte and Central Streets on the West.

14. Description of Plan/Project: The 12th & Wyandotte Hotel TIF Plan calls for the renovation of the existing Marriott Hotel, demolition of the Muehlebach Towers and Link Building, construction of an above-grade pedestrian walkway linking the existing Marriott Hotel and the new Muehlebach Hotel.

15. Project Objectives: Due to the general shortage of hotel rooms in the downtown area and the lack of upscale hotel facilities, and the dependence of additional rooms to attract more convention visitors to Bartle Hall, the risk associated with the construction of a major new downtown hotel was high enough so as to deter private investment. The high cost of construction in an urban area contributed to the risk. The purpose of the Plan is to protect the City's investment in the Bartle Hall Convention Facility, reduce the shortage of downtown hotel rooms, provide hotel rooms within a short walking distance of Bartle Hall and provide additional meeting space downtown.

The construction of the Marriott/Muehlebach Hotel Tower was completed in December, 1997. Of particular importance was the addition of the new hotel's meeting space, which included the largest ballroom in the City.

In August 2004, Kansas City residents approved a new Downtown Arena which will be placed alongside a new Entertainment district. With these new additions to the Downtown Kansas City area, it's anticipated that hotel occupancy rates will increase in conjunction with the opening of these new areas.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Due to the general shortage of hotel rooms in the downtown area and the lack of upscale hotel facilities and the dependence of additional rooms to attract more convention visitors to Bartle Hall, the risk associated with the construction in an urban area also contributed to the risk.

20. Briefly Describe the Project's Public Benefits: The construction of the Marriott/Muehlebach Hotel Tower was completed in December of 1997 and at the time along with the newly renovated Doubletree Hotel (Americana TIF Plan), the two hotels have significantly improved the performance of the convention center facilities in the areas as well as the performance of other nearby downtown hotels. In addition, the construction and renovation eliminated blight in downtown Kansas City.

21. Description of Agreements with Developer: Funding Agreement between TIFC and Kansas City Downtown Hotel Group LLC 5/22/92. Cooperative Agreement between TIFC, LCRA and Kansas City

Downtown Hotel Group LLC 1/15/95; Development Agreement between TIFC and Kansas City
Downtown Hotel Group LLC 9/26/95.

22. Description of Any Agreements with the Affected Taxing Districts: Through Kansas City, MO Council action, the TIF plan captures 100% of City EATs.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	300
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	508
28(b)	Estimated Retained Jobs, actual	521

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: **\$12,657.55**

	PILOT's	EAT's
SAF Current Balance breakdown		\$12,657.55
Received Since Inception of Plan	\$722,695.93	\$2,214,947.31

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings	\$54,955,467.56	\$1,355,238.25
Acquisition of land or buildings		
Other (specify)	\$2,950,000.00	
Other (specify)	\$465,724.74	
Other (specify)		
Total Investment	\$58,371,192.30	\$1,355,238.25

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	*	*
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs	\$38,550.57	

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$16,871,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$200,000.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$17,071,000.00

5	Anticipated Total Project Costs	\$35,010,000.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	12 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$2,381,350.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$11,424,838.00
(c)	Anticipated Assessed Value at Time of District Termination	\$17,192,320.00
(d)	Total Amount of Base Year EAT's	\$322,892.00
(e)	Total Amount of Base Year Sales Taxes	\$126,236.00
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$11,347,000.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	100%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

* The Commission issues revenue bonds to provide tax-exempt financing for qualified projects or serves as a conduit agent for redevelopment financing arrangements. However, all principal and interest on such bonds or financing arrangements are payable by the developers or property owners. Each agreement has the four elements of conduit debt: a) the Commission is involved in the debt issuance, b) the debt issuance is for the capital needs of an unrelated party, c) the debt issuance is secured only by the pledge of loan or lease payments received, d) the Commission assumes no commitment for the repayment of the debt issuance beyond the pledge of loan or lease payments. Therefore, these items do not present liabilities to the Commission and are not included in the Commission's financial statements.

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	12th and Wyandotte-Aladdin Hotel TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Kansas City MO Hotel Partners, LP
(g)	Contact Person	Brandon Birkhead
(h)	Phone	901-755-9501
(i)	Fax	901-755-8230
(j)	E-mail address	bbirkhead@wrightinvestments.com

6	Original Plan/Project Approval Date	December 10, 1992
7	Ordinance Number (if available)	921351
8	Most Recent Plan Amendment Date (if any)	February 2, 2006
9	Ordinance Number	060100

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: Generally bounded between 11th Street on the north, Baltimore on the east, 13th Street on the south and Wyandotte and Central Streets on the West.

14. Description of Plan/Project: Project 4 of the 12th and Wyandotte TIF plan calls for the redevelopment of the hotel located at 1215 Wynadotte, KCMO, improvements to sidewalks and a pedestrian tunnel.

15. Project Objectives: The 12th & Wyandotte Hotel TIF Plan, project 4, calls for the renovation of the existing Aladdin Hotel (1st amendment), improvements to the sidewalks adjacent to the Aladdin Hotel and the pedestrian tunnel connecting the Hotel to the Municipal Auditorium Parking Garage.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer

- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Due to the general shortage of hotel rooms in the downtown area and the lack of upscale hotel facilities and the dependence of additional rooms to attract more convention visitors to Bartle Hall, the risk associated with the construction in an urban area also contributed to the risk.

20. Briefly Describe the Project's Public Benefits: The construction of the Marriott/Muehlebach Hotel Tower was completed in December of 1997 and at the time along with the newly renovated Doubletree Hotel (Americana TIF Plan), the two hotels have significantly improved the performance of the convention center facilities in the areas as well as the performance of other nearby downtown hotels. In addition, the construction and renovation eliminated blight in downtown Kansas City.

21. Description of Agreements with Developer: Funding Agreement with KCMO Hotel Partners LP dated 11/9/05;

22. Description of Any Agreements with the Affected Taxing Districts: Through Kansas City, MO Council action, the TIF plan captures 100% of City EATs.

23	Relocated Residences	
24	Relocated Businesses	
25	Parcels Acquired Through the Use of Eminent Domain Power:	
26	Businesses that have relocated to the Redevelopment Area	
27(a)	Estimated New Jobs, projected	
27(b)	Estimated New Jobs, actual	
28(a)	Estimated Retained Jobs, projected	
28(b)	Estimated Retained Jobs, actual	

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$2,080,000.00
(b)	Property Acquisition and Relocation Costs	\$1,155,000.00
(c)	Project Implementation Costs	\$446,500.00
(d)	Other (Interest)	\$5,669,510.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$9,351,010.00

5	Anticipated Total Project Costs	\$34,043,780.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	23 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	13th and Washington TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	DST
(g)	Contact Person	Steve Taylor
(h)	Phone	816-435-6403
(i)	Fax	816-435-8210
(j)	E-mail address	SKTaylor@dstsystems.com

6	Original Plan/Project Approval Date	September 19, 1996
7	Ordinance Number (if available)	961187
8	Most Recent Plan Amendment Date (if any)	0 ,
9	Ordinance Number	None

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: Bound by 13th Street on the north, Washington Avenue on the east, 14th Street on the south and Pennsylvania on the west.

14. Description of Plan/Project: The 13th & Washington Plan contemplates construction of a 75,000 square foot building and 225 parking spaces originally for use by Unitog as its corporate headquarters.

15. Project Objectives: The primary objective of this project was to retain jobs and related earnings taxes produced by Unitog . The major development obstacle to overcome in this instance was the fact the State of Kansas provided a significant amount of incentives to lure Unitog across the state line.

Through the provision of Tax Increment Financing, the City of Kansas City, Missouri provided enough assistance to convince Unitog to remain in the central business district of Kansas City and in the State of Missouri.

Tax Increment Financing was the tool which convinced a significant employer to stay in downtown Kansas City and to turn a vacant surface parking lot into an attractive headquarters building. By keeping Unitog in Kansas City, the City retained jobs and the related earning taxes resulting from said business.

Through this TIF Plan, 350 jobs were retained in Kansas City and an additional 100 jobs were created. This plan also eliminated conditions which were detrimental to public health, safety, morals or welfare in the redevelopment area. In 1999, the building was sold to DST Realty. The building now houses Argus Health Systems with approximately 159 employees.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The lot was previously a vacant surface parking lot. Approval of the TIF Plan convinced Unitog to keep its headquarters in Kansas City, MO despite incentives offered by the State of Kansas to lure the business across the state line.

20. Briefly Describe the Project's Public Benefits: The TIF plan allowed the City of Kansas City, MO to retain a major employer in downtown Kansas City, MO. The building is now home to Argus Health Systems.

21. Description of Agreements with Developer: Funding Agreement between TIFC and Unitog 4/24/96; Assignment of Development Rights to Unitog Realty Company 11/13/96; Assignment of Rights and Responsibilities from Unitog Realty Company to DST Realty 12./8/99.

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	1,134
27(b)	Estimated New Jobs, actual	393
28(a)	Estimated Retained Jobs, projected	350
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$281.76**

	PILOT's	EAT's
SAF Current Balance breakdown		\$281.76
Received Since Inception of Plan	\$1,329,911.83	\$795,595.64

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$3,800,346.00	
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$3,800,346.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$1,992,738.00	\$279,193.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$1,857,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$329,750.00
(d)	Other (specify, as applicable)	\$1,912,500.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$4,099,250.00

5	Anticipated Total Project Costs	\$12,515,125.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	13 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$252,480.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$1,711,205.00
(c)	Anticipated Assessed Value at Time of District Termination	\$2,636,800.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$1,292,000.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$42,000.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	19th Terrace and Central TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	AF Real Estate Holdings LLC
(g)	Contact Person	Nate Accardo
(h)	Phone	816-474-3200, ext 3050
(i)	Fax	816-221-1921
(j)	E-mail address	njaccardo@customcolor.com

6	Original Plan/Project Approval Date	June 3, 1999
7	Ordinance Number (if available)	990702
8	Most Recent Plan Amendment Date (if any)	August 7, 2004
9	Ordinance Number	040871

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area is generally bound by 17th Street on the north, Southwest Boulevard on the south, Central on the east, except between West 19th Street and the southern plat line of the parcel located at the southeast corner of West 17th Street and Broadway on the west.

14. Description of Plan/Project: The 19th Terrace and Central TIF plan provides for the construction and rehabilitation of 53,000 square feet of residential space, 11,000 square feet of warehouse space, 149,000 square feet of office and commercial space, 47,000 square feet of retail, 540 new and rehabilitated parking spaces, together with all necessary utilities and street improvements.

15. Project Objectives: The 19th Terrace & Central TIF Plan provides for the stabilization and improvement of that area in the vicinity of Custom Color Corporation, all in accordance with the City's comprehensive plan—FOCUS. Of particular note is the Plan's promotion of targeting incentives strategically, investing in Great Streets (Southwest Boulevard and Broadway), promoting an urban living environment, and reaffirming great and varied neighborhoods.

Stabilizing the area will also enhance the experience of future patrons of the proposed Performing Arts Center, located immediately south of Bartle Hall. Adjacent to the Freight District Redevelopment Area, the Plan also furthers the redevelopment of the Broadway-Main-Grand Corridor. The enhancement of the commercial arts district will also complement the adjacent reviving arts district and the adjacent film district.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles include the cost of rehabilitation of existing buildings that currently do not satisfy market requirements for space, either office or residential.

20. Briefly Describe the Project's Public Benefits: The Plan provides for the creation of a vibrant urban environment where residents can live/work/play. The area immediately south of the proposed Performing Arts Center will be enhanced, and the area, which serves primarily commercial arts businesses, will complement the growing arts district and the adjacent film district.

21. Description of Agreements with Developer: Funding Agreement between TIFC and AF Real Estate Holdings LLC 5/5/99; Redevelopment Agreement between TIFC and AF Real Estate Holdings LLC 3/8/00.

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	230
27(b)	Estimated New Jobs, actual	80
28(a)	Estimated Retained Jobs, projected	20
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$181,510.31**

	PILOT's	EAT's
SAF Current Balance breakdown	\$130,842.98	\$50,667.33
Received Since Inception of Plan	\$137,729.46	\$53,334.04

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$966,722.81	
Rehab of existing buildings	\$2,845,973.00	
Acquisition of land or buildings	\$2,918,481.71	
Other (specify)	\$205,648.04	
Other (specify)		
Other (specify)		
Total Investment	\$6,936,825.56	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$2,550,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$744,363.00
(d)	Other (specify, as applicable)	\$1,815,000.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$5,109,363.00

5	Anticipated Total Project Costs	\$14,867,553.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	18 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$633,220.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$860,047.00
(c)	Anticipated Assessed Value at Time of District Termination	\$6,553,664.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$7,415,402.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$1,158,037.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	22nd and Main-Project 01, The Freight House Building TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	Lidia's Freight House L.L.C.
(g)	Contact Person	Daniel G. Clothier
(h)	Phone	816-421-3696
(i)	Fax	(316) 634-0891
(j)	E-mail address	danclothier@sbcglobal.net

6	Original Plan/Project Approval Date	March 19, 1998
7	Ordinance Number (if available)	980231
8	Most Recent Plan Amendment Date (if any)	May 27, 2004
9	Ordinance Number	040445

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area is generally bound by Terminal Railway Tracks on the south, Southwest Boulevard on the north except between Baltimore and Main where the Redevelopment Area is bound by 19th Street, Broadway on the west, and Walnut and the Walnut Extension of the Main Street Viaduct on the east. The project area is located south on 22nd Street between Wyandotte Trafficway and Main Street

14. Description of Plan/Project: Project 1 calls for the rehabilitation of the 19,000 to 25,000 square foot Freight House building, which will allow for the development of an assortment of upscale restaurants so as to serve as a destination within the area of Kansas City known as the Crossroads area. The redevelopment of the Freight House Building will serve as an anchor for the redevelopment within the adjacent arts district. In addition, the redeveloper has committed \$250,000 in public improvements in the Freight District area within the first twelve months of the redevelopment. An additional \$750,000 may be available for the adjacent area as a result of public participation revenues and surplus TIF revenues in order to further enhance the Crossroads area.

15. Project Objectives: Rehabilitation of the Freight House and the development of an assortment of upscale destination restaurants, such as Lidia's Restaurant, Fiorella's Jack Stack Barbecue and City Tavern, will serve as the catalyst and anchor of the revitalization of the Freight District, home to a developing arts district that provides a vital link between the restored Union Station and Science City and the proposed Power and Light District.

Lidia's, a restaurant developed by Lidia Bastianich, famed Italian chef, is her first venture outside of New York City, and is enjoying tremendous success. The restaurant has received positive reviews from local and national press, and has aided with increased visitation to the area, including neighboring restaurants. In addition to Lidia's, Fiorella's Jack Stack Barbecue and City Tavern have opened and are also a tremendous success creating a true destination spot in Kansas City.

TIF revenues will also assist with improvements to Baltimore Street south of 20th Street, and to 22nd Street between Wyandotte and Baltimore. Advisory committees have been established to oversee the selection of public art funded by the project, and to prioritize those public improvements to be made north of the Plan area.

The redevelopment of the Freight House has created excitement within the area-interest in the Crossroads area is now at a peak. Businesses, property owners and residents, with the aid of the staff of the Economic Development Corporation, have organized together to expand the Plan boundaries and provide for more comprehensive planning within the area.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles to overcome included the high costs associated with the rehabilitation of a functionally obsolete, dilapidated structure and the provision of on-site parking. The working relationship between the redeveloper and the neighboring property owners was an issue as memories lingered over a past attempt to redevelop the Freight House two years prior by a separate redeveloper, which strained relationships and eventually caused the past redeveloper to withdraw its application after much public opposition.

20. Briefly Describe the Project's Public Benefits: Lidia's Restaurant, created by famed Italian chef Lidia Bastianich, opened in December of 1998 and has received a tremendous amount of favorable press attention nationally and locally. In addition, the opening of Fiorella's Jack Stack Barbecue and City Tavern have created a true destination spot in Kansas City Missouri. The restaurants have not only energized the restaurant scene in Kansas City but the adjacent arts district as well.

21. Description of Agreements with Developer: Funding Agreement between TIFC and Lidia's Freight House LLC 11/14/97; Redevelopment Agreement between TIFC and Lidia's Freight House LLC 7/20/98; Assignment of TIF Proceeds and Security Agreement from Lidia's Freight House LLC to Hillcrest Bank 4/10/02; Absolute Assignment of Tax Reimbursements for First Bank of Medicine Lodge by Lidia's Freight House, LLC, 11/30/04; Assignment and Release between Hillcrest Bank and First Bank of Medicine Lodge, 11/29/04.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	186
27(b)	Estimated New Jobs, actual	279
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$20,805.63**

	PILOT's	EAT's
SAF Current Balance breakdown		\$20,805.63
Received Since Inception of Plan	\$263,090.90	\$1,416,397.19

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings	\$22,470,061.00	
Acquisition of land or buildings		
Other (specify)	\$79,550.00	
Other (specify)		
Other (specify)		
Total Investment	\$22,549,611.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$1,580,189.00	\$368,797.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$2,416,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$738,000.00
(d)	Other (specify, as applicable)	\$183,100.00
(e)	Other (specify, as applicable)	\$390,000.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$3,727,100.00

5	Anticipated Total Project Costs	\$8,663,435.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	15 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$318,440.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$928,047.00
(c)	Anticipated Assessed Value at Time of District Termination	\$777,450.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$4,462,888.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$4,070,122.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	22nd and Main-Project 02, The Marietta Chair Building TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	Francor, L.L.C.
(g)	Contact Person	Scott Francis
(h)	Phone	816-931-4346
(i)	Fax	816-931-1043
(j)	E-mail address	scott@francisfoundation.org

6	Original Plan/Project Approval Date	August 26, 1999
7	Ordinance Number (if available)	991059
8	Most Recent Plan Amendment Date (if any)	May 27, 2004
9	Ordinance Number	040445

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area is generally bound by Terminal Railway Tracks on the south, Southwest Boulevard on the north except between Baltimore and Main where the Redevelopment Area is bound by 19th Street, Broadway on the west, and Walnut and the Walnut Extension of the Main Street Viaduct on the east. The project area is located at 2029 Wyandotte.

14. Description of Plan/Project: The 22nd and Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure. The project consists of the rehabilitation of the 55,000 square foot Marietta Chair Building for use by Birch Telecom.

15. Project Objectives: The 22nd and Main TIF Plan, as amended, provides for the rehabilitation of the Freight House Building and the Marietta Chair Building, as well as the rehabilitation and new

construction of office, retail, residential, and hotel space along with parking, streetscape improvements, infrastructure improvements, public art, open space, and all necessary utilities and street improvements.

This particular projects consists of the rehabilitation of the Marietta Chair Building. The project provides for the rehabilitation of 55,000 square feet of the Marietta Chair Building for use by Birch Telecom. For Birch Telecom to remain in the area, it is essential to build more parking. The new TIF revenues from the Marietta Chair Building will be used to finance a parking garage which would serve Birch Telecom and other office, retail and restaurant uses in the area.

The 22nd and Main TIF Plan is the result of ongoing discussions with the property owners and stakeholders in the Freight District. As a result of these discussions, the Commission was able to identify several areas of concern that are addressed by the Plan. These include 1) the planned 22nd/23rd Street Connector; 2) the lack of parking; 3) retention of the arts community; 4) urban design issues such as streetscape, public art, connections, lack of open space; 5) the construction of the Crossroads Circle as envisioned in FOCUS; and 6) an alternate building code for older structures.

The redevelopment of the area has created excitement within the larger Crossroads area and the Kansas City Urban Core. Businesses, property owners and the residents with the aid of the staff of the Economic Development Corporation have organized together to expand the Plan boundaries and provide for more comprehensive planning within the area.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles to overcome included the high costs associated with the rehabilitation of a functionally obsolete, dilapidated structure and the provision of on-site parking.

20. Briefly Describe the Project's Public Benefits: The rehabilitation of the Marietta Chair Building will provide for 55,000 square feet of office and retail space in a historically and culturally significant area of Kansas City. Twelve (12%) percent of the incremental TIF revenues will assist with the Neighborhood Improvement Fund for revitalization of the entire area.

21. Description of Agreements with Developer:

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	96
27(b)	Estimated New Jobs, actual	3
28(a)	Estimated Retained Jobs, projected	120
28(b)	Estimated Retained Jobs, actual	101

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$220,698.46**

	PILOT's	EAT's
SAF Current Balance breakdown		\$220,698.46
Received Since Inception of Plan		\$359,867.71

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings	\$5,086,508.00	
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$5,086,508.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$467,711.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$66,159.00
(d)	Other (specify, as applicable)	\$320,779.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$854,649.00

5	Anticipated Total Project Costs	\$9,885,668.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	16 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$58,660.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$650,771.00
(c)	Anticipated Assessed Value at Time of District Termination	\$1,000,020.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$163,371.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$191,459.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	22nd and Main-Project 10, 1900 Main Building TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	McFamily Properties, L.L.C.
(g)	Contact Person	John McFarland
(h)	Phone	314-726-0266
(i)	Fax	314-726-6319
(j)	E-mail address	jmcfarland@tampsco.com

6	Original Plan/Project Approval Date	January 20, 2000
7	Ordinance Number (if available)	991061
8	Most Recent Plan Amendment Date (if any)	May 27, 2004
9	Ordinance Number	040445

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area is generally bound by Terminal Railway Tracks on the south, Southwest Boulevard on the north except between Baltimore and Main where the Redevelopment Area is bound by 19th Street, Broadway on the west, and Walnut and the Walnut Extension of the Main Street Viaduct on the east. The project area is located at 1900 Main.

14. Description of Plan/Project: Project 10 within the 22nd & Main TIF plan calls for the rehabilitation of an existing building to house 3,000 square feet of restaurant, 3,300 square feet of commercial and 7,800 square feet of office space. Project 10 is one of many projects located within a larger historically and culturally significant area within the urban core.

15. Project Objectives: The rehabilitation of the building at 1900 Main, the Freight House and other buildings in this area will serve as a catalyst for the revitalization of the Freight District. The Freight District is home to a developing arts district that provides a vital link between the restored Union Station and Science City and the Central Business District.

The 22nd & Main TIF Plan is the result of ongoing discussions with the property owners and stakeholders in the Freight District. As a result of these discussions, the Commission was able to identify several areas of concern that are addressed by the plan. These include: 1) the planned 22nd/23rd Street Connector; 2) the lack of parking; 3) retention of the arts community; 4) urban design issues such as streetscape, public art, connections, lack of open space; 5) the construction of the Crossroads Circle as envisioned in FOCUS; and 6) an alternate building code for older structures.

The rehabilitation of the building located at 1900 Main allowed for the opening of Zin Restaurant, the Blue Gallery and a photography studio on the lower building level. The project will use the TIF revenues generated by the businesses in the building to pay for sidewalk vault restoration and ADA compliance.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles included the high costs associated with the rehabilitation of a functionally obsolete, dilapidated structure as well as the dangerous conditions of vaults beneath the public sidewalks and the public sidewalks adjacent to the building.

20. Briefly Describe the Project's Public Benefits: The Project provides for remediation of dangerous public sidewalks and vaults under the public sidewalks. The rehabilitation of the building also supports the effort to stabilize and revitalize a historically and culturally significant area within the urban core. Twelve (12%) percent of the incremental TIF revenues will assist with the Neighborhood Improvement Fund for revitalization of the entire area.

21. Description of Agreements with Developer: Funding Agreement between TIFC and McFamily Properties LLC 7/14/99; Redevelopment Agreement between TIFC and McFamily Properties LLC 3/8/00.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	47
27(b)	Estimated New Jobs, actual	14
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$4,090.51**

	PILOT's	EAT's
SAF Current Balance breakdown		\$4,090.51
Received Since Inception of Plan	\$20,718.07	\$122,156.43

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings	\$865,656.46	
Acquisition of land or buildings	\$143,738.00	
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$1,009,394.46	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$115,084.00	\$27,102.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$350,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$350,000.00

5	Anticipated Total Project Costs	\$874,778.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	17 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$112,960.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$79,600.00
(c)	Anticipated Assessed Value at Time of District Termination	\$207,172.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$769,834.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$401,200.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	22nd and Main-Project 14, The Safeway Building TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	Master Realty Properties, Inc.
(g)	Contact Person	Tom Trabon
(h)	Phone	816-474-9333
(i)	Fax	816-474-5720
(j)	E-mail address	None

6	Original Plan/Project Approval Date	July 20, 2000
7	Ordinance Number (if available)	000956
8	Most Recent Plan Amendment Date (if any)	May 27, 2004
9	Ordinance Number	040445

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area is generally bound by Terminal Railway Tracks on the south, Southwest Boulevard on the north except between Baltimore and Main where the Redevelopment Area is bound by 19th Street, Broadway on the west, and Walnut and the Walnut Extension of the Main Street Viaduct on the east. The project area is located 2029 Wyandotte.

14. Description of Plan/Project: The 22nd & Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure. The Safeway Building Project provides for the rehabilitation of the 36,550 square feet of residential space, 16,550 square feet of office space, and 3,000 square feet of gallery space. The Safeway Building Project is one of many projects located within a larger historically and culturally significant area within the urban core.

15. Project Objectives: The 22nd & Main TIF Plan, as amended provides for the rehabilitation of the Freight House Building and the Safeway Building, as well as the rehabilitation and new construction of

office, retail, residential, and hotel space along with parking, streetscape improvements, infrastructure improvements, public art, open space, and all necessary utilities and street improvements.

This particular project consists of the rehabilitation of the building located at 2029 Wyandotte. The project provides for 36,550 square feet of residential space (33 loft apartments); 16,550 square feet of office; and 3,000 square feet of retail/gallery space. The Freight District is home to a developing arts district that provides a vital link between the restored Union Station and the Central Business District.

The 22nd & Main TIF Plan is the result of ongoing discussions with the property owners and stakeholders in the Freight District. As a result of these discussions, the Commission was able to identify several areas of concern that are addressed by the plan. These include: 1) the planned 22nd/23rd Street Connector; 2) the lack of parking; 3) retention of the arts community; 4) urban design issues such as streetscape, public art, connections, lack of open space; 5) the construction of the Crossroads Circle as envisioned in FOCUS; and 6) an alternate building code for older structures.

The redevelopment of the area has created excitement within the larger Crossroads area and the Kansas City Urban Core. Businesses, property owners and residents with the aid of the staff of the Economic Development Corporation have organized together to expand the Plan boundaries and provide for more comprehensive planning within the area.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles to overcome included the high costs associated with the rehabilitation of a functionally obsolete, dilapidated structure and the provision of on-site parking.

20. Briefly Describe the Project's Public Benefits: The rehabilitation of the Safeway Building will provide for 33 loft apartments in a historically and culturally significant area of Kansas city. Six percent of the incremental TIF revenues will assist with the Neighborhood Improvement Fund for revitalization of the entire area. Twelve (12%) percent of the incremental TIF revenues will assist with the Neighborhood Improvement Fund for revitalization of the entire area.

21. Description of Agreements with Developer: Funding Agreement between Master Realty Properties, Inc. 3/16/00; Assignment and Assumption Agreement among Master Realty Properties, MRP Freighthouse, LP and TIFC, 12/10/03; Redevelopment Agreement between MRP Freighthouse and TIFC, 12/10/03.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	4
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	4

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: **\$18,680.83**

	PILOT's	EAT's
SAF Current Balance breakdown	\$18,680.83	
Received Since Inception of Plan	\$304,367.71	

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$230,389.00	\$59,930.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$467,711.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$66,159.00
(d)	Other (specify, as applicable)	\$320,779.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$854,649.00

5	Anticipated Total Project Costs	\$10,740,317.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	17 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$119,726.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$838,815.00
(c)	Anticipated Assessed Value at Time of District Termination	\$1,000,020.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$326,742.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$191,459.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	22nd and Main-Project 16, Columbia and Gray Buildings TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	Levitt Enterprises
(g)	Contact Person	Tom Levitt
(h)	Phone	816-474-2244
(i)	Fax	816 474-4191
(j)	E-mail address	tlevitt@scbglobal.net

6	Original Plan/Project Approval Date	June 29, 2000
7	Ordinance Number (if available)	991062
8	Most Recent Plan Amendment Date (if any)	May 27, 2004
9	Ordinance Number	040445

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area is generally bound by Terminal Railway Tracks on the south, Southwest Boulevard on the north except between Baltimore and Main where the Redevelopment Area is bound by 19th Street, Broadway on the west, and Walnut and the Walnut Extension of the Main Street Viaduct on the east. The project area is located at 21st Street and Wyandotte Traffic way.

14. Description of Plan/Project: The 22nd & Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure. The Columbia and Gray Buildings Project provides for the rehabilitation of the 37,107 square feet of commercial space. The Columbia and Gray Buildings Project is one of many projects located within a larger historically and culturally significant area within the urban core.

15. Project Objectives: The 22nd & Main TIF Plan, as amended provides for the rehabilitation of the Columbia and Gray Buildings, as well as the rehabilitation and new construction of office, retail,

residential, and hotel space along with parking, streetscape improvements, infrastructure improvements, public art, open space, and all necessary utilities and street improvements.

The Columbia and Gray Buildings Project consists of the rehabilitation of the Columbia and Gray Building to allow for 29,388 square feet of renovated office space and 7,719 square feet of renovated retail/restaurant/gallery space. The Freight District is home to a developing arts district that provides a vital link between the restored Union Station and the Central Business District.

The 22nd & Main TIF Plan is the result of ongoing discussions with the property owners and stakeholders in the Freight District. As a result of these discussions, the Commission was able to identify several areas of concern that are addressed by the plan. These include: 1) the planned 22nd/23rd Street Connector; 2) the lack of parking; 3) retention of the arts community; 4) urban design issues such as streetscape, public art, connections, lack of open space; 5) the construction of the Crossroads Circle as envisioned in FOCUS; and 6) an alternate building code for older structures.

The redevelopment of the area has created excitement within the larger Crossroads area and the Kansas City Urban Core. Businesses, property owners and residents with the aid of the staff of the Economic Development Corporation have organized together to expand the Plan boundaries and provide for more comprehensive planning within the area.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles to overcome included the high costs associated with the rehabilitation of a functionally obsolete, dilapidated structure and the provision of on-site parking.

20. Briefly Describe the Project's Public Benefits: The rehabilitation of the Columbia and Gray Buildings will provide for the incremental TIF revenue to be returned to revitalize the historically and culturally significant area in the urban core. The revenues will assist in providing parking, installation of public amenities and construction of public infrastructure. Twelve (12%) percent of the incremental TIF revenues will assist with the Neighborhood Improvement Fund for revitalization of the entire area.

21. Description of Agreements with Developer: Funding Agreement and First Amendment thereof between TIFC and Levitt Enterprises August 13, 1999; Redevelopment Agreement between TIFC and Levitt Enterprises 5/9/01.

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	47
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan	\$613.57	

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$1,393,794.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$29,617.00
(d)	Other (specify, as applicable)	\$20,200.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$1,446,611.00

5	Anticipated Total Project Costs	\$6,679,430.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	17 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$83,370.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$123,537.00
(c)	Anticipated Assessed Value at Time of District Termination	\$702,332.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$1,668,960.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$492,620.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 **Tax Increment Financing** Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	22nd and Main-Project 21, AD Jacobson Building TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. **Contact Information**

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	Levitt Enterprises
(g)	Contact Person	Tom Levitt
(h)	Phone	816-474-2244
(i)	Fax	816 474-4191
(j)	E-mail address	tlevitt@scbglobal.net

6	Original Plan/Project Approval Date	June 29, 2000
7	Ordinance Number (if available)	000781
8	Most Recent Plan Amendment Date (if any)	May 27, 2004
9	Ordinance Number	040445

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. **General Location of Area or Project Area:** The redevelopment area is generally bound by Terminal Railway Tracks on the south, Southwest Boulevard on the north except between Baltimore and Main where the Redevelopment Area is bound by 19th Street, Broadway on the west, and Walnut and the Walnut Extension of the Main Street Viaduct on the east. The project area is located at 2016 Central Street.

14. **Description of Plan/Project:** The 22nd & Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure. The AD Jacobson Building Project provides for the rehabilitation of 12,094 square feet of office space and 1,820 square feet of retail space. The AD Jacobson Building Project is one of many projects located within a larger historically and culturally significant area within the urban core.

15. **Project Objectives:** The 22nd & Main TIF Plan, as amended provides for the rehabilitation of the AD Jacobson Building, as well as the rehabilitation and new construction of office, retail, residential,

and hotel space along with parking, streetscape improvements, infrastructure improvements, public art, open space, and all necessary utilities and street improvements.

The AD Jacobson Building Project consists of the rehabilitation of the AD Jacobson Building located at 2016 Central to allow for the construction of 1,820 square feet of renovated retail space and 12,094 square feet of renovated office space. The Freight District is home to a developing arts district that provides a vital link between the restored Union Station and the Central Business District.

The 22nd & Main TIF Plan is the result of ongoing discussions with the property owners and stakeholders in the Freight District. As a result of these discussions, the Commission was able to identify several areas of concern that are addressed by the plan. These include: 1) the planned 22nd/23rd Street Connector; 2) the lack of parking; 3) retention of the arts community; 4) urban design issues such as streetscape, public art, connections, lack of open space; 5) the construction of the Crossroads Circle as envisioned in FOCUS; and 6) an alternate building code for older structures.

The redevelopment of the area has created excitement within the larger Crossroads area and the Kansas City Urban Core. Businesses, property owners and residents with the aid of the staff of the Economic Development Corporation have organized together to expand the Plan boundaries and provide for more comprehensive planning within the area.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles to overcome included the high costs associated with the rehabilitation of a functionally obsolete, dilapidated structure and the provision of on-site parking.

20. Briefly Describe the Project's Public Benefits: The rehabilitation of the AD Jacobson Building will provide for the incremental TIF revenue to be returned to revitalize the historically and culturally significant area in the urban core. The revenues will assist in providing parking, installation of public amenities and construction of public infrastructure. Twelve (12%) percent of the incremental TIF revenues will assist with the Neighborhood Improvement Fund for revitalization of the entire area.

21. Description of Agreements with Developer: Funding Agreement between TIFC and Levitt Enterprises August 13, 1999; Redevelopment Agreement between TIFC and Levitt Enterprises April 11, 2001.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	53
27(b)	Estimated New Jobs, actual	6
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan	\$22,525.65	

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$67,524.00	
Site Development	\$459,403.00	
Rehab of existing buildings	\$1,001,255.00	
Acquisition of land or buildings	\$512,989.00	
Other (specify)	\$39,125.00	
Other (specify)	\$75,000.00	
Other (specify)		
Total Investment	\$2,155,296.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$120,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$12,173.00
(d)	Other (specify, as applicable)	\$13,000.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$145,173.00

5	Anticipated Total Project Costs	\$2,033,411.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	17 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$70,400.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$171,461.00
(c)	Anticipated Assessed Value at Time of District Termination	\$1,628,292.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$2,290,190.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$1,531,787.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	22nd and Main-Project 24, Morr Transfer Building TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	DST Realty
(g)	Contact Person	Steve Taylor
(h)	Phone	816-435-6403
(i)	Fax	816-435-8210
(j)	E-mail address	SKTaylor@dstsystems.com

6	Original Plan/Project Approval Date	December 14, 2000
7	Ordinance Number (if available)	001594
8	Most Recent Plan Amendment Date (if any)	May 27, 2004
9	Ordinance Number	040445

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area is generally bound by Terminal Railway Tracks on the south, Southwest Boulevard on the north except between Baltimore and Main where the Redevelopment Area is bound by 19th Street, Broadway on the west, and Walnut and the Walnut Extension of the Main Street Viaduct on the east. The project area is located at 2114 Central.

14. Description of Plan/Project: The 22nd & Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure. The Morr Transfer Building Project provides for the rehabilitation of 79,773 square feet of office space. The Project is one of many projects located within a larger historically and culturally significant area within the urban core.

15. Project Objectives: The 22nd & Main TIF Plan, as amended provides for the rehabilitation of the Morr Transfer Building, as well as the rehabilitation and new construction of office, retail, residential,

and hotel space along with parking, streetscape improvements, infrastructure improvements, public art, open space, and all necessary utilities and street improvements.

The Morr Transfer Building Project consists of the rehabilitation of the building located at 2114 Central to allow for the construction of 79,773 square feet of renovated office space. The Freight District is home to a developing arts district that provides a vital link between the restored Union Station and the Central Business District.

The 22nd & Main TIF Plan is the result of ongoing discussions with the property owners and stakeholders in the Freight District. As a result of these discussions, the Commission was able to identify several areas of concern that are addressed by the plan. These include: 1) the planned 22nd/23rd Street Connector; 2) the lack of parking; 3) retention of the arts community; 4) urban design issues such as streetscape, public art, connections, lack of open space; 5) the construction of the Crossroads Circle as envisioned in FOCUS; and 6) an alternate building code for older structures.

The redevelopment of the area has created excitement within the larger Crossroads area and the Kansas City Urban Core. Businesses, property owners and residents with the aid of the staff of the Economic Development Corporation have organized together to expand the Plan boundaries and provide for more comprehensive planning within the area.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles to overcome included the high costs associated with the rehabilitation of a functionally obsolete, dilapidated structure and the provision of on-site parking.

20. Briefly Describe the Project's Public Benefits: The rehabilitation of the Morr Transfer Building will provide for the incremental TIF revenue to be returned to revitalize the historically and culturally significant area in the urban core. The revenues will assist in providing parking, installation of public amenities and construction of public infrastructure. Twelve (12%) percent of the incremental TIF revenues will assist with the Neighborhood Improvement Fund for revitalization of the entire area.

21. Description of Agreements with Developer: None

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	196
28(a)	Estimated Retained Jobs, projected	365
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		\$154.08

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings	\$8,725,342.00	
Acquisition of land or buildings	\$1,836,307.00	
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$10,561,649.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$1,053,193.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$25,500.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$1,078,693.00

5	Anticipated Total Project Costs	\$9,581,993.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	17 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$86,708.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$16,550.00
(c)	Anticipated Assessed Value at Time of District Termination	\$918,985.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$3,716,000.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 **Tax Increment Financing** Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	22nd and Main-Project 27, The Arthel Building TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. **Contact Information**

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	Botwin and Company
(g)	Contact Person	Diane Botwin-Alpert
(h)	Phone	816-444-4414
(i)	Fax	816-510-4896
(j)	E-mail address	botwincr@kc.rr.com

6	Original Plan/Project Approval Date	July 20, 2000
7	Ordinance Number (if available)	000957
8	Most Recent Plan Amendment Date (if any)	May 27, 2004
9	Ordinance Number	040445

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area is generally bound by Terminal Railway Tracks on the south, Southwest Boulevard on the north except between Baltimore and Main where the Redevelopment Area is bound by 19th Street, Broadway on the west, and Walnut and the Walnut Extension of the Main Street Viaduct on the east. The project area is located at 1901 Main.

14. Description of Plan/Project: The 22nd & Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure. The Arthel Building Project provides for the rehabilitation of 7,500 square feet of retail space, 4,000 square feet of office space and 10 surface parking spaces. The Project is one of many projects located within a larger historically and culturally significant area within the urban core.

15. Project Objectives: The 22nd & Main TIF Plan, as amended provides for the rehabilitation of the Arthel Building, as well as the rehabilitation and new construction of office, retail, residential, and hotel space along with parking, streetscape improvements, infrastructure improvements, public art, open space, and all necessary utilities and street improvements.

The Arthel Building Project consists of the rehabilitation of the building located at 1901 Main to allow for the construction of 7,500 square feet of retail space, 4,000 square feet of office space and 10 surface parking spaces. The Freight District is home to a developing arts district that provides a vital link between the restored Union Station and the Central Business District.

The 22nd & Main TIF Plan is the result of ongoing discussions with the property owners and stakeholders in the Freight District. As a result of these discussions, the Commission was able to identify several areas of concern that are addressed by the plan. These include: 1) the planned 22nd/23rd Street Connector; 2) the lack of parking; 3) retention of the arts community; 4) urban design issues such as streetscape, public art, connections, lack of open space; 5) the construction of the Crossroads Circle as envisioned in FOCUS; and 6) an alternate building code for older structures.

The redevelopment of the area has created excitement within the larger Crossroads area and the Kansas City Urban Core. Businesses, property owners and residents with the aid of the staff of the Economic Development Corporation have organized together to expand the Plan boundaries and provide for more comprehensive planning within the area.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles to overcome included the high costs associated with the rehabilitation of a functionally obsolete, dilapidated structure and the provision of on-site parking.

20. Briefly Describe the Project's Public Benefits: The rehabilitation of the Arthel Building will provide for the incremental TIF revenue to be returned to revitalize the historically and culturally significant area in the urban core. The revenues will assist in providing parking, installation of public amenities and construction of public infrastructure. Twelve (12%) percent of the incremental TIF revenues will assist with the Neighborhood Improvement Fund for revitalization of the entire area.

21. Description of Agreements with Developer: Funding Agreement between TIFC and Botwin Family Partners LP; Redevelopment Agreement with Botwin Family Partners, 10/8/03.

22. Description of Any Agreements with the Affected Taxing Districts: None

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	34
27(b)	Estimated New Jobs, actual	42
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	36

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$4,781.09**

	PILOT's	EAT's
SAF Current Balance breakdown		\$4,781.09
Received Since Inception of Plan	\$108,209.90	\$57,272.32

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$22,903.00	
Site Development		
Rehab of existing buildings	\$832,000.00	
Acquisition of land or buildings		
Other (specify)	\$46,546.00	
Other (specify)	\$40,300.00	
Other (specify)		
Total Investment	\$941,749.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$138,965.00	\$35,910.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$1,053,193.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$62,286.00
(d)	Other (specify, as applicable)	\$296,104.00
(e)	Other (specify, as applicable)	\$41,235.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$1,452,818.00

5	Anticipated Total Project Costs	\$1,549,940.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	17 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$62,640.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$159,760.00
(c)	Anticipated Assessed Value at Time of District Termination	\$130,368.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$511,913.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$373,344.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	43rd and Main-H&R Block (Project 2) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	H & R Block
(g)	Contact Person	Amy Rahmlow
(h)	Phone	816-701-4590
(i)	Fax	
(j)	E-mail address	arahmlow@hrblock.com

6	Original Plan/Project Approval Date	March 24, 1994
7	Ordinance Number (if available)	940227
8	Most Recent Plan Amendment Date (if any)	April 8, 2004
9	Ordinance Number	040345

10	State House District	39
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area is generally located with the urban core surrounding the intersection of Main Street and East 43rd Street.

14. Description of Plan/Project: The purpose of the 43rd & Main TIF plan's H&R Block project was to expand the H&R Block Corporate Headquarters. Additionally, the project has incorporated streetscape improvements along Main and 43rd Street as well as establishing a neighborhood housing redevelopment program for the surrounding neighborhood.

15. Project Objectives: The objectives of this plan are to overcome the major development obstacles which exist in this development area. In the case of the H&R Block offices, the project was hindered by the inability to acquire property to expand. Tax Increment Financing assisted H&R Block through its possession of the power of eminent domain.

H&R Block also faced the extraordinary expense of having to move and replace streetscape improvements in front of their building because of City demands to widen Main Street only in front of

the building. Other obstacles included the need to remove a dangerous bridge at 43rd & Broadway, the need for planning along the ATA right-of-way and the need for planning incentives to area property owners to invest in their own properties.

The public benefits include the retention and expansion of H&R Block, a high profile business which employs a significant number of people. The Plan will provide revenues to pay for streetscape improvements befitting the primary arterial roadway between the Plaza and Crown Center. The Plan also makes provisions for future financial and planning assistance to the surrounding residential neighborhood.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles to overcome included the retention of H&R Block's national corporate headquarters along with widening streets, streetscape improvements and improvements to the surrounding neighborhood.

20. Briefly Describe the Project's Public Benefits: The retention of a nationally renown company and major Kansas City employer within an area that had not seen much reinvestment in the past. Provision of streetscape improvements along one of the most significant corridors in Kansas City running between the Central Business District and the Country Club Plaza. TIF revenues will be used to benefit the surrounding neighborhood.

21. Description of Agreements with Developer: Funding Agreement between TIFC and H&R Block Tax Services, Inc. 4/21/94; Redevelopment Agreement between TIFC and H&R Block 8/3/94; Professional Project Management Services Agreement, 3/10/04.

22. Description of Any Agreements with the Affected Taxing Districts: None

26. [1] Businesses that have relocated to the Redevelopment Area: H&R Block, 4400 Main, KCMO
NOTE SUCH ON ANNUAL REPORT

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	1
27(a)	Estimated New Jobs, projected	406
27(b)	Estimated New Jobs, actual	25
28(a)	Estimated Retained Jobs, projected	310
28(b)	Estimated Retained Jobs, actual	258

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$3,088,066.23**

	PILOT's	EAT's
SAF Current Balance breakdown	\$1,292,268.00	\$1,795,798.23
Received Since Inception of Plan	\$2,336,153.00	\$2,147,520.94

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$597,588.00	
Site Development	\$24,089,185.00	
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$24,686,773.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$700,000.00	
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$645,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$40,000.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$685,000.00

5	Anticipated Total Project Costs	\$13,335,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	7 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$1,545,250.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$3,459,350.00
(c)	Anticipated Assessed Value at Time of District Termination	\$7,750,000.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$238,680.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	43rd and Main-Office Depot (Project 1) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Atlantis Holdings, Inc.
(g)	Contact Person	Atlantis Holdings, Inc.
(h)	Phone	770-331-3471
(i)	Fax	
(j)	E-mail address	None

6	Original Plan/Project Approval Date	March 24, 1994
7	Ordinance Number (if available)	940227
8	Most Recent Plan Amendment Date (if any)	April 8, 2004
9	Ordinance Number	040345

10	State House District	39
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area is generally located with the urban core surrounding the intersection of Main Street and between East 41st and 43rd Streets.

14. Description of Plan/Project: The purpose of the 43rd & Main TIF plan's Office Depot project was to construct the Office Depot store. Additionally, the project accomplished streetscape improvements along Main and 43rd Street.

15. Project Objectives: The objectives of this plan are to overcome the major development obstacles which exist in this development area. In the case of Office Depot, the obstacles came in the form of extraordinary costs of site improvements required on an inner city site and the costs associated with providing a higher standard of landscaping. The other obstacles included the need to remove a dangerous bridge at 43rd & Broadway, the need for planning along the ATA right-of-way, and the need for planning and incentives to area property owners to invest in their own properties.

The public benefits include the retention and expansion of H&R Block, a high profile business which employs a significant number of people. The Plan will provide revenues to pay for streetscape improvements befitting the primary arterial roadway between the Plaza and Crown Center. The Plan also makes provisions for future financial and planning assistance to the surrounding residential neighborhood.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles to overcome included elimination of blight along with constructing an infill site.

20. Briefly Describe the Project's Public Benefits: The development of vacant and underutilized land provided an ample opportunity to construct a new retail establishment, create new tax base for the state and local municipalities along with job opportunities for the urban core. In addition, the project allowed for provision of streetscape improvements along one of the most significant corridors in Kansas City running between the Central Business District and the Country Club Plaza. TIF revenues will be used to benefit the surrounding neighborhood.

21. Description of Agreements with Developer: Funding Agreement between TIFC Office Depot, Inc. 11/15/93; Letter of Agreement between the TIFC, Office Depot and Atlantis Holdings, Inc. 2/17/94; Redevelopment Agreement between TIFC, Office Depot and Atlantis Holdings, Inc. 7/28/94; Professional Project Management Services Agreement, 3/10/04.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	26
27(b)	Estimated New Jobs, actual	20
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$642,671.25**

	PILOT's	EAT's
SAF Current Balance breakdown	\$124,393.80	\$518,277.45
Received Since Inception of Plan	\$584,344.11	\$767,318.25

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$335,251.00	
Site Development	\$1,864,749.00	
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)	\$233,000.00	
Other (specify)		
Other (specify)		
Total Investment	\$2,433,000.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$763,073.00	
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$933,518.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$40,000.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$973,518.00

5	Anticipated Total Project Costs	\$2,172,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	11 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$168,214.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$471,780.00
(c)	Anticipated Assessed Value at Time of District Termination	\$787,500.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$2,253,000.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$1,800,000.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	811 Main, project 1 TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Commerce Bank
(g)	Contact Person	J. Scott Du Vall
(h)	Phone	816-234-8694
(i)	Fax	816-234-8609
(j)	E-mail address	scott.duvall@commercebank.com

6	Original Plan/Project Approval Date	January 5, 2006
7	Ordinance Number (if available)	051527
8	Most Recent Plan Amendment Date (if any)	
9	Ordinance Number	

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Area includes an area generally bound by 8th Street on the north, Walnut Street on the east, 9th Street on the south and Main Street on the west, all in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The 811 Main Tax Increment Financing Redevelopment Plan provides for the rehabilitatin and renovatin of the 215,000 square foot, twelve-story, 811 Main office building, together with all necessary utilities, street improvements and appurtenances necessary to adequately address the conditions qualifying the Redevelopment Areas as a Blighted Area.

15. Project Objectives: To eliminate adverse conditions which are detrimental to public health, safety, morals, or welfare in the Redevelopment Area and to eliminate and prevent the recurrent thereof for the betterment of the Redevelopment Area and the community at large; to enhance the tax base of the City and the other Taxing Districts, encourage private investment in the surrounding area; to increase employment opportunities; to stimulate construction and development and generate tax revenues, which would not occur without Tax Increment Financing assistance.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but'for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: building dates to the 1950's and many of the mechanical features are outdated. In addition, the exterior of the building has not been properly maintained and is in need of repair.

20. Briefly Describe the Project's Public Benefits: Briefly Describe the Project's Public Benefits: The project will benefit the public in that a relatively significant building within downtown Kansas City will be brought within modern leasing standards. The results of the rehabilitation will ensure the health and safety of the occupants and sustain and increase tax revenue for all taxing districts.

21. Description of Agreements with Developer: Funding Agreement dated 10/3/05 between Commerce Bank and TIF; Redevelopment Agreement between Commerce Bank and TIF dated 2/8/06.

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	772
28(b)	Estimated Retained Jobs, actual	772



Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: .00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		\$724,982.00
Acquisition of land or buildings		\$10,750,000.00
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		\$11,474,982.00

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$6,331,400.00
(d)	Other (specify, as applicable)	\$10,750.00
(e)	Other (specify, as applicable)	\$246,000.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$6,588,150.00

5	Anticipated Total Project Costs	\$18,256,900.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	23 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$2,086,560.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	\$4,043,354.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	87th and Hillcrest Road TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Steve Rinne
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	srinne@edkc.com
(f)	Private Sector Developer	Dean Machinery Co.
(g)	Contact Person	Lorilei M Dean
(h)	Phone	816-753-5300
(i)	Fax	816-753-6005
(j)	E-mail address	loridean@deanmch.com

6	Original Plan/Project Approval Date	March 3, 2005
7	Ordinance Number (if available)	050212
8	Most Recent Plan Amendment Date (if any)	
9	Ordinance Number	

10	State House District	44
11	State Senate District	9
12	School District	Hickman Mills

13. General Location of Area or Project Area: Gernally bounded by Hillcrest Road on the east, 87th Street on the north, and adjoins the Santa Fe TIF area to the west and south in the City of Kansas City, MO.

14. Description of Plan/Project: The 87TH Street & Hillcrest Road Tax Increment Financing Redevelopment Plan (the "Redevelopment Plan") proposes to redevelop approximately 25 acres of blighted land located at 87th St. & Hillcrest Road. The redevelopment area consists of currently underutilized property to be developed by Dean Realty Co. ("Developer"). The proposed redevelopment project will consist of land acquisition, engineering, site preparation, and the design and construction of office, services, and sales facilities for Dean Machinery Co., together with parking, landscaping, and other amenities ("Redevelopment Project"). It is anticipated that the redevelopment project will be constructed in one Redevelopment Project that will consist of the Dean Machinery Co. headquarters.

15. Project Objectives: To eliminate adverse conditions which are detrimental to public health, safety, morals, or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for

the betterment of the Redevelopment Area and the community at large; to enhance the tax base of the City and the other Taxing Districts, encourage private investment in the surrounding area, and increase employment opportunities in the Redevelopment Area; to increase employment opportunities in adjoining areas and to develop and construct a class-A headquarters for Dean Machinery Co. and generate tax revenues, which would not occur without Tax Increment Financing assistance.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Lack of adequate street systems, unsafe mine/rock quarry, improper platting and subdivision, endangerment of life and property by fire and other causes, retards the provision of housing accommodation, economic and social liability and a menace to the public health, safety, morals and welfare.

20. Briefly Describe the Project's Public Benefits:

21. Description of Agreements with Developer: Funding Agreement between TIFC and Dean Realty, 1/10/05; Redevelopment Agreement between TIFC and Dean Realty, 6/15/05.

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	35
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	163
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: .00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		\$297,525.00
Rehab of existing buildings		
Acquisition of land or buildings	\$2,767,749.00	
Other (specify)		
Other (specify)	\$185,868.00	\$432,905.00
Other (specify)		
Total Investment	\$2,953,617.00	\$730,430.00

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	\$2,500,000.00
(c)	Project Implementation Costs	\$9,307,094.00
(d)	Other (specify, as applicable)	\$360,782.00
(e)	Other (specify, as applicable)	\$1,306,205.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$28,667,784.00

5	Anticipated Total Project Costs	\$63,379,426.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	22 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$221,539.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	\$10,634,243.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$2,010,210.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$1,922,024.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years



Above, Dean Machinery Inc. Headquarters (87th and I-435, facing southwest)
October 2005
Below, Dean Machinery Inc. Headquarters (87th and I-435, facing southwest)
September 2006



City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Americana TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Boykin Lodging Company
(g)	Contact Person	Joe Giordano
(h)	Phone	402-636-4921
(i)	Fax	510-644-0846
(j)	E-mail address	jgiordano@boykin.com

6	Original Plan/Project Approval Date	January 28, 1993
7	Ordinance Number (if available)	921438
8	Most Recent Plan Amendment Date (if any)	March 27, 2003
9	Ordinance Number	030336

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area is generally bound by 13th Street on the north, Baltimore on the east, 14th Street on the south and Wyandotte Street on the west.

14. Description of Plan/Project: The Americana Hotel TIF Plan calls for the renovation and market reposition of a downtown hotel. The Americana, vacant since 1994, originally consisted of 496 rooms. The renovation of the hotel and the parking structure has provided 299 upscale rooms, 10,000 square feet of meeting space, and rehabilitation of the 300 car parking garage, which now allows for the availability of 70 public parking spaces. Two other projects originally proposed as part of the Plan included an expansion to the Americana Hotel and garage to provide an additional 300 rooms and 600 structured parking spaces and the renovation of the historic Power and Light Building. The Gailoyd TIF plan will now renovate the Power and Light Building and the expansion of the existing hotel is currently on hold.

15. Project Objectives: Substantial costs were associated with the renovation of the Americana Hotel, an obsolete hotel facility, where the existing rooms were considered too small by current market

standards. Most of the plumbing had to be replaced, and many of the rooms had to be merged in order to provide enough space for the suites. New exterior cladding was applied to the hotel, and electrical and computer service was upgraded. Furniture and fixtures were provided at a level typical of a four-star hotel. Due to the extraordinary costs associated with the redevelopment and repositioning of this downtown hotel, as well as the market risk associated with downtown hotels, the hotel could not have been redeveloped without some form of public assistance.

The renovation of the Americana Hotel was completed in the spring of 1997, and the hotel, now operating under the flag of Doubletree Hotels. The Americana/Doubletree Hotel has created 170 new jobs, has received numerous design awards and the new restaurant located on the ground floor is now considered one of the finest in Kansas City. Parking has improved as a result of the completion of the garage, and a portion of the spaces are reserved for public events at the convention facilities.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major Development Obstacles to be Overcome: Major development obstacles to overcome included substantial costs associated with the renovation of an obsolete hotel facility, where the existing rooms were considered too small by current market standards. Due to the extraordinary costs associated with the redevelopment and repositioning of this downtown hotel, as well as the market risk associated with downtown hotels in general, the hotel could not have been redeveloped without some form of public assistance.

20. Briefly Describe the Project's Public Benefits: Briefly Describe the Project's Public Benefits: The renovation of the Americana Hotel was completed in the spring of 1997, and the hotel, now operating

under the flag of Doubletree Hotels, has significantly improved the performance of the convention center facilities in the area as well as the performance of other nearby downtown hotels. Upon its opening, occupancy rates for downtown hotels had risen 7-9 percentage points and average daily rates have experienced a significant increase. The Americana/Doubletree Hotel has created 170 new jobs, has received numerous design awards and the new restaurant located on the ground floor is now considered one of the finest in Kansas City. Parking has improved as a result of the completion of the garage, and a portion of the spaces are reserved for public events at the convention facilities.

21. Description of Agreements with Developer: Description of Agreements with Developer: Cooperative Agreement between the TIFC, LCRA and 13th & Wyandotte Hotel, LLC 4/21/95; Redevelopment Agreement between TIFC and 13th & Wyandotte Hotel, LLC 12/14/95; Amended and Restated Cooperative Agreement for Project Financing between City of KCMO, TIFC and 13th & Wyandotte Hotel, LLC; Estoppel letter to KCMO, LCRA and TIFC from Omni Hotel transfer to Boykin Hotel, 11/18/97.

22. Description of Any Agreements with the Affected Taxing Districts: Description of Any Agreements with the Affected Taxing Districts: The Americana TIF plan is included under the City's Super TIF policy where the redevelopment is able to capture 100% of City EATs.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	293
27(b)	Estimated New Jobs, actual	387
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	117

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: **\$7,851.09**

	PILOT's	EAT's
SAF Current Balance breakdown		\$7,851.09
Received Since Inception of Plan	\$812,783.84	\$926,300.18

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings	\$12,493,911.00	
Acquisition of land or buildings	\$2,700,000.00	
Other (specify)	\$555,644.00	
Other (specify)		
Other (specify)		
Total Investment	\$15,749,555.00	

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	*	*
Reimbursement to developer for eligible costs	\$80,207.00	
Reimbursement to city/county (or other public entity) for eligible costs		

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$561,950.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$260,000.00
(d)	Other (specify, as applicable)	\$7,900,000.00
(e)	Other (specify, as applicable)	\$300,000.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$9,021,950.00

5	Anticipated Total Project Costs	\$9,021,950.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	12 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$886,400.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$1,910,915.00
(c)	Anticipated Assessed Value at Time of District Termination	\$2,075,141.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$8,849,000.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	100%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

* The Commission issues revenue bonds to provide tax-exempt financing for qualified projects or serves as a conduit agent for redevelopment financing arrangements. However, all principal and interest on such bonds or financing arrangements are payable by the developers or property owners. Each agreement has the four elements of conduit debt: a) the Commission is involved in the debt issuance, b) the debt issuance is for the capital needs of an unrelated party, c) the debt issuance is secured only by the pledge of loan or lease payments received, d) the Commission assumes no commitment for the repayment of the debt issuance beyond the pledge of loan or lease payments. Therefore, these items do not present liabilities to the Commission and are not included in the Commission's financial statements.

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Antioch Mall TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Kellee Wood
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	kwood@edckc.com
(f)	Private Sector Developer	Eastbourne Investments, Ltd.
(g)	Contact Person	Sue Nolen
(h)	Phone	816-454-1200, ext 101
(i)	Fax	816-454-2190
(j)	E-mail address	

6	Original Plan/Project Approval Date	March 23, 2006
7	Ordinance Number (if available)	050833
8	Most Recent Plan Amendment Date (if any)	0 ,
9	Ordinance Number	

10	State House District	31
11	State Senate District	17
12	School District	North Kansas City

13. General Location of Area or Project Area: The Redevelopment Area is an area that includes the Antioch Mall, surrounding parking, surrounding businesses along Chouteau Trafficway, Antioch Road and Vivion Road and unimproved real property, adjacent thereto in Kansas City, Clay County, Missouri. The Redevelopment Area is divided into 9 Redevelopment Project Areas.

14. Description of Plan/Project: The Redevelopment Plan proposes to redevelop the Antioch Mall and provide funds for neighborhood and infrastructure improvements in the surrounding area. In Project Area 1, the Plan calls for demolition of the Antioch Mall (approximately 650,000 square feet) and construction of 460,000 square feet of new retail and entertainment space, which would include two (2) big box retailers, eight medium sized retail spaces and four (4) pad sites. Approximately four (4) acres of vacant land located at the intersection of Northeast corner of Chouteau Trafficway and NE 53rd Street will be developed as commercial or residential or open space.

The Plan also calls for neighborhood improvements, public infrastructure improvements and road improvements in the area. The City Council and the neighborhood organizations are interested in

implementing a housing program similar to Chouteau Housing Program (CHAMP), as described in the Chouteau I-35 Tax Increment Financing Plan.

Project Areas 2 through 9 are proactive areas to be developed by a public body, unless and until a private developer is so designated by the Commission, and shall be implemented, in part, to provide a source of revenue for the redevelopment of the area. The Redevelopment Plan will be amended in the future before activation of the proactive project areas.

15. Project Objectives: To eliminate adverse conditions which are detrimental to public health, safety, morals, or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large; to enhance the tax base of the City and other Taxing Districts, encourage private investment in the surrounding area; to increase employment opportunities and to stimulate construction and development and generate tax revenues, which would not occur without Tax Increment Financing assistance.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but'for" determination made:

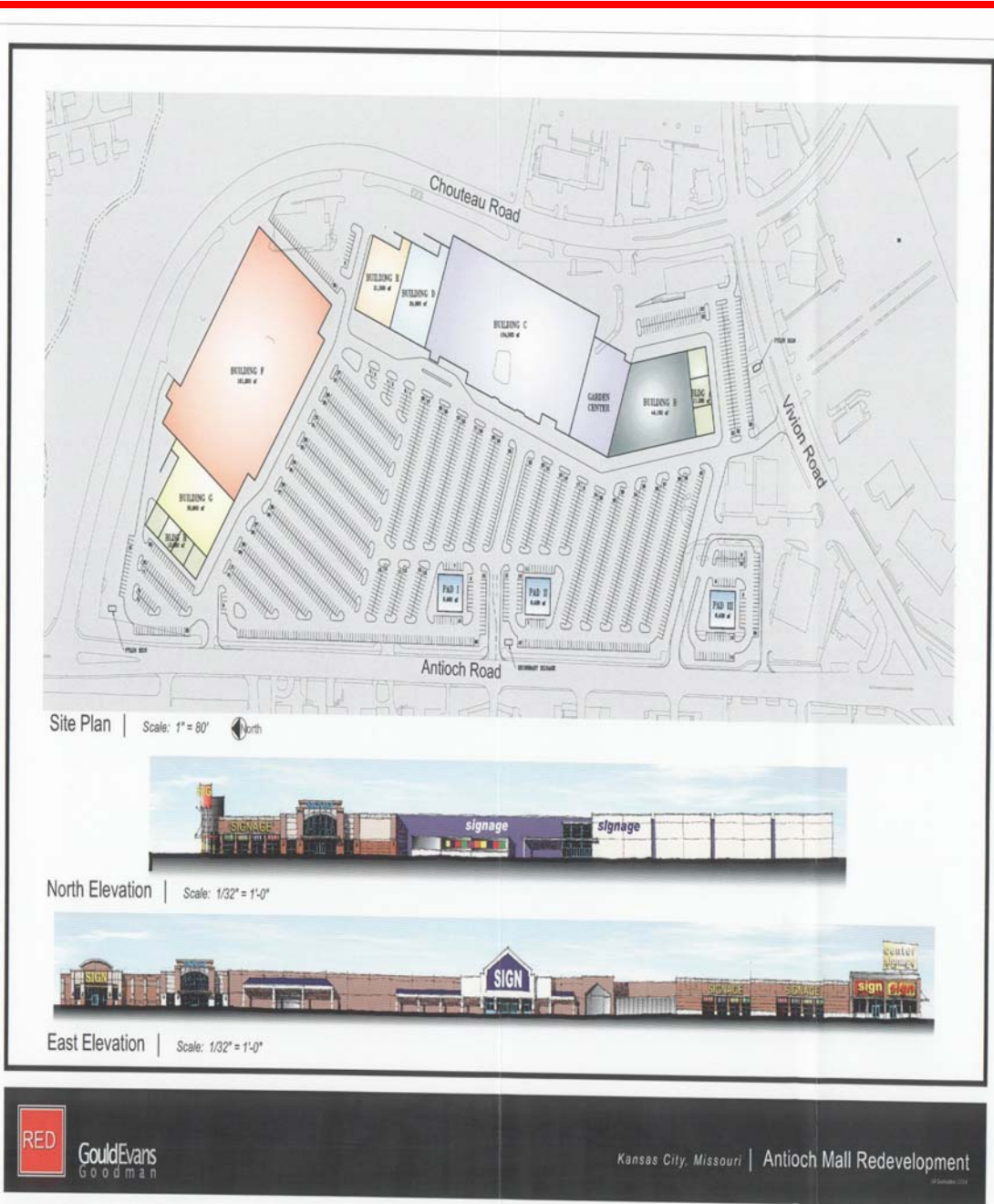
- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Due to Anitoch Mall's antiquated design, vacancies have increased over the last few years; the mall is currently 45% occupied. Due to the extraordinary costs, the rate of return for this project is well below the average for this type of project.

20. Briefly Describe the Project's Public Benefits: TIF revenues will be used for public infrastructure, road improvements and improvements to benefit the surrounding neighborhood including an extension of the Vivion Trail System.

21. Description of Agreements with Developer: Funding Agreement between Eastbourne Investments and TIF dated 10/13/05

23	Relocated Residences	
24	Relocated Businesses	
25	Parcels Acquired Through the Use of Eminent Domain Power:	
26	Businesses that have relocated to the Redevelopment Area	
27(a)	Estimated New Jobs, projected	517
27(b)	Estimated New Jobs, actual	
28(a)	Estimated Retained Jobs, projected	764
28(b)	Estimated Retained Jobs, actual	



Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	\$12,643,628.00
(c)	Project Implementation Costs	\$9,623,001.00
(d)	Other (specify, as applicable)	\$14,179,273.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$36,455,902.00

5	Anticipated Total Project Costs	\$82,692,867.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	33 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	33 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$3,927,120.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Baltimore Place Properties TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloeppe

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Cumberland Redevelopment Corporation
(g)	Contact Person	Rick Powell
(h)	Phone	816-474-5576
(i)	Fax	816-474-5842
(j)	E-mail address	rpowell@baltimoreplace.net

6	Original Plan/Project Approval Date	February 2, 2006
7	Ordinance Number (if available)	060100
8	Most Recent Plan Amendment Date (if any)	
9	Ordinance Number	

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Plan provides for the rehabilitation and construction of office space, the renovation and construction of parking spaces, facade enhancements, residential development, public improvements, streetscapes, retail development, as well as all necessary appurtenances and utilities.

14. Description of Plan/Project: The Redevelopment Plan provides for the rehabilitation and construction of office space, the renovation and construction of parking spaces, facade enhancements, residential development, public improvements, streetscapes, retail development, as well as all necessary appurtenances and utilities.

15. Project Objectives: To create a vibrant downtown neighborhood; to eliminate adverse conditions which are detrimental to public health, safety, morals, or welfare in the Redevelopment Area and to prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large; to preserve and construct a public parking garage; to preserve and rehabilitate existing structures

for reuse within the Redevelopment Area to stimulate enhancement of the tax base of the City and other Taxing Districts, encouraging private investment in the surrounding area; to upgrade and refurbish utilities and other infrastructure facilities serving the Redevelopment Area; to enhance the tax base by inducing development of the Redevelopment Area to its highest and best use, benefit taxing districts and encourage private investment in surrounding areas; to promote the health, safety, order convenience, prosperity and general welfare, as well as efficiency and economy in the process of development; to provide development and business opportunities in the Redevelopment Area and surrounding areas; to stimulate construction employment opportunities and increase demand for secondary and support services for the surrounding area.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but'for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe): Historic Preservation of existing structures

19. Major Development Obstacles to be Overcome: The expense of preservation construction.

20. Briefly Describe the Project's Public Benefits: The restoration of existing structures while finding new uses for out-of-date commercial spaces.

21. Description of Agreements with Developer: Funding Agreement between Cumberland Redevelopment Corporation and TIFC, dated 10/26/05.

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	
24	Relocated Businesses	
25	Parcels Acquired Through the Use of Eminent Domain Power:	
26	Businesses that have relocated to the Redevelopment Area	
27(a)	Estimated New Jobs, projected	295
27(b)	Estimated New Jobs, actual	
28(a)	Estimated Retained Jobs, projected	166
28(b)	Estimated Retained Jobs, actual	

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	\$2,045,889.00
(c)	Project Implementation Costs	\$4,251,099.00
(d)	Other (specify, as applicable)	\$1,673,908.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$7,970,896.00

5	Anticipated Total Project Costs	\$26,584,898.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	0 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	0 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$1,224,800.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Barrytowne TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Kellee Wood
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	kwood@edckc.com
(f)	Private Sector Developer	MD Management c/o Lewis, Rice and Fingersh, L.C.
(g)	Contact Person	Ralph Bellar
(h)	Phone	816-421-2500
(i)	Fax	816-472-2500
(j)	E-mail address	rebellar@lrf-kc.com

6	Original Plan/Project Approval Date	June 6, 1996
7	Ordinance Number (if available)	960307
8	Most Recent Plan Amendment Date (if any)	August 12, 2004
9	Ordinance Number	040807

10	State House District	38
11	State Senate District	17
12	School District	Platte County R-III

13. General Location of Area or Project Area: The redevelopment area is generally located at the intersection of US Route 169 and NW Barry Road and generally bound by US Route 169 on the east, the extension of 80th Street on the south, MO Route 152 on the north, and NW Stagecoach Road and Hickory Road on the west.

14. Description of Plan/Project: The Barry Towne TIF Plan provides to construct 1,872,467 square feet of commercial retail and 114,957 square feet of office space, approximately 696 residential units, 31,800 square feet of recreation space for an athletic facility (YMCA), widen Barry Road bridge over US Route 169, street improvements to Baughman Road, Barry Road and surrounding streets.

15. Project Objectives: The objectives of the Barry Towne TIF plan are to eliminate the infrastructure inadequacies that existed in the area. These inadequacies not only hampered future development, but affected the developments that currently exist. Barry Road, the Barry Road Bridge, and Baughman Road were insufficient to meet the existing traffic needs.

The costs of widening the bridge and the improvements to Barry Road and Baughman Road are those which would normally be paid by the City. The cost of constructing the road improvements and widening the bridge make redevelopment of the area economically infeasible if borne solely by a single developer. Without these road improvements no redevelopment could occur.

The TIF Plan provides for the construction of these road improvements up to the necessary level of service. In addition the TIF Plan requires that the road improvements along Barry Road and Baughmann Road be built to a higher design standard than would normally be required by the City. Landscaped medians and greater set backs will be required.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles to overcome included inadequate infrastructure to serve the current demand and proposed future development.

20. Briefly Describe the Project's Public Benefits: The Barry Towne TIF plan provides for the widening of Barry Road bridge over US Route 169, street improvements to Baughman Road, Barry Road and surrounding streets as well as construction of a storm water retention basin.

21. Description of Agreements with Developer: Funding Agreement between TIFC and MD Management 11/16/94; Redevelopment Agreement between TIFC and MD Management 8/19/98; Funding Agreement between TIFC and Pedcor Investments 8/8/01; Partial Assignment and Assumption Agreement between TIFC, MD Management and Pedcor Investments 8/8/01; 1st Amendment to Redevelopment Agreement between TIFC and MD Management 8/8/01; Redevelopment Agreement

between TIFC and Pedcor Investments 9/12/01; Memorandum of Agreement between TIFC and MD Management, 8/24/01

22. Description of Any Agreements with the Affected Taxing Districts: PILOTs generated and collected in excess of the amount necessary for 52% of the PILOT's to equal 50% of the costs to construct Barry Middle School shall be returned to the taxing districts.

26. [1] Businesses that have relocated to the Redevelopment Area: Michael's, 8620 N. Madison, Kansas City MO relocated from within Clay County MO

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	1
27(a)	Estimated New Jobs, projected	3,900
27(b)	Estimated New Jobs, actual	1,749
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: \$1,049,719.77

	PILOT's	EAT's
SAF Current Balance breakdown		\$1,049,719.77
Received Since Inception of Plan	\$3,837,368.78	\$7,775,763.01

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure	\$12,492,609.00	
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)	\$26,739,297.00	
Other (specify)		
Other (specify)		
Total Investment	\$39,231,906.00	

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$4,586,654.00	\$1,331,613.00
Reimbursement to city/county (or other public entity) for eligible costs	\$3,252,270.00	\$746,365.91

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$26,782,011.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$559,958.00
(d)	Other (specify, as applicable)	\$700,000.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$28,041,969.00

5	Anticipated Total Project Costs	\$291,965,811.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 TIF Bond Industrial Revenue bond Other Bond (MDFB Infrastructure
 Facilities Revenue Bond) Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	33 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	23 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$1,375,070.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$8,303,080.00
(c)	Anticipated Assessed Value at Time of District Termination	\$59,459,840.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$33,937,000.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$93,005,000.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	0 (surplus)%
12	Total Years Anticipated to Capture PILOT's	0 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Blue Ridge Mall TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Manish Patel
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mpatel@edckc.com
(f)	Private Sector Developer	MBS Mall Investor-98, L.L.C.
(g)	Contact Person	Patrick Hayes
(h)	Phone	816-353-1390, ext 1201
(i)	Fax	816-353-8973
(j)	E-mail address	phayes@blueridgetower.net

6	Original Plan/Project Approval Date	February 24, 2005
7	Ordinance Number (if available)	041238
8	Most Recent Plan Amendment Date (if any)	
9	Ordinance Number	

10	State House District	39
11	State Senate District	10
12	School District	Raytown

13. General Location of Area or Project Area: The Redevelopment Plan area is an area that includes the Blue Ridge Mall, surrounding parking and unimproved real property, adjacent thereto, generally consisting of approximately 63 acres extending from Blue Ridge Boulevard west of Sterling Avenue, and from 43rd Street north to the city limit of Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The Blue Ridge Mall Tax Increment Financing Redevelopment Plan proposes to raze the shopping center commonly known as the Blue Ridge Mall, to acquire an office building commonly known as the Kaiser Building, and to construct a 570,000 square foot retail center and redevelop the 40,000 square foot office building together, with associated parking, public improvements, streetscape, public infrastructure, appurtenances and utilities.

15. Project Objectives: To eliminate adverse conditions which are detrimental to public health, safety, morals, or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large; to enhance the tax base of the City and the other Taxing Districts, encourage private investment in the surrounding area, and increase

employment opportunities in the Redevelopment Area; to increase employment opportunities; to stimulate construction and development and generate tax revenues, which would not occur without Tax Increment Financing assistance.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but'for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome:

20. Briefly Describe the Project's Public Benefits:

21. Description of Agreements with Developer: Funding Agreement between TIFC and MSB Mall Investor-98, LLC, 9/8/04; Commissions Closing Certificate dated December 8, 2005; Redevelopment Agreement between MBS Mall Investors 98, LLC and TIFC dated 12/8/05.

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	1,535
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	75
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: .00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	\$635,839.00	\$635,839.00
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$1,260,958.00
(b)	Property Acquisition and Relocation Costs	\$6,978,340.00
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	\$13,718,588.00
(e)	Other (specify, as applicable)	\$6,058,011.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$28,015,897.00

5	Anticipated Total Project Costs	\$89,928,566.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	22 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$2,503,349.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$101,125,989.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years



City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Briarcliff West TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Kellee Wood
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	kwood@edckc.com
(f)	Private Sector Developer	Briarcliff West Development Company
(g)	Contact Person	Jim Dorman
(h)	Phone	816-741-8540, ext 111
(i)	Fax	816-746-5138 x5831
(j)	E-mail address	jd@briarcliffkc.com

6	Original Plan/Project Approval Date	May 3, 1990
7	Ordinance Number (if available)	65497
8	Most Recent Plan Amendment Date (if any)	February 2, 2006
9	Ordinance Number	060067

10	State House District	38
11	State Senate District	17
12	School District	North Kansas City

13. General Location of Area or Project Area: The redevelopment area is located between the south side of NW Vivion Road and the north side of the Missouri River, from Clay-Platte County Line on the west to and including land on the east side of US 169.

14. Description of Plan/Project: The Briarcliff West TIF Plan provides to construct 941,864 square feet of office space, 309,809 square feet of retail space, 151 single family homes, 84 Villas, 366 condominiums, 2 structured parking garages, 136,785-179,355 square feet of construction of Briarcliff Parkway; land reclamation and utility relocation.

15. Project Objectives: : The original objectives of the Plan were to cure the blighted conditions in the area by clearance of deteriorating buildings and structures, provision for adequate street layout, utilities, and other site improvements, stabilization and re-use of underground and surface mining areas.

Specific objectives were to construct the Briarcliff Parkway/U.S. Highway 169 Interchange; to construct various sections of the Parkway to collector street standards; to construct a ramp from I-29 to Northwest

Vivion Road, to construct various traffic signals and to construct an additional auxiliary lane in each direction along the North Broadway Extension; provide improvements necessary to preparation of the redevelopment area; vacate rights of way and replat land as necessary.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles to overcome included inadequate infrastructure, location of the development site above an underground mine which was not feasible for redevelopment without extensive reclamation.

20. Briefly Describe the Project's Public Benefits: The Briarcliff West TIF plan provided for the construction of Briarcliff Parkway and ramps to US Route 169. In addition, the plan provided reclamation of blighted, mined-out property.

21. Description of Agreements with Developer: Funding Agreement between TIFC and Briarcliff West Development Company 9/25/90; First Amended and Restated Contract between TIFC and Briarcliff West Development Company 6/30/94; Funding Agreement between Missouri Rental Machinery, Inc. and Briarcliff West Development Company 7/28/94; Second Amended and Restated Redevelopment Contract between TIFC and Briarcliff West Development Company 1/20/95; Funding Agreement 5/28/96; Third Amended and Restated Redevelopment Contract between TIFC and Briarcliff West Development Company 8/17/99; Partial Assignment and Assumption Agreement between TIFC and Briarcliff West Development Company 1/9/02; First Amendment to Tax Compliance Agreement between TIFC, UMB and Briarcliff Development Co, 10/11/01; Partial Assignment and Assumption Agreement between TIFC, Briarcliff Development Company and Briarcliff Apartment Homes LLC;

First amendment to Funding Agreement between TIF and Briarcliff Development Company 3/8/06; First amendment to Third amendment and Restated Agreement between TIF and Briarcliff Development Company, 2/8/06.

22. Description of Any Agreements with the Affected Taxing Districts: No PILOT's will be captured on the single family development, rather on the "Villa Homes" and office space development.

6. TIF Financing Method

- A. Pay-as-you-go
- B. General Obligation Bonds
- C. TIF Notes
- D. Loan
- E. TIF Bond
- F. Industrial Revenue bond
- G. Other Bond
- H. Other

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	1
27(a)	Estimated New Jobs, projected	5,000
27(b)	Estimated New Jobs, actual	563
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	22







Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$293,666.02**

	PILOT's	EAT's
SAF Current Balance breakdown	\$666.92	\$292,999.18
Received Since Inception of Plan	\$6,611,547.37	\$919,904.79

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$10,550,000.00	\$256,000.00
Site Development	\$2,130,000.00	\$2,821,000.00
Rehab of existing buildings		
Acquisition of land or buildings	\$1,712,000.00	
Other (specify)	\$5,936,000.00	\$272,000.00
Other (specify)	\$122,562,000.00	\$3,504,000.00
Other (specify)	\$43,183,000.00	\$11,693,000.00
Total Investment	\$186,073,000.00	\$18,546,000.00

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	\$2,796,010.00	\$601,965.00
Reimbursement to developer for eligible costs	\$4,676,281.00	\$1,265,481.00
Reimbursement to city/county (or other public entity) for eligible costs	\$1,019,982.03	\$198,756.31

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$45,294,958.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$34,078,231.00
(d)	Other (specify, as applicable)	\$1,358,849.00
(e)	Other (specify, as applicable)	\$35,835,000.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$116,567,038.00

5	Anticipated Total Project Costs	\$547,896,964.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	33 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	17 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$794,530.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$10,543,560.00
(c)	Anticipated Assessed Value at Time of District Termination	\$123,361,405.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$14,817,466.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$6,176,537.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Brush Creek-Blue Parkway (Project A) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Manish Patel
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mpatel@edckc.com
(f)	Private Sector Developer	Swope Community Builders
(g)	Contact Person	Emmet Pierson
(h)	Phone	
(i)	Fax	
(j)	E-mail address	epierson@swopecommunitybuilders.org

6	Original Plan/Project Approval Date	March 11, 1999
7	Ordinance Number (if available)	990251
8	Most Recent Plan Amendment Date (if any)	November 17, 2005
9	Ordinance Number	051325

10	State House District	42
11	State Senate District	9
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area is generally bound by 49th Street on the north, 51st Street on the south, Mersington Avenue on the west and Elmwood on the east.

14. Description of Plan/Project: The Plan anticipates clearance of the redevelopment area; construction of 114,000 square feet of retail space; 210,000 square feet of office space; 14,000 square feet of restaurant space and 18,000 square feet of Post Office space. The Blue Parkway provides for the construction of the H&R Block Call Center along with the Mazuma Credit Union Building.

15. Project Objectives: The area has not experienced private redevelopment in the recent past. Until recently the site was subject to flooding and the suffered from blighting conditions. The approval of the Tax Increment Financing Plan demonstrates an important commitment by the City to focus efforts to overcome the obstacles of blight and neglect.

The approved TIF Plan provides a commitment by the City to reverse the trend of disinvestments along the Brush Creek Corridor east of Main Street. The approval of the TIF Plan by the City has encouraged

H&R Block, one of the City's larger employers, to invest in a new facility at Elmwood and Swope Parkway. The new facility will provide new job opportunities, strengthen the City's tax base, and serve as a leader for further investment and redevelopment in the area.

The new tax revenues from the new H&R Block facility will be reinvested in the surrounding neighborhood to undertake site improvements for additional commercial redevelopment.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles to overcome included inadequate infrastructure and the fact that the area has historically suffered from private development.

20. Briefly Describe the Project's Public Benefits: The Brush Creek Corridor TIF plan and the Blue Parkway Project provides for jobs in the community, new retail opportunities along with elimination of blight through the construction of the H&R Block Call Center and the Mazuma Credit Union Building.

21. Description of Agreements with Developer: Funding Agreement between TIFC and Midtown Community Development Corporation (d/b/a Community Builders of Kansas City) 2/2/99; Redevelopment Agreement between TIFC and Midtown Community Development Corporation (d/b/a Community Builders of Kansas City) 10/25/00; Cooperative Agreement between KCMO, TIFC and Swope Community Builders, 7/1/04; Consulting and Interim mnagement Agreement between Midtown Community Development Corporation and J.L. Peterson, Inc., 7/29/02;

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	221
27(b)	Estimated New Jobs, actual	187
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$10,284,806.83	
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$10,284,806.83	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	

5	Anticipated Total Project Costs	
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	21 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Brush Creek-Blue Parkway (Project B & C) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Manish Patel
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mpatel@edckc.com
(f)	Private Sector Developer	Swope Community Builders
(g)	Contact Person	Emmet Pierson
(h)	Phone	
(i)	Fax	
(j)	E-mail address	epierson@swopecommunitybuilders.org

6	Original Plan/Project Approval Date	March 11, 1999
7	Ordinance Number (if available)	990251
8	Most Recent Plan Amendment Date (if any)	November 17, 2005
9	Ordinance Number	051325

10	State House District	42
11	State Senate District	9
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area is generally bound by 49th Street on the north, 51st Street on the south, Mersington Avenue on the west and Elmwood on the east.

14. Description of Plan/Project: The Plan anticipates clearance of the redevelopment area; construction of 114,000 square feet of retail space; 210,000 square feet of office space; 14,000 square feet of restaurant space and 18,000 square feet of Post Office space. The Blue Parkway provides for the construction of the H&R Block Call Center along with the Mazuma Credit Union Building.

15. Project Objectives: The area has not experienced private redevelopment in the recent past. Until recently the site was subject to flooding and the suffered from blighting conditions. The approval of the Tax Increment Financing Plan demonstrates an important commitment by the City to focus efforts to overcome the obstacles of blight and neglect.

The approved TIF Plan provides a commitment by the City to reverse the trend of disinvestments along the Brush Creek Corridor east of Main Street. The approval of the TIF Plan by the City has encouraged

H&R Block, one of the City's larger employers, to invest in a new facility at Elmwood and Swope Parkway. The new facility will provide new job opportunities, strengthen the City's tax base, and serve as a leader for further investment and redevelopment in the area.

The new tax revenues from the new H&R Block facility will be reinvested in the surrounding neighborhood to undertake site improvements for additional commercial redevelopment.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles to overcome included inadequate infrastructure and the fact that the area has historically suffered from private development.

20. Briefly Describe the Project's Public Benefits: The Brush Creek Corridor TIF plan and the Blue Parkway Project provides for jobs in the community, new retail opportunities along with elimination of blight through the construction of the H&R Block Call Center and the Mazuma Credit Union Building.

21. Description of Agreements with Developer: Funding Agreement between TIFC and Midtown Community Development Corporation (d/b/a Community Builders of Kansas City) 2/2/99; Redevelopment Agreement between TIFC and Midtown Community Development Corporation (d/b/a Community Builders of Kansas City) 10/25/00; Cooperative Agreement between KCMO, TIFC and Swope Community Builders, 7/1/04; Consulting and Interim mnagement Agreement between Midtown Community Development Corporation and J.L. Peterson, Inc., 7/29/02;

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	374
27(b)	Estimated New Jobs, actual	200
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0





Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		\$11,700,000.00
Site Development		\$6,900,000.00
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		\$6,000,000.00
Other (specify)		\$6,000,000.00
Other (specify)		
Total Investment		\$32,800,000.00

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	\$1,028,980.00	\$742,350.00
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$8,813,210.00
(b)	Property Acquisition and Relocation Costs	\$2,884,702.00
(c)	Project Implementation Costs	\$2,249,692.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$13,947,607.00

5	Anticipated Total Project Costs	\$54,236,742.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	21 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	\$3,700,000.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$22,614,150.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$15,255,320.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Brush Creek-Blue Parkway (Project D) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Manish Patel
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mpatel@edckc.com
(f)	Private Sector Developer	Swope Community Builders
(g)	Contact Person	Emmet Pierson
(h)	Phone	
(i)	Fax	
(j)	E-mail address	epierson@swopecommunitybuilders.org

6	Original Plan/Project Approval Date	March 11, 1999
7	Ordinance Number (if available)	990251
8	Most Recent Plan Amendment Date (if any)	November 17, 2005
9	Ordinance Number	051325

10	State House District	42
11	State Senate District	9
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area is generally bound by 49th Street on the north, 51st Street on the south, Mersington Avenue on the west and Elmwood on the east.

14. Description of Plan/Project: The Plan anticipates clearance of the redevelopment area; construction of 114,000 square feet of retail space; 210,000 square feet of office space; 14,000 square feet of restaurant space and 18,000 square feet of Post Office space. The Blue Parkway provides for the construction of the H&R Block Call Center along with the Mazuma Credit Union Building.

15. Project Objectives: The area has not experienced private redevelopment in the recent past. Until recently the site was subject to flooding and the suffered from blighting conditions. The approval of the Tax Increment Financing Plan demonstrates an important commitment by the City to focus efforts to overcome the obstacles of blight and neglect.

The approved TIF Plan provides a commitment by the City to reverse the trend of disinvestments along the Brush Creek Corridor east of Main Street. The approval of the TIF Plan by the City has encouraged

H&R Block, one of the City's larger employers, to invest in a new facility at Elmwood and Swope Parkway. The new facility will provide new job opportunities, strengthen the City's tax base, and serve as a leader for further investment and redevelopment in the area.

The new tax revenues from the new H&R Block facility will be reinvested in the surrounding neighborhood to undertake site improvements for additional commercial redevelopment.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles to overcome included inadequate infrastructure and the fact that the area has historically suffered from private development.

20. Briefly Describe the Project's Public Benefits: The Brush Creek Corridor TIF plan and the Blue Parkway Project provides for jobs in the community, new retail opportunities along with elimination of blight through the construction of the H&R Block Call Center and the Mazuma Credit Union Building.

21. Description of Agreements with Developer: Funding Agreement between TIFC and Midtown Community Development Corporation (d/b/a Community Builders of Kansas City) 2/2/99; Redevelopment Agreement between TIFC and Midtown Community Development Corporation (d/b/a Community Builders of Kansas City) 10/25/00; Cooperative Agreement between KCMO, TIFC and Swope Community Builders, 7/1/04; Consulting and Interim mnagement Agreement between Midtown Community Development Corporation and J.L. Peterson, Inc., 7/29/02;

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	419
27(b)	Estimated New Jobs, actual	388
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$5,547.83**

	PILOT's	EAT's
SAF Current Balance breakdown		\$5,547.83
Received Since Inception of Plan	\$575,274.55	\$577,919.67

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$13,976,215.97	
Rehab of existing buildings		
Acquisition of land or buildings	\$1,038,866.52	
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$15,015,082.49	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	\$463,143.00	\$181,673.00
Reimbursement to developer for eligible costs	\$354,295.00	
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$8,813,210.00
(b)	Property Acquisition and Relocation Costs	\$2,884,702.00
(c)	Project Implementation Costs	\$2,249,692.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$13,947,607.00

5	Anticipated Total Project Costs	\$54,236,742.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	21 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$127,650.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$2,258,199.00
(c)	Anticipated Assessed Value at Time of District Termination	\$3,700,000.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$22,614,150.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$15,255,320.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Brush Creek-Plaza East TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Gary Carter
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	gcarter@edckc.com
(f)	Private Sector Developer	O.G. Investments
(g)	Contact Person	Ollie Gates
(h)	Phone	816-923-0900
(i)	Fax	816-923-3922
(j)	E-mail address	None

6	Original Plan/Project Approval Date	March 11, 1999
7	Ordinance Number (if available)	990251
8	Most Recent Plan Amendment Date (if any)	November 17, 2005
9	Ordinance Number	051325

10	State House District	42
11	State Senate District	9
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area extends from Elmwood to Main Street along both sides of Brush Creek. The Plaza East Project consists of 24 acres generally located between 47th Street on the north, Volker Boulevard on the south, the Paseo on the east and Troost Avenue on the west.

14. Description of Plan/Project: The project provides for four phases of commercial and retail development along Brush Creek between Troost Avenue and The Paseo. The project phases will provide for 98,100 square feet of commercial and retail development along with the necessary public infrastructure improvements, streetscape improvements and parking. Currently, the new Gates Barbecue restaurant is open.

15. Project Objectives: The Plaza East project supports the goals and objectives of the Brush Creek Corridor Plan, as amended. The Plan anticipates the redevelopment of commercial and institutional properties; revitalization of residential neighborhoods; construction of the cultural walk, parkland enhancements and creation of design imagining which will continue the high quality design already

established along the creek west of Main Street. The Plan allows for the use of TIF to assist redevelopment of individual projects and to use the TIF revenues not needed by the individual project for the redevelopment of the corridor as a whole.

The Plaza East project will serve as a TIF revenue generator for improvements immediately connected with the proposed commercial redevelopment and for the corridor improvements. The project phases will provide for 98,100 square feet of commercial and retail development along with the necessary public infrastructure improvements, streetscape improvements and parking. Currently, the new Gates Barbecue restaurant is open

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major development obstacles to overcome included the fact that the area has historically suffered from private development.

20. Briefly Describe the Project's Public Benefits: The Brush Creek Corridor TIF plan and the Plaza East Project provides for jobs in the community, new retail opportunities along with elimination of blight through the construction of the Gates Barbecue Restaurant and subsequent additional office and retail development.

21. Description of Agreements with Developer: None

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	48
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$302,496.98**

	PILOT's	EAT's
SAF Current Balance breakdown		\$302,496.98
Received Since Inception of Plan		\$302,496.98

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$1,531,454.16	
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)	\$31,500.00	
Other (specify)		
Other (specify)		
Total Investment	\$1,562,954.15	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$500,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$500,000.00

5	Anticipated Total Project Costs	\$12,347,110.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	17 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$1,001,181.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$227,565.00
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$22,614,150.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$12,270,893.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Brush Creek-Plaza Library TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Gary Carter
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	gcarter@edckc.com
(f)	Private Sector Developer	Plaza Development L.L.C.
(g)	Contact Person	Jon Copaken
(h)	Phone	913-381-3840
(i)	Fax	
(j)	E-mail address	jcopaken@cwbk.com

6	Original Plan/Project Approval Date	March 11, 1999
7	Ordinance Number (if available)	990251
8	Most Recent Plan Amendment Date (if any)	November 17, 2005
9	Ordinance Number	051325

10	State House District	39
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area is extends from Elmwood to Main Street along both sides of Brush Creek. The Plaza Library Project is located on the block by Main Street, Ward Parkway, Brookside Boulevard and 49th Street.

14. Description of Plan/Project: The Project anticipates the construction of 290,000 square feet of office space atop a new 50,000 square foot Plaza Library and construction of 1,125 car parking garage.

15. Project Objectives: The Brush Creek Corridor Redevelopment Plan, as amended, is intended to build upon the existing public investment in the area. The Plan will provide a planning strategy and a financial mechanism that will allow the Brush Creek Corridor to obtain the maximum benefits for the Brush Creek Neighborhoods and the Community at large. The Plan anticipates redevelopment of commercial and institutional properties; revitalization of residential neighborhoods; construction of the cultural walk, parkland enhancements and creation of design imaging which will continue the high quality design already established along the creek west of Main Street.

The Plaza Library project serves as the western anchor to the corridor and consists of the construction of a new facility that will include a) a new two-story, 50,000 square foot library with a state of the art 350-seat auditorium, a number of large meeting rooms, a gift shop, and computer terminals, b) a nine-story, 290,000 square foot office building and c) a four level, 1,125 car parking garage.

The second phase of this project will consist of the construction of a one or two-story 20,000+ square foot retail building on the southwest portion of the site. The developer also contemplates the possibility of constructing a residential building on the southeast portion of the site.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: : Prior to the building being razed, the former Plaza Library was suffering from severe structural problems due to underlying shale. Additionally, the Brush Creek Corridor has long been an area of disinvestment and has suffered from flooding problems.

20. Briefly Describe the Project's Public Benefits: The Plaza Library Project provides for a new public library. The Brush Creek Corridor Plan will assist in financing amenities along Brush Creek, while encouraging private reinvestment and assisting redevelopment of both residential and commercial neighborhoods.

21. Description of Agreements with Developer: Funding Agreement between TIFC CWB Plaza Development LLC 9/7/99; Agreement between TIFC and CSB Plaza Development LLC for the implementation of the Plaza Library Project 3/27/01; Cooperative Agreement among the TIFC, KCMO, IDA and Trustee, 11/12/03; Cooperative Agreement between TIFC, KCMO and Industrial Development

Authority for Plaza Colonnade and Commerce Bank, 3/1/04; Funding Agreement between CWB Plaza Development LLC and TIFC, 8/31/99.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	720
27(b)	Estimated New Jobs, actual	640
28(a)	Estimated Retained Jobs, projected	719
28(b)	Estimated Retained Jobs, actual	20





Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: \$4,185.86

	PILOT's	EAT's
SAF Current Balance breakdown		\$4,185.86
Received Since Inception of Plan	\$1,577,954.32	\$212,272.07

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (Library Buildings)	\$15,315,780.00	\$1,205,820.00
Other (Office Buildings)	\$49,324,759.00	\$1,084,841.00
Total Investment	\$64,640,539.00	\$2,290,661.00

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	*	*
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$14,401,900.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$14,401,900.00

5	Anticipated Total Project Costs	\$62,349,100.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	17 years

8. **Estimated Increase in Tax Generation**

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$16,637,268.00
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$13,795,685.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$2,484,100.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

* The Commission issues revenue bonds to provide tax-exempt financing for qualified projects or serves as a conduit agent for redevelopment financing arrangements. However, all principal and interest on such bonds or financing arrangements are payable by the developers or property owners. Each agreement has the four elements of conduit debt: a) the Commission is involved in the debt issuance, b) the debt issuance is for the capital needs of an unrelated party, c) the debt issuance is secured only by the pldege of loan or lease payments received, d) the Commission assumes no commitment for the repayment of the debt issuance beyond the pledge of loan or lease payments. Therefore, these items do not present liabilities to the Commission and are not included in the Commission's financial statements.

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Chouteau/I-35 Project 1 and 2 TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Kellee Wood
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	kwood@edckc.com
(f)	Private Sector Developer	Chouteau I-35 Development, L.L.C.
(g)	Contact Person	Jeff Peterson
(h)	Phone	913-345-9818
(i)	Fax	(913) 345-9166
(j)	E-mail address	

6	Original Plan/Project Approval Date	April 23, 1998
7	Ordinance Number (if available)	980426
8	Most Recent Plan Amendment Date (if any)	March 30, 2006
9	Ordinance Number	060324

10	State House District	31
11	State Senate District	17
12	School District	North Kansas City

13. General Location of Area or Project Area: The redevelopment area is located at the intersection of Interstate 35 and Chouteau Trafficway.

14. Description of Plan/Project: The Plan provides for the construction of 244,709 square feet of retail space, and street improvements along Chouteau Trafficway, Winn Road and 42nd Street Terrace North. Additionally, with the plan's second amendment, the boundaries of the plan area were expanded to include properties in the Winnwood-Sunnybrook and Chaumiere neighborhoods to implement a housing program focused on improving housing conditions.

15. Project Objectives: The objectives of the plan are to eliminate the major development obstacles in this plan area. These obstacles hamper development in this area. Through this plan, a retail development is proposed.

The tax increment financing tool is proposed for costs associated with road improvements which will provide better access to the residential neighborhoods and the proposed retail development. The road

improvements to Chouteau Trafficway anticipate the development of the Centennial Parkway which will further link up the City's boulevard system.

A significant portion of the redevelopment area consists of a drained lake bed, portions of which are unstable due to haphazard efforts to fill the lake bed. A portion of the redevelopment area is located in the Buckeye Creek 100-year-flood plain and is occasionally flooded. Also within the boundaries of the same area is located an existing gas station which is suspected of leaking petroleum hydrocarbons. These conditions along with multiple ownership's and obsolete zoning and platting create financial, logistical and physical obstacles to overcome.

Additionally, with the plan's second amendment the boundaries of the plan area were expanded to include properties in the Winnwood-Sunnybrook and Chaumiere neighborhoods. The expansion will allow for the TIF revenues generated within the redevelopment area to contribute approximately \$1 million to facilitate grants and/or loans to residential property owners within the two neighborhoods for housing rehabilitation, repairs and improvements. The TIF funds would continue to be used for street improvements within the area.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The redevelopment site is a former drainage pond which was also used as a dumping site for construction materials. The site was unstable and flooded. The new development will remedy this problem. Furthermore, the streets in the area were in desperate need of improvement.

20. Briefly Describe the Project's Public Benefits: The redevelopment will provide for the improvements to Chouteau Trafficway, Winn Road and 42nd Terrace North. Additionally, the redevelopment will provide for the clean-up of a blighted site, provide retail services, new job opportunities and new tax base for the taxing districts. Finally, with the plan's second amendment grants and loans will be available to rehabilitate and repair homes within the Winnwood-Sunnybrook and Chaumiere neighborhoods.

21. Description of Agreements with Developer: Funding Agreement between TIFC and Chouteau I-35 Development LLC 12/30/97; Redevelopment Agreement between TIFC and Chouteau I-35 Development LLC 9/2/98; Assignment by Chouteau I-35 Development LLC of Rights and Obligations to Chouteau Development LLC 9/2/98; Assignment of Rights and Obligations by Chouteau I-35 Development LLC 9/15/98; Acquisition Funding Agreement between TIFC and Chouteau Development Company LLC 10/16/98; Amendment to Redevelopment Agreement 2/9/00; Partial Assignment and Assumption Agreement between Chouteau Development LLC, Chouteau Crossings West LLC and TIFC 6/12/02; Acquisition Funding Agreement between TIFC and Chouteau Crossings West LLC 8/14/02; Agreement with NNI for operation of CHAMP, 8/13/03; Development Agreement between KCMO Board of Parks and Recreation and TIFC, 12/10/03.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	1
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	699
27(b)	Estimated New Jobs, actual	515
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: **\$14,746.71**

	PILOT's	EAT's
SAF Current Balance breakdown		\$14,746.71
Received Since Inception of Plan	\$1,471,157.14	\$2,441,993.29

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure	\$801,745.00	
Site Development	\$5,603,132.35	
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)	\$1,077,212.11	
Other (specify)	\$379,076.67	
Other (specify)	\$1,631,262.00	
Total Investment	\$9,492,428.13	

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	\$2,644,393.00	\$854,265.00
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$10,693,752.00
(b)	Property Acquisition and Relocation Costs	\$1,040,500.00
(c)	Project Implementation Costs	\$338,235.00
(d)	Other (specify, as applicable)	\$1,284,116.00
(e)	Other (specify, as applicable)	\$29,296.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$13,385,899.00

5	Anticipated Total Project Costs	\$30,415,134.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond (KCMO supported bonds) Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	33 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	25 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$96,150.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$4,310,370.00
(c)	Anticipated Assessed Value at Time of District Termination	\$2,900,000.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$17,949,718.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$14,732,472.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Chouteau/I-35 Project 3 TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Kellee Wood
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	kwood@edckc.com
(f)	Private Sector Developer	Chouteau Crossings West, L.L.C.
(g)	Contact Person	Jeff Peterson
(h)	Phone	913-345-9818
(i)	Fax	
(j)	E-mail address	

6	Original Plan/Project Approval Date	April 23, 1998
7	Ordinance Number (if available)	980426
8	Most Recent Plan Amendment Date (if any)	March 30, 2006
9	Ordinance Number	060324

10	State House District	31
11	State Senate District	17
12	School District	North Kansas City

13. General Location of Area or Project Area: The redevelopment area is located at the intersection of Interstate 35 and Chouteau Trafficway.

14. Description of Plan/Project: The Plan provides for the redevelopment of Project 3 which will allow for the improvement of the site to provide for the construction of a fast food restaurant.

15. Project Objectives: The objectives of the plan are to eliminate the major development obstacles in this plan area. These obstacles hamper development in this area. Through this plan, a retail development is proposed.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction

- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The redevelopment site is a former drainage pond which was also used as a dumping site for construction materials. The site was unstable and flooded. The new development will remedy this problem. Furthermore, the streets in the area were in desperate need of improvement.

20. Briefly Describe the Project's Public Benefits: The redevelopment will provide for the improvements to Chouteau Trafficway, Winn Road and 42nd Terrace North. Additionally, the redevelopment will provide for the clean-up of a blighted site, provide retail services, new job opportunities and new tax base for the taxing districts. Finally, with the plan's second amendment grants and loans will be available to rehabilitate and repair homes within the Winnwood-Sunnybrook and Chaumiere neighborhoods.

21. Description of Agreements with Developer: Funding Agreement with Chouteau Crossings West, LLC, 3/9/05; Partial Assignmetn and ASsumption Agreement between Chouteau Development, LLC, Chouteau Crossings West LLC and TIFC 6/12/02; Acquisition Funding Agreement between TIFC and Chouteau Crossings West LLC 8/14/02.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	1
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	25
27(b)	Estimated New Jobs, actual	50
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: \$18.44

	PILOT's	EAT's
SAF Current Balance breakdown		\$18.44
Received Since Inception of Plan	\$50,226.40	\$133,670.51

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure	\$229,085.00	
Site Development	\$336,563.00	
Rehab of existing buildings		
Acquisition of land or buildings	\$545,000.00	
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$1,110,648.00	

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$173,986.00	\$173,986.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	\$-50,000.00
(c)	Project Implementation Costs	\$186,992.00
(d)	Other (specify, as applicable)	\$165,000.00
(e)	Other (specify, as applicable)	\$49,116.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$351,108.00

5	Anticipated Total Project Costs	\$1,481,108.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	17 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$77,100.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$360,760.00
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$87,876.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$80,690.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years



City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Civic Mall-422 Admiral (Project 13) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	McCown Gordon Construction, L.L.C.
(g)	Contact Person	Jeff Placek
(h)	Phone	816-877-0625
(i)	Fax	816-472-1605
(j)	E-mail address	jplacek@mccowngordon.com

6	Original Plan/Project Approval Date	December 8, 1994
7	Ordinance Number (if available)	941589
8	Most Recent Plan Amendment Date (if any)	July 8, 2004
9	Ordinance Number	040706

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The project redevelopment area for the Redevelopment Project is generally described as Locust Street on the east, 7th Street on the south, Page Street on the west, and East 6th Street on the north, in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The proposed Redevelopment Project provides for (i) the renovation and restoration to 422 Admiral, Kansas City, Missouri for a corporate headquarters and employee parking lot and (ii) the inclusion of certain Redevelopment Project Costs for streetscape, as well as all necessary appurtenances and utilities.

15. Project Objectives: The main objective for this project is to eliminate the blighted conditions and structures that exist in the heart of the Kansas City's Central Business District.

This area had not been subject to growth and redevelopment by private enterprise. Since 1980 there had been no new development in the redevelopment area, while at least 16 buildings have been demolished during the same period. At the time of the plan, three-quarters of the parcels were either surface parking lots or the site of vacant buildings. The lack of maintenance and deterioration of infrastructure indicated disinvestments and decline. Even the preexisting urban Renewal Plans and the provision of tax abatement were unable to encourage development in this area.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but'for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome included the blighted conditions of the structures in the area and possible environmental remediation within the building.

20. Briefly Describe the Project's Public Benefits: The redevelopment has increased employment opportunities in Kansas City, MO and assisted in enhancing the tax base of the city and other taxing districts.

21. Description of Agreements with Developer: Agreement between TIFC and 422 Admiral LLC, 3/9/05;

22. Description of Any Agreements with the Affected Taxing Districts: None

26. [1] Businesses that have relocated to the Redevelopment Area: McCown Gordon Construction

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	1
27(a)	Estimated New Jobs, projected	39
27(b)	Estimated New Jobs, actual	9
28(a)	Estimated Retained Jobs, projected	39
28(b)	Estimated Retained Jobs, actual	27

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$33,385.18	
Rehab of existing buildings	\$2,725,476.47	
Acquisition of land or buildings	\$323,851.39	
Other (specify)	\$12,058.05	
Other (specify)	\$21,510.53	
Other (specify)	\$281,855.81	
Total Investment	\$3,398,137.43	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$330,000.00
(b)	Property Acquisition and Relocation Costs	\$200,000.00
(c)	Project Implementation Costs	\$383,373.00
(d)	Other (specify, as applicable)	\$2,040,000.00
(e)	Other (specify, as applicable)	\$49,500.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$3,002,873.00

5	Anticipated Total Project Costs	\$4,678,487.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	21 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$110,422.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	\$406,263.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$1,066,860.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Civic Mall-JE Dunn (Project 66 and 67) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	J.E. Dunn
(g)	Contact Person	Steve Dunn
(h)	Phone	816-474-8600
(i)	Fax	
(j)	E-mail address	

6	Original Plan/Project Approval Date	December 8, 1994
7	Ordinance Number (if available)	941589
8	Most Recent Plan Amendment Date (if any)	July 8, 2004
9	Ordinance Number	040739

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Area has an irregular boundary generally encompassed East 6th Street on the North, by Interstate 70 (also known as the Midtown Freeway) on east, 13th Street on the south and McGee Street on the west (the "Redevelopment Area") in Kansas City, Jackson County, Missouri

14. Description of Plan/Project: The JE Dunn Projects expanded the existing JE Dunn Construction Company Headquarters and retained an established Kansas City business in the Central Business District.

15. Project Objectives: The main objective for this project is to eliminate the blighted conditions and structures that exist in the heart of the Kansas City's Central Business District.

This area had not been subject to growth and redevelopment by private enterprise. Since 1980 there had been no new development in the redevelopment area, while at least 16 buildings have been demolished during the same period. At the time of the plan, three-quarters of the parcels were either surface parking lots or the site of vacant buildings. The lack of maintenance and deterioration of infrastructure indicated disinvestments and decline. Even the preexisting urban Renewal Plans and the provision of tax abatement were unable to encourage development in this area.

Tax Increment Financing was necessary to make the development of the J.E. Dunn Construction Headquarters feasible. Because of this project, there has been increased employment opportunities in the City and also an increased tax base for the City and other taxing districts.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome included the blighted conditions of the structures in the area.

20. Briefly Describe the Project's Public Benefits: The redevelopment has increased employment opportunities in Kansas City, MO and assisted in enhancing the tax base of the city and other taxing districts.

21. Description of Agreements with Developer: Cooperative Agreement between TIFC and City of Kansas City, MO 1/31/95; Agreement between TIF and Dunn Industries, 3/27/95.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	60
27(b)	Estimated New Jobs, actual	140
28(a)	Estimated Retained Jobs, projected	115
28(b)	Estimated Retained Jobs, actual	306

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan	\$204,285.62	\$360,837.19

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings	\$2,646,000.00	
Acquisition of land or buildings		
Other (specify)	\$6,787,563.00	
Other (specify)		
Other (specify)		
Total Investment	\$9,433,563.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$1,183,000.00	\$151,420.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$1,154,500.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$1,154,500.00

5	Anticipated Total Project Costs	\$4,646,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	12 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$596,378.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$715,942.00
(c)	Anticipated Assessed Value at Time of District Termination	\$690,000.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$222,500.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Civic Mall-Vista Del Rio TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	NONE
(g)	Contact Person	None
(h)	Phone	None
(i)	Fax	None
(j)	E-mail address	None

6	Original Plan/Project Approval Date	December 8, 1994
7	Ordinance Number (if available)	941589
8	Most Recent Plan Amendment Date (if any)	June 18, 1998
9	Ordinance Number	980654

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area has an irregular boundary with Admiral Boulevard on the north, Interstate 70 on the east, 13th Street on the south and McGee Street on the west.

14. Description of Plan/Project: The Vista del Rio Project contemplated rehabilitation of a former 20-story building into a 264-suite hotel and construction of structure parking located in the northeast corner of the loop.

15. Project Objectives: The primary objective of this Tax Increment Financing Plan is to eliminate the blighting conditions which currently exist in this area. This development must overcome the fact that little or no investment had occurred in this area at the time of the plan proposal. Disinvestment and decline occurred throughout the area.

In addition to the hotel and parking facility, this development proposed a 10,000 square-foot addition to be constructed west and immediately adjacent to the existing building to accommodate 9,100 square feet

of conference facilities. Also, the developer's proposal includes the expenditure of \$500,000 for off-site public improvements throughout the Civic Mall Redevelopment Area.

This development proposed to create approximately 450 construction jobs and 211 permanent jobs. This project will generate approximately \$12,200,000 in additional tax revenues that will actually be retained by the taxing jurisdictions over a 23-year period. Without the adoption of tax increment financing, this area will generate less than \$600,000 in tax revenues during the same 23-year period. Even after the allocation of Super TIF revenues to pay project costs, the City of Kansas City will realize approximately \$5,700,000 in additional tax revenues from this project over a 23-year period.

Currently, the redevelopment is on hold.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome are the fact that the 20-story building proposed in the project is in a severely deteriorating condition.

20. Briefly Describe the Project's Public Benefits: The redevelopment project proposed to increase employment opportunities in Kansas City, MO and assisted in enhancing the tax base of the city and other taxing districts while providing an additional convention center-quality hotel accommodations at affordable prices.

21. Description of Agreements with Developer: Cooperative Agreement between TIFC and City of Kansas City, MO 1/31/95; Cooperative Agreement between TIFC and Vista del Rio Company LLC

1/27/99; Termination of Development Rights and Cooperative Agreement between TIFC and Vista del Rio Company LLC 7/11/01.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	66
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: **\$52.01**

	PILOT's	EAT's
SAF Current Balance breakdown	\$52.01	
Received Since Inception of Plan	\$1,209.24	\$51.55

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	\$9,847,500.00
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$9,847,500.00

5	Anticipated Total Project Costs	\$26,862,000.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	19 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$210,000.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	\$4,850,000.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$5,048,158.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$3,206,664.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Civic Mall-Whittaker Courthouse (Project 46-47), FAA Building (Project 64A) and Ilus Davis (63 & 80) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edkcc.com
(f)	Private Sector Developer	City of Kansas City Missouri
(g)	Contact Person	Wayne Cauthen
(h)	Phone	816-513-1408
(i)	Fax	816-513-1363
(j)	E-mail address	bob_langenkamp@kcmo.org

6	Original Plan/Project Approval Date	December 8, 1994
7	Ordinance Number (if available)	941589
8	Most Recent Plan Amendment Date (if any)	July 8, 2004
9	Ordinance Number	040738

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Area has an irregular boundary generally encompassed East 6th Street on the North, by Interstate 70 (also known as the Midtown Freeway) on east, 13th Street on the south and McGee Street on the west (the "Redevelopment Area") in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The Ilus Davis Project allowed for the construction of the FAA office building and the construction of the Ilus Davis Mall between the Federal Courthouse located at 9th Street and Locust Street and City Hall.

15. Project Objectives: The general objectives of the Redevelopment Plan are:

- a) To eliminate conditions which cause the Redevelopment Area to be designated as a Blighted Area and to eliminate and prevent the occurrence thereof.
- b) To enhance the tax base of the City and the other Taxing Districts by developing the Redevelopment Area to its highest and best use, encouraging private investment in the surrounding area, increasing employment opportunities and to discourage residents, commerce, industry and manufacturing from moving to another state.
- c) To increase employment and housing opportunities in the City.
- d) To stimulate development which would not occur without Tax Increment Financing assistance.

The redevelopment area, including each of the Redevelopment Projects contained therein, qualifies as a "Blighted Area" under Missouri's Tax Increment Financing Statute.

The Civic Mall park is significant new public green space as a focus for the new United States Courthouse, City Hall and the FAA Building in the heart of the Central Business District. This area has served as a catalyst to attract other future civic uses.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome included the blighted conditions of the structures in the area.

20. Briefly Describe the Project's Public Benefits: The redevelopment has increased employment opportunities in Kansas City, MO and constructed a public gathering place between the Federal Courthouse and City Hall.

21. Description of Agreements with Developer: Cooperative Agreement between TIFC and City of Kansas City, MO 1/31/95; Letter Agreement for Professional Survey Services between TIFC and Shafer, Kline and Warren 9/6/95; Agreement for Professional Appraisal Services between TIFC and HDC Consulting Group, Inc. 7/1/95; Agreement for Professional Appraisal Review Services between TIFC and Metropolitan Appraisal Company, Inc. 8/11/95; Agreement between City of Kansas City, MO and TIFC for Relocation Services 9/17/95; Cooperative Agreement for Redevelopment Project Financing Between TIFC and City of Kansas City, MO 11/1/95; Cooperative Agreement between City of Kansas City, MO and TIFC for issuance of \$8.8 million in bonds 11/15/95; Professional Service Agreement between TIC and Collier, Turley, Martin and Kerr 2/14/96; Property Management Agreement for Congress Hotel 3/28/96; Professional Service Contract for Demolition between TIFC and W&L Excavation 7/31/96; Cooperative Agreement between TIFC and GSA 9/11/96; Redevelopment and Real Estate Sales Agreement between TIFC and Walsh Higgins LLC 9/10/97; Amendment to Redevelopment Agreement 5/13/98.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	2
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	560
28(b)	Estimated Retained Jobs, actual	675

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$7,406.60**

	PILOT's	EAT's
SAF Current Balance breakdown		\$7,406.60
Received Since Inception of Plan	\$3,645,014.07	\$334,736.74

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$13,532,603.00	
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings	\$4,800,000.00	
Other (specify)	\$40,000.00	
Other (specify)		
Other (specify)		
Total Investment	\$18,372,603.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	\$7,440,683.00	\$496,460.00
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$5,000,000.00
(b)	Property Acquisition and Relocation Costs	\$10,100,000.00
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$15,100,000.00

5	Anticipated Total Project Costs	\$88,689,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	11 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$930,010.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$8,013,362.00
(c)	Anticipated Assessed Value at Time of District Termination	\$38,707,400.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$23,633,500.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years



City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Country Club Plaza (Project 1, Seville Square) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Highwoods Properties
(g)	Contact Person	Dan Hollman
(h)	Phone	816-960-6255
(i)	Fax	816-960-6316
(j)	E-mail address	dan.hollmann@highwoods.com

6	Original Plan/Project Approval Date	April 17, 1997
7	Ordinance Number (if available)	970374
8	Most Recent Plan Amendment Date (if any)	April 7, 2005
9	Ordinance Number	050351

10	State House District	39	44
11	State Senate District	10	
12	School District	Kansas City MO	

13. General Location of Area or Project Area: The Redevelopment Area generally includes irregularly shaped noncontiguous areas described as: being generally bound by Summit Street and Pennsylvania Avenue on the west, by 46th St. on the north, by Broadway and Wyandotte Sts on the east, and by 48th St., Nichols Rd and Ward Parkway on the south.

14. Description of Plan/Project: The Country Club Plaza TIF Plan includes construction of approximately 780,000 square feet of new construction of commercial space; rehabilitation of 180,000 square feet of existing commercial structures; construction of 350 market rate apartments; and construction of 3,965 parking spaces. The Plan also includes a \$5 million public amenities package that will build upon the Plaza's regional patronage with a well thought out master plan of signage, graphics, lighting auditory, water elements and directional enhancements.

15. Project Objectives: The Plaza celebrated its 75th anniversary in 1997. Since it's inception the markets have changed dramatically and there is now competition that previously did not exist. The area is facing issues of conservation and preservation.

In order to maintain its status as Kansas City's premiere retail and visitor destination, the Plaza requires additional parking and public amenities. The cost of providing the parking, particularly parking that continues the trend of being free to public, and the public amenities is not economically feasible if born solely by a single developer.

Tax increment financing was proposed for costs associated with the costs of constructing new parking structures and a \$5 million public amenities package, that will build upon the Plaza's regional patronage with a well thought out master plan of signage, graphics, lighting auditory, water elements and directional enhancements. These improvements are necessary for the Plaza to maintain its status as Kansas City's premiere retail and visitor destination.

As of 2000, the Cinemark Theaters at Seville were operational, and the Valencia Place office tower was occupied by Lockton Insurance, McCormick and Schmick Restaurant and a variety of upscale retail shops. In 2003, the Saks Block opened once again to include a new parking garage and retailers.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but'for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome included the need for parking within the area.

20. Briefly Describe the Project's Public Benefits: The redevelopment has increased employment opportunities in Kansas City, MO and assisted in enhancing the tax base of the city and other taxing

districts along with retaining tax base that would have otherwise gone to Kansas through additional parking.

21. Description of Agreements with Developer: Funding Agreement with JC Nichols Company 12/12/96; Agreement between TIFC and JC Nichols Company for implementation of the Country Club Plaza TIF plan 10/22/97; Assignment of Rights from JC Nichols to DST Realty for Kirkwood Circle Project 8/9/00; Assignment of rights as they relate to the 4900 Main Phase II Project from Highwoods Realty, Inc. DST Realty 4/11/01; Cooperative Agreement for project financing among TIFC, City, Country Club Plaza TDD and Highwoods Realty 12/12/01; Redevelopment Agreement between TIFC and Kirkwood Realty 7/9/03; Assignment of TIF Proceeds from Kirkwood Realty Company, LLC to Commerce Bank, NA 2/11/04; Redevelopment and Funding Agreement between TIFC and Winston Hotels, Inc. for implementation of Park Lane Project 2/11/04.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	2
27(a)	Estimated New Jobs, projected	145
27(b)	Estimated New Jobs, actual	184
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	15

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: **\$35,464.18**

	PILOT's	EAT's
SAF Current Balance breakdown		\$35,464.18
Received Since Inception of Plan	\$871,280.03	\$144,782.54

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure	\$12,389,658.00	
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$12,389,658.00	

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$1,379,461.00	\$334,269.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$12,598,629.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$12,598,629.00

5	Anticipated Total Project Costs	\$50,000,000.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	15 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$2,358,720.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$2,470,929.00
(c)	Anticipated Assessed Value at Time of District Termination	\$6,001,505.00
(d)	Total Amount of Base Year EAT's	\$306,212.00
(e)	Total Amount of Base Year Sales Taxes	\$65,552.00
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$175,952.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Country Club Plaza (Project 2, Granada and Saks) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Highwoods Properties
(g)	Contact Person	Dan Hollman
(h)	Phone	816-960-6255
(i)	Fax	
(j)	E-mail address	dan.hollmann@highwoods.com

6	Original Plan/Project Approval Date	April 17, 1997
7	Ordinance Number (if available)	970374
8	Most Recent Plan Amendment Date (if any)	April 7, 2005
9	Ordinance Number	050351

10	State House District	39	44
11	State Senate District	10	
12	School District	Kansas City MO	

13. General Location of Area or Project Area: The Redevelopment Area generally includes irregularly shaped noncontiguous areas described as: being generally bound by Summit Street and Pennsylvania Avenue on the west, by 46th St. on the north, by Broadway and Wyandotte Sts on the east, and by 48th St., Nichols Rd and Ward Parkway on the south.

14. Description of Plan/Project: The Country Club Plaza TIF Plan includes construction of approximately 780,000 square feet of new construction of commercial space; rehabilitation of 180,000 square feet of existing commercial structures; construction of 350 market rate apartments; and construction of 3,965 parking spaces. The Plan also includes a \$5 million public amenities package that will build upon the Plaza's regional patronage with a well thought out master plan of signage, graphics, lighting auditory, water elements and directional enhancements.

- E. Project Objectives: The Plaza celebrated its 75th anniversary in 1997. Since it's inception the markets have changed dramatically and there is now competition that previously did not exist. The area is facing issues of conservation and preservation.

In order to maintain its status as Kansas City's premiere retail and visitor destination, the Plaza requires additional parking and public amenities. The cost of providing the parking, particularly parking that continues the trend of being free to public, and the public amenities is not economically feasible if born solely by a single developer.

Tax increment financing was proposed for costs associated with the costs of constructing new parking structures and a \$5 million public amenities package, that will build upon the Plaza's regional patronage with a well thought out master plan of signage, graphics, lighting auditory, water elements and directional enhancements. These improvements are necessary for the Plaza to maintain its status as Kansas City's premiere retail and visitor destination.

As of 2000, the Cinemark Theaters at Seville were operational, and the Valencia Place office tower was occupied by Lockton Insurance, McCormick and Schmick Restaurant and a variety of upscale retail shops. In 2003, the Saks Block opened once again to include a new parking garage and retailers.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but'for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- “ B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome included the need for parking within the area.

20. Briefly Describe the Project's Public Benefits: The redevelopment has increased employment opportunities in Kansas City, MO and assisted in enhancing the tax base of the city and other taxing districts along with retaining tax base that would have otherwise gone to Kansas through additional parking.

21. Description of Agreements with Developer: Funding Agreement with JC Nichols Company 12/12/96; Agreement between TIFC and JC Nichols Company for implementation of the Country Club Plaza TIF plan 10/22/97; Assignment of Rights from JC Nichols to DST Realty for Kirkwood Circle Project 8/9/00; Assignment of rights as they relate to the 4900 Main Phase II Project from Highwoods Realty, Inc. DST Realty 4/11/01; Cooperative Agreement for project financing among TIFC, City, Country Club Plaza TDD and Highwoods Realty 12/12/01; Redevelopment Agreement between TIFC and Kirkwood Realty 7/9/03; Assignment of TIF Proceeds from Kirkwood Realty Company, LLC to Commerce Bank, NA 2/11/04; Redevelopment and Funding Agreement between TIFC and Winston Hotels, Inc. for implementation of Park Lane Project 2/11/04.

22. Description of Any Agreements with the Affected Taxing Districts: None

26. [2] Businesses that have relocated to the Redevelopment Area: Gap, Inc. and the Banana Republic both relocated from within Jackson County, MO. NOTE SUCH ON ANNUAL REPORT

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	2
27(a)	Estimated New Jobs, projected	55
27(b)	Estimated New Jobs, actual	17
28(a)	Estimated Retained Jobs, projected	135
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$109,506.79**

	PILOT's	EAT's
SAF Current Balance breakdown	\$75,270.62	\$34,236.17
Received Since Inception of Plan	\$695,477.04	\$702,529.65

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$11,149,362.00	
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$11,149,362.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$399,896.00	\$198,518.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$12,815,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$12,815,000.00

5	Anticipated Total Project Costs	\$12,815,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	18 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$2,800,466.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$1,862,031.00
(c)	Anticipated Assessed Value at Time of District Termination	\$5,519,641.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$329,824.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Country Club Plaza (Project 3, Valencia Place) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
©	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
m(f)	Private Sector Developer	Highwoods Properties
(g)	Contact Person	Dan Hollman
(h)	Phone	816-960-6255
(i)	Fax	816-960-6316
(j)	E-mail address	dan.hollmann@highwoods.com

6	Original Plan/Project Approval Date	April 17, 1997
7	Ordinance Number (if available)	970374
8	Most Recent Plan Amendment Date (if any)	April 7, 2005
9	Ordinance Number	050351

10	State House District	39	44
11	State Senate District	10	
12	School District	Kansas City MO	

13. General Location of Area or Project Area: The Redevelopment Area generally includes irregularly shaped noncontiguous areas described as: being generally bound by Summit Street and Pennsylvania Avenue on the west, by 46th St. on the north, by Broadway and Wyandotte Sts on the east, and by 48th St., Nichols Rd and Ward Parkway on the south.

14. Description of Plan/Project: The Country Club Plaza TIF Plan includes construction of approximately 780,000 square feet of new construction of commercial space; rehabilitation of 180,000 square feet of existing commercial structures; construction of 350 market rate apartments; and construction of 3,965 parking spaces. The Plan also includes a \$5 million public amenities package that will build upon the Plaza's regional patronage with a well thought out master plan of signage, graphics, lighting auditory, water elements and directional enhancements. The Valencia Place or 47th and Pennsylvania Project contemplates construction of 266,000 square feet of office space, construction of

69,000 square feet of retail space, and construction of a 593,300 square foot garage with 1,745 parking spaces.

15. Project Objectives: The Plaza celebrated its 75th anniversary in 1997. Since its inception the markets have changed dramatically and there is now competition that previously did not exist. The area is facing issues of conservation and preservation.

In order to maintain its status as Kansas City's premiere retail and visitor destination, the Plaza requires additional parking and public amenities. The cost of providing the parking, particularly parking that continues the trend of being free to public, and the public amenities is not economically feasible if born solely by a single developer.

Tax increment financing was proposed for costs associated with the costs of constructing new parking structures and a \$5 million public amenities package, that will build upon the Plaza's regional patronage with a well thought out master plan of signage, graphics, lighting auditory, water elements and directional enhancements. These improvements are necessary for the Plaza to maintain its status as Kansas City's premiere retail and visitor destination.

As of 2000, the Cinemark Theaters at Seville were operational, and the Valencia Place office tower was occupied by Lockton Insurance, McCormick and Schmick Restaurant and a variety of upscale retail shops. In 2003, the Saks Block opened once again to include a new parking garage and updated retail space.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome included the need for parking within the area and preservation of historic structures.

20. Briefly Describe the Project's Public Benefits: The redevelopment has increased employment opportunities in Kansas City, MO and assisted in enhancing the tax base of the city and other taxing districts along with retaining tax base that would have otherwise gone to Kansas through additional parking.

221. Description of Agreements with Developer: Funding Agreement with JC Nichols Company 12/12/96; Agreement between TIFC and JC Nichols Company for implementation of the Country Club Plaza TIF plan 10/22/97; Assignment of Rights from JC Nichols to DST Realty for Kirkwood Circle Project 8/9/00; Assignment of rights as they relate to the 4900 Main Phase II Project from Highwoods Realty, Inc. DST Realty 4/11/01; Cooperative Agreement for project financing among TIFC, City, Country Club Plaza TDD and Highwoods Realty 12/12/01; Redevelopment Agreement between TIFC and Kirkwood Realty 7/9/03; Assignment of TIF Proceeds from Kirkwood Realty Company, LLC to Commerce Bank, NA 2/11/04; Redevelopment and Funding Agreement between TIFC and Winston Hotels, Inc. for implementation of Park Lane Project 2/11/04.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	2
27(a)	Estimated New Jobs, projected	175
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	1000
28(b)	Estimated Retained Jobs, actual	876

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$62,200.15**

	PILOT's	EAT's
SAF Current Balance breakdown		\$62,200.15
Received Since Inception of Plan	\$8,560,426.55	\$3,617,813.22

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$24,634,660.00	
Site Development	\$199,492.00	
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)	\$61,919.00	
Other (specify)		
Other (specify)		
Total Investment	\$24,896,071.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	\$15,368,908.00	\$2,156,773.00
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$24,700,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$24,700,000.00

5	Anticipated Total Project Costs	\$71,000,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	15 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$565,170.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$16,464,803.00
(c)	Anticipated Assessed Value at Time of District Termination	\$15,049,920.00
(d)	Total Amount of Base Year EAT's	\$63,839.00
(e)	Total Amount of Base Year Sales Taxes	\$32,738.00
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$993,978.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Country Club Plaza (Project 7, Park Lane) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Winn Limited Partnership
(g)	Contact Person	Craig R. Eick
(h)	Phone	919-510-6009
(i)	Fax	
(j)	E-mail address	

6	Original Plan/Project Approval Date	December 10, 2003
7	Ordinance Number (if available)	970381
8	Most Recent Plan Amendment Date (if any)	April 7, 2005
9	Ordinance Number	050351

10	State House District	39	44
11	State Senate District	10	
12	School District	Kansas City MO	

13. General Location of Area or Project Area: The Redevelopment Area generally includes irregularly shaped noncontiguous areas described as: being generally bound by Summit Street and Pennsylvania Avenue on the west, by 46th St. on the north, by Broadway and Wyandotte Sts on the east, and by 48th St., Nichols Rd and Ward Parkway on the south.

14. Description of Plan/Project: The Country Club Plaza TIF Plan includes construction of approximately 780,000 square feet of new construction of commercial space; rehabilitation of 180,000 square feet of existing commercial structures; construction of 350 market rate apartments; and construction of 3,965 parking spaces. The Plan also includes a \$5 million public amenities package that will build upon the Plaza's regional patronage with a well thought out master plan of signage, graphics, lighting auditory, water elements and directional enhancements.

15. Project Objectives: The Plaza celebrated its 75th anniversary in 1997. Since its inception the markets have changed dramatically and there is now competition that previously did not exist. The area is facing issues of conservation and preservation.

In order to maintain its status as Kansas City's premiere retail and visitor destination, the Plaza requires additional parking and public amenities. The cost of providing the parking, particularly parking that continues the trend of being free to public, and the public amenities is not economically feasible if born solely by a single developer.

Tax increment financing was proposed for costs associated with the costs of constructing new parking structures and a \$5 million public amenities package, that will build upon the Plaza's regional patronage with a well thought out master plan of signage, graphics, lighting auditory, water elements and directional enhancements. These improvements are necessary for the Plaza to maintain its status as Kansas City's premiere retail and visitor destination.

As of 2000, the Cinemark Theaters at Seville were operational, and the Valencia Place office tower was occupied by Lockton Insurance, McCormick and Schmick Restaurant and a variety of upscale retail shops. In 2003, the Saks Block opened once again to include a new parking garage and retailers.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but'for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome included the need for parking within the area.

20. Briefly Describe the Project's Public Benefits: The redevelopment has increased employment opportunities in Kansas City, MO and assisted in enhancing the tax base of the city and other taxing

districts along with retaining tax base that would have otherwise gone to Kansas through additional parking.

21. Description of Agreements with Developer: Agreement between TIFC and Winn, LP for Project 7, 12/15/04; Redevelopment and Funding Agreement between TIFC and Winston Hotels, Inc. for implementation of Park Lane Project 2/11/04; Partial Assignment and Assumption Agreement between Highwoods Realty, Winn LP and TIFC, 12/15/04.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	225
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$1,961,138.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$1,961,138.00

5	Anticipated Total Project Costs	\$18,577,382.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	26 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	24 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$247,450.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	\$2,471,829.00
(d)	Total Amount of Base Year EAT's	\$7,548.00
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$72,255.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Country Club Plaza (Project 8, Kirkwood Circle) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Kirkwood Realty Co., L.L.C.
(g)	Contact Person	Steve Taylor
(h)	Phone	
(i)	Fax	
(j)	E-mail address	

6	Original Plan/Project Approval Date	December 10, 2003
7	Ordinance Number (if available)	970382
8	Most Recent Plan Amendment Date (if any)	April 7, 2005
9	Ordinance Number	050351

10	State House District	39	44
11	State Senate District	10	
12	School District	Kansas City MO	

13. General Location of Area or Project Area: The Redevelopment Area generally includes irregularly shaped noncontiguous areas described as: being generally bound by Summit Street and Pennsylvania on the west, by 46th Street on the north, by Broadway and Wyandotte Streets on the east, and by 48th Street, Nichols Road and Ward Parkway on the south; an area generally bound by Wornall Road on the west, by 46th Street on the north, by J.C. Nichols Parkway on the east, and by 46th Street Terrace on the south. The Kirkwood Circle Project is generally bound by Wornall on the west, 49th Street on the north, Main Street on the east, and by 50th Street on the south in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The Kirkwood Circle Project proposes to create a new neighborhood, unique in Kansas City, by constructing between 203 and 240 Class A condominium residential units plus substantial infrastructure and other improvements, including a park along Wornall Road (Wornall Park) and a pedestrian walkway to the Plaza (North Link), both of which will be available for public use. The exact number and mix of units will depend upon market forces.

15. Project Objectives: The Redevelopment Area as a whole is considered by definition a conservation area. The Kirkwood Circle Project will eliminate the adverse conditions which are detrimental to public health, safety, morals or welfare and to eliminate and prevent their recurrence. In addition, the Project will construct, upgrade and refurbish utilities and other infrastructure facilities serving the area.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The Redevelopment Area generally consists of antiquated structures and surface parking lots. Most of the building within the Redevelopment Area are obsolete and outdated and are unable to function under current market demands and requirements. Eighty-four percent (84%) of the structures in the Redevelopment Area are older than 35 years of age. The physical conditions within the Redevelopment Area preclude any further private investment.

20. Briefly Describe the Project's Public Benefits: Due to the fact that the physical conditions in the Redevelopment Area preclude any further private development, such an area may not yet be blighted but is detrimental to the public health, safety, morals and welfare and may become blighted.

21. Description of Agreements with Developer: Assignment of Rights from JC Nichols to DST Realty for Kirkwood Circle Project 8/9/00; Assignment of rights as they relate to the 4900 Main Phase II Project from Highwoods Realty, Inc. DST Realty 4/11/01; Redevelopment Agreement between TIFC and Kirkwood Realty 7/9/03; Assignment of TIF Proceeds from Kirkwood Realty Company, LLC to Commerce Bank, NA 2/11/04; Acknowledgement of Receipt of Notice and Assignment of TIF Proceeds from Kirkwood Realty Company LLC to Commerce Bank, 2/11/04; First Amendment to Redevelopment Agreement dated 10/12/05 between TIF and Kirkwood Realty Company, LLC.

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$152,482.53**

	PILOT's	EAT's
SAF Current Balance breakdown	\$152,482.53	
Received Since Inception of Plan	\$160,487.66	

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$48,271,114.00	\$34,344,029.00
Rehab of existing buildings		
Acquisition of land or buildings	\$6,032,614.00	
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$54,303,728.00	\$34,344,029.00

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$7,455,842.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$1,282,184.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$8,738,026.00

5	Anticipated Total Project Costs	\$105,680,900.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	19 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$1,133,327.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$1,688,572.00
(c)	Anticipated Assessed Value at Time of District Termination	\$11,287,166.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$93,972.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years





City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Downtown Library District, Project 1 and 2 TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Library TIF L.L.C.
(g)	Contact Person	Bill Dietrich
(h)	Phone	816-421-1539
(i)	Fax	
(j)	E-mail address	chris@downtownkc.org

6	Original Plan/Project Approval Date	November 26, 2002
7	Ordinance Number (if available)	21400
8	Most Recent Plan Amendment Date (if any)	January 12, 2006
9	Ordinance Number	051526

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Plan Area is an area generally bound by 8th Street and 9th Streets on the north, Baltimore Avenue and Main Street on the east, 11th and 12th Streets on the south, and Wyandotte Street and Central Street on the west in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The Downtown Library District TIF Plan proposes to create and enhance a downtown neighborhood anchored by the new central library facility to be located in the renovated First National Bank Building located at the northeast corner of 10th and Baltimore. Implementation of the Plan will support the renovation and restoration of the historic First National Bank Building which is to be leased to the Kansas City, Missouri Public Library, enhance the financing of the proposed parking garage to be located at the northwest corner of 10th and Baltimore, provide for the addition of streetscape improvements within and adjacent to the proposed Redevelopment Area and

create a neighborhood improvement program fund, as well as other related activities associated with the revitalization within the downtown loop.

15. Project Objectives: Objectives outlined for the Downtown Library District TIF Plan include: creating a vibrant downtown neighborhood; increasing housing opportunities within the Central Business District; eliminate adverse conditions which are detrimental to public health, safety, morals, or welfare within the Redevelopment Area and to eliminate and prevent the recurrence thereof; enhance the tax base of the City and other Taxing Jurisdictions; support the creation of a new garage for use by the Kansas City, Missouri Public Library; and to provide additional parking garages within the Central Business District.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. other (describe):

19. Major Development Obstacles to be overcome: The Redevelopment Area qualifies as a conservation area which indicates sixty-six percent of the structures located within the Redevelopment Area are 35 years or older. The area has evidence of dilapidation, obsolescence, illegal use of structures, presence of structures below minimum code standards, excessive vacancies, overcrowding of structures, excessive land coverage and other potential blighting factors. Additionally, the TIF revenues will provide additional parking within the Central Business District.

20. Briefly Describe the Project's Public Benefits: The Downtown Library District TIF Plan will allow for the construction of a parking garage, streetscape upgrades throughout the District and possible future redevelopment of other retail structures located within the Redevelopment Area to eliminate the potential blighting factors.

21. Description of Agreements with Developer: Redevelopment Agreement between the TIFC and Library TIF, LLC 12/10/03;

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	9
27(b)	Estimated New Jobs, actual	79
28(a)	Estimated Retained Jobs, projected	637
28(b)	Estimated Retained Jobs, actual	688

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$27,342.00**

	PILOT's	EAT's
SAF Current Balance breakdown	\$15,262.70	\$12,079.30
Received Since Inception of Plan	\$16,066.01	\$12,715.06

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$2,000,000.00	
Site Development	\$1,950,000.00	
Rehab of existing buildings	\$38,127,108.00	
Acquisition of land or buildings	\$1,050,000.00	
Other (specify)	\$9,774,519.00	
Other (specify)		
Other (specify)		
Total Investment	\$52,901,627.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$12,489,630.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$1,053,156.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$13,542,786.00

5	Anticipated Total Project Costs	\$23,967,786.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	21 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$739,011.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$896,554.00
(c)	Anticipated Assessed Value at Time of District Termination	\$7,166,743.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$430,218.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$1,361.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	East Village (project 1) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	East Village, LLC
(g)	Contact Person	East Village, LLC
(h)	Phone	
(i)	Fax	
(j)	E-mail address	

6	Original Plan/Project Approval Date	May 4, 2006
7	Ordinance Number (if available)	060455
8	Most Recent Plan Amendment Date (if any)	
9	Ordinance Number	

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Area is an area generally within the boundaries of an area of 8th Street on the north, Charlotte Street/Holmes on the east, 11th /12th Street on the south, and Locust Street/ Cherry Street on the west all in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The Redevelopment Plan provides for the construction of approximately 150,000 square feet of office space, the construction of approximately 2,300 publicly/privately owned parking spaces, construction of approximately 1,183 residential housing units, the construction of approximately 87,200 square feet of retail property, public improvements, streetscapes, as well as all necessary appurtenances and utilities.

15. Project Objectives: To create a vibrant downtown neighborhood; to eliminate adverse conditions which are detrimental to public health, safety, morals, or welfare in the Redevelopment Area and to prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large; to construct a public parking garage; to enhance the tax base by inducing development of the Redevelopment Area to its highest and best use, benefit taxing districts and encourage private

investment in surrounding areas; to promote the health, safety, order convenience, prosperity and general welfare, as well as efficiency and economy in the process of development. to provide development and business opportunities in the Redevelopment Area and surrounding areas; to stimulate construction employment opportunities and increase demand for secondary and support services for the surrounding area; to construct 150,000 square feet of World Headquarters office space; to construct 1,183 residential units and 2,300 privately owned parking spaces. to construct 83,500 square feet of retail space.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but'for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe): Decrease in tax base over the last 20 years and a decrease in employment combined with high crime

19. Major Development Obstacles to be Overcome: Land assembly, construction cost for both public and private developments.

20. Briefly Describe the Project's Public Benefits: Additional public parking, new residential development where surface parking once stood on the east side of downtown, eliminating blight, eliminating crime.

21. Description of Agreements with Developer: Funding agreement between East Village LLC and TIF dated 4/5/06.

23	Relocated Residences	
24	Relocated Businesses	
25	Parcels Acquired Through the Use of Eminent Domain Power:	
26	Businesses that have relocated to the Redevelopment Area	
27(a)	Estimated New Jobs, projected	100
27(b)	Estimated New Jobs, actual	
28(a)	Estimated Retained Jobs, projected	
28(b)	Estimated Retained Jobs, actual	

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$19,232,755.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$19,232.755.00

5	Anticipated Total Project Costs	\$19,232,755.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	23 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50 %
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	50 %
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	East Village (project 2 and 3) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	East Village, LLC
(g)	Contact Person	East Village, LLC
(h)	Phone	
(i)	Fax	
(j)	E-mail address	

6	Original Plan/Project Approval Date	May 4, 2006
7	Ordinance Number (if available)	060455
8	Most Recent Plan Amendment Date (if any)	
9	Ordinance Number	

10	State House District	37	
11	State Senate District	10	
12	School District	Kansas City MO	

13. General Location of Area or Project Area: The Redevelopment Area is an area generally within the boundaries of an area of 8th Street on the north, Charlotte Street/Holmes on the east, 11th /12th Street on the south, and Locust Street/ Cherry Street on the west all in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The Redevelopment Plan provides for the construction of approximately 150,000 square feet of office space, the construction of approximately 2,300 publicly/privately owned parking spaces, construction of approximately 1,183 residential housing units, the construction of approximately 87,200 square feet of retail property, public improvements, streetscapes, as well as all necessary appurtenances and utilities.

15. Project Objectives: To create a vibrant downtown neighborhood; to eliminate adverse conditions which are detrimental to public health, safety, morals, or welfare in the Redevelopment Area and to prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large; to construct a public parking garage; to enhance the tax base by inducing development of the Redevelopment Area to its highest and best use, benefit taxing districts and encourage private

investment in surrounding areas; to promote the health, safety, order convenience, prosperity and general welfare, as well as efficiency and economy in the process of development. to provide development and business opportunities in the Redevelopment Area and surrounding areas; to stimulate construction employment opportunities and increase demand for secondary and support services for the surrounding area; to construct 150,000 square feet of World Headquarters office space; to construct 1,183 residential units and 2,300 privately owned parking spaces. to construct 83,500 square feet of retail space.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but'for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe): Decrease in tax base over the last 20 years and a decrease in employment combined with high crime

19. Major Development Obstacles to be Overcome: Land assembly, construction cost for both public and private developments.

20. Briefly Describe the Project's Public Benefits: Additional public parking, new residential development where surface parking once stood on the east side of downtown, eliminating blight, eliminating crime.

21. Description of Agreements with Developer: Funding agreement between East Village LLC and TIF dated 4/5/06.

22. Description of Any Agreements with the Affected Taxing Districts:

23. Relocated Residences:

24. Relocated Businesses:

25. Parcels Acquired Through the Use of Eminent Domain Power:

26. Businesses that have relocated to the Redevelopment Area:

23	Relocated Residences	
24	Relocated Businesses	
25	Parcels Acquired Through the Use of Eminent Domain Power:	
26	Businesses that have relocated to the Redevelopment Area	
27(a)	Estimated New Jobs, projected	194
27(b)	Estimated New Jobs, actual	
28(a)	Estimated Retained Jobs, projected	
28(b)	Estimated Retained Jobs, actual	

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	\$7,885,000.00
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$7,885,000.00

5	Anticipated Total Project Costs	\$121,550,150.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	23 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$1,534,558.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Gailoyd (Project 1, 3, and 4) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Gailoyd Enterprises Corp.
(g)	Contact Person	Steve Brettell
(h)	Phone	816-545-7701
(i)	Fax	816-545-7703
(j)	E-mail address	sbrettell@premierrea.com

6	Original Plan/Project Approval Date	March 27, 2002
7	Ordinance Number (if available)	030260
8	Most Recent Plan Amendment Date (if any)	0 ,
9	Ordinance Number	None

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: Generally bound by Wyandotte on the west, 12th Street on the north, Baltimore Avenue on the east and 14th Street on the south.

14. Description of Plan/Project: The Gailoyd TIF plan proposes to provide for the redevelopment and historic renovation of the Power & Light Building into Class A office space; construction of approximately 210,000 square feet Class A office building; development and construction of approximately 88+ residential lofts integrated into the Power & Light Building; construction of a city-owned parking garage adjacent to the Power & Light Building; and construction of all necessary appurtenances and utilities.

15. Project Objectives: The project improvements will consist of the historic restoration and construction related to the Power & Light Building and construction of a city-owned parking garage.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The major obstacles to overcome with the Gailoyd TIF plan include renovation of a historically significant building and lack of parking to accommodate a Class A office building.

20. Briefly Describe the Project's Public Benefits: Renovation of Kansas City's historical landmark, the Power & Light building along with added parking.

21. Description of Agreements with Developer: Funding Agreement between TIFC and KC Club Developers, 5/21/03; Cooperative Agreement with Gailoyd Enterprises and KCP&L, 3/9/05; 1st Amendment to Cooperative Agreement between TIFC, Gailoyd Enterprises and KCP&L, 4/13/05.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	1,645
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)	\$701,214.27	
Other (specify)		
Total Investment	\$701,214.27	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$9,257,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$1,254,000.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	\$539,000.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$11,826,000.00

5	Anticipated Total Project Costs	\$27,872,458.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	33 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	31 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$1,572,605.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	\$6,880,000.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$487,765.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	100%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Gailoyd (Project 2a, 2b and 5) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	City of Kansas City Missouri
(g)	Contact Person	Wayne Cauthen
(h)	Phone	(816) 513-1408
(i)	Fax	
(j)	E-mail address	

6	Original Plan/Project Approval Date	March 27, 2002
7	Ordinance Number (if available)	030260
8	Most Recent Plan Amendment Date (if any)	
9	Ordinance Number	

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: Generally bound by Wyandotte on the west, 12th Street on the north, Baltimore Avenue on the east and 14th Street on the south.

14. Description of Plan/Project: The Gailoyd TIF plan proposes to provide for the redevelopment and historic renovation of the Power & Light Building into Class A office space; construction of approximately 210,000 square feet Class A office building; development and construction of approximately 88+ residential lofts integrated into the Power & Light Building; construction of a city-owned parking garage adjacent to the Power & Light Building; and construction of all necessary appurtenances and utilities.

15. Project Objectives: The project improvements will consist of the historic restoration and construction related to the Power & Light Building and construction of a city-owned parking garage.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The major obstacles to overcome with the Gailoyd TIF plan include renovation of a historically significant building and lack of parking to accommodate a Class A office building.

20. Briefly Describe the Project's Public Benefits: Renovation of Kansas City's historical landmark, the Power & Light building along with added parking.

21. Description of Agreements with Developer: Funding Agreement between TIFC and KC Club Developers, 5/21/03; Cooperative Agreement with Gailoyd Enterprises and KCP&L, 3/9/05; 1st Amendment to Cooperative Agreement between TIFC, Gailoyd Enterprises and KCP&L, 4/13/05.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	

5	Anticipated Total Project Costs	
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	33 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	31 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	100%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Gateway 2000 TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	Gateway Inc.
(g)	Contact Person	Kay Copas
(h)	Phone	605-232-1615
(i)	Fax	605-232-1725
(j)	E-mail address	kay.copas@gateway.com

6	Original Plan/Project Approval Date	October 12, 1995
7	Ordinance Number (if available)	951362
8	Most Recent Plan Amendment Date (if any)	0 ,
9	Ordinance Number	

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: Generally bound by Interstate 670 on the north; the Kansas state line on the west; the westerly extension of 15th Street on the south; and Genessee Street on the east.

14. Description of Plan/Project: Rehabilitation and conversion of the 150,000 square feet distribution facility into office space and the construction of a new 2-story 60,000-75,000 square feet office building and 1077 parking spaces; construction of a 2-4 story tall office building of 100,000-200,000 square feet with associated parking; and construction of a 2-7 story office building of 100,000-200,000 square feet with associated parking.

15. Project Objectives: The general objectives of the Gateway 2000 TIF Plan are: to eliminate adverse conditions which are detrimental to public health, safety, morals, or welfare in the redevelopment area, to preserve and enhance the tax base of the City of Kansas City, Missouri, to increase employment and housing opportunities in the City, and to stimulate development which would not occur without Tax Increment Financing assistance.

This TIF plan provides for the rehabilitation and conversion of the 150,000 square foot former A. Reich and Sons Food Distribution Facility into office space and the construction of a new 2-story 60,000 square foot office building and 1,077 parking spaces (Phase I); the construction of a 2-4 story office building of 100,000-200,000 square feet with associated parking spaces (Phase II); and the construction of a 2-7 story office building of 100,000-200,000 square feet with an associated parking structure (Phase III).

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The major obstacles to overcome with the Gateway TIF plan were flooding in the West Bottoms.

20. Briefly Describe the Project's Public Benefits: Attraction of national firm to Kansas City; flood control; redevelopment of West Bottoms.

21. Description of Agreements with Developer: Funding Agreement with Gateway 2000 Inc. 8/29/95; memorandum of Agreement between TIFC and Gateway 1/16/96; Redevelopment Agreement between TIFC and Gateway 1/16/96; Funding Agreement between TIFC and Gateway 2000, 8/29/95; Public/Private Partnership Agreement between LCRA and Gateway 2000, 5/26/95.

22. Description of Any Agreements with the Affected Taxing Districts: None

26. [1] Businesses that have relocated to the Redevelopment Area: Gateway relocated from within Kansas City MO, Jackson County.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	1
27(a)	Estimated New Jobs, projected	3,000
27(b)	Estimated New Jobs, actual	154
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: **\$6,706.54**

	PILOT's	EAT's
SAF Current Balance breakdown		\$6,706.54
Received Since Inception of Plan	\$1,224,114.92	\$2,840,991.93

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$40,349,826.00	
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)	\$280,936.00	
Other (specify)	\$2,005,095.00	
Total Investment	\$42,635,857.00	

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$3,839,770.00	\$160,291.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$22,525,451.00
(b)	Property Acquisition and Relocation Costs	\$9,090,000.00
(c)	Project Implementation Costs	\$152,750.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$31,368,201.00

5	Anticipated Total Project Costs	\$101,431,335.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	13 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$415,511.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$3,649,771.00
(c)	Anticipated Assessed Value at Time of District Termination	\$21,524,287.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$31,412,000.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$12,214,000.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Grand Boulevard TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	UMB
(g)	Contact Person	Christopher G. Treece
(h)	Phone	816-860-4607
(i)	Fax	816-860-4997
(j)	E-mail address	christopher.treece@umb.com

6	Original Plan/Project Approval Date	November 26, 1996
7	Ordinance Number (if available)	961440
8	Most Recent Plan Amendment Date (if any)	May 13, 2004
9	Ordinance Number	040517

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: Generally located along Grand Avenue between Sixth St. and Truman Road.

14. Description of Plan/Project: Development of approximately 140,000 square feet Technology and Operations Center; construction of 750-space structured parking garage; and streetscape improvements along Grand Blvd., 12th Street, 9th Street and adjacent the Redevelopment Area.

15. Project Objectives: The main objective of this Plan is to overcome the major development obstacles which hampered further development of this property. UMB's representatives presented the case that the cost of locating their technology and operations center downtown is more expensive than locating in Kansas and other areas outside downtown. The pro forma analysis reflected that the market rents for both the center and parking would be insufficient to provide the necessary return for a rational investor to undertake the project. The construction of streetscape and gateway improvements only add to the costs while not resulting in any income, thereby making the proposed redevelopment even less economically feasible.

The approval of the TIF Plan persuaded UMB to locate its technology and operations center in the central business district. The result is the retention of approximately 732 jobs in Kansas City. The Plan also provides for construction of gateways to the Central Business District at 15th & Grand, and 6th & Grand, as well as implementation of the streetscape improvements called for in the City's Grand/Main Corridor Study and the Downtown 2000 Area Development Plan. The Plan also anticipates the rehabilitation of the Professional Building and the National Garage.

In 2002, the Western Union Building project was approved along with the 2nd Amendment to the TIF plan. The rehabilitation of the building located at Walnut and Admiral. The amendment allows for the redevelopment of the existing 50,000 square foot Western Union Building to provide for approximately 12,000 square feet of commercial and retail space along with 38,000 square feet of office space. In addition, the adjacent surface lots will be refurbished. The projects are in the final stages of construction.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Blight, lack of parking

20. Briefly Describe the Project's Public Benefits: Streetscape improvements along Grand Boulevard, construction of parking.

21. Description of Agreements with Developer: Funding agreement 8/23/96, Developers agreement 12/19/97; Partial Assignment and Assumption Agreement between UMB, Watkins Investment Group, LLC and TIFC, 8/14/02;

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	35
27(b)	Estimated New Jobs, actual	275
28(a)	Estimated Retained Jobs, projected	750
28(b)	Estimated Retained Jobs, actual	1133

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$8,840.62**

	PILOT's	EAT's
SAF Current Balance breakdown		\$8,840.62
Received Since Inception of Plan	\$4,731,899.38	\$1,929,106.14

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$1,256,155.20	
Site Development	\$65,117,743.61	
Rehab of existing buildings	\$13,300,548.31	
Acquisition of land or buildings		
Other (specify)	\$11,512,724.14	
Other (specify)	\$1,802,315.57	
Other (specify)		
Total Investment	\$92,989,486.83	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$6,354,192.00	\$716,656.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$20,287,257.00
(b)	Property Acquisition and Relocation Costs	\$450,000.00
(c)	Project Implementation Costs	\$1,117,491.00
(d)	Other (specify, as applicable)	\$3,085,112.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$24,939,861.00

5	Anticipated Total Project Costs	\$68,461,412.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	14 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$7,826,187.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$5,804,731.00
(c)	Anticipated Assessed Value at Time of District Termination	\$17,696,560.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$6,292,000.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$12,214,000.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Grand Boulevard-Watkins (Project K-1 and L-1) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Watkins and Company, Inc.
(g)	Contact Person	Mary Brungardt
(h)	Phone	816-308-4152
(i)	Fax	816-221-3266
(j)	E-mail address	mary.brungardt@watkinsre1.com

6	Original Plan/Project Approval Date	November 26, 1996
7	Ordinance Number (if available)	961440
8	Most Recent Plan Amendment Date (if any)	May 13, 2004
9	Ordinance Number	040517

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: Generally located along Grand Avenue between Sixth St. and Truman Road; Project K1, K2, L1 and L2 are generally bound by 6th Street on the north, 7th Street on the south, Grand Avenue on the east and Main Street on the west.

14. Description of Plan/Project: Project Areas K1 and L1 will provide for the redevelopment of the existing 50,000 square foot Western Union Building for office and retail use, and the beautification of two surface parking lots.

15. Project Objectives: Project objectives include curing the blighting conditions surrounding the project areas by the implementation of streetscape improvements to the surface parking lots and rehabilitation of the Western Union Building.

16. Plan/Project Status:

A. Starting-Up

- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Development obstacles include elimination of blighting conditions deteriorating the project area; upgrading and refurbishing utilities and other infrastructure facilities serving the redevelopment area.

20. Briefly Describe the Project's Public Benefits: Elimination of the blighting conditions will assist in the support to revitalize the Central Business District, encourage ongoing redevelopment which will promote the health, safety, order, convenience, prosperity and the general welfare as well as efficiency and economy in the process of development.

21. Description of Agreements with Developer: Funding Agreement between Watkins Investment Group, LLC and TIFC, 7/17/02; Redevelopment Agreement between the TIFC and Watkins Investment Group, LLC, 12/23/97.

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	35
27(b)	Estimated New Jobs, actual	83
28(a)	Estimated Retained Jobs, projected	90
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$1,506.55**

	PILOT's	EAT's
SAF Current Balance breakdown		\$1,506.55
Received Since Inception of Plan	\$27,052.26	\$8,838.20

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings	\$2,859,254.98	\$695,079.00
Acquisition of land or buildings	\$1,588,804.00	
Other (specify)	\$367,743.00	\$19,276.00
Other (specify)	\$279,531.00	\$31,291.00
Other (specify)	\$361,176.00	\$19,746.00
Total Investment	\$5,456,508.98	\$765,392.00

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$62,050.00	\$34,096.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$2,287,109.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$40,000.00
(d)	Other (specify, as applicable)	\$1,920,165.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$4,247,274.00

5	Anticipated Total Project Costs	\$7,791,174.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	19 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$186,572.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$291,491.00
(c)	Anticipated Assessed Value at Time of District Termination	\$1,429,928.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$1,756,617.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$51,511.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Hickman Mills TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Steve Rinne
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	srinne@edckc.com
(f)	Private Sector Developer	Aventis Pharmaceuticals
(g)	Contact Person	Bev Carlton
(h)	Phone	816-966-4401
(i)	Fax	816-966-5799
(j)	E-mail address	tlc4bcarlton@aventis.com

6	Original Plan/Project Approval Date	December 3, 1992
7	Ordinance Number (if available)	921259
8	Most Recent Plan Amendment Date (if any)	November 23, 1998
9	Ordinance Number	981336

10	State House District	45	50
11	State Senate District	9	
12	School District	Hickman Mills	

13. General Location of Area or Project Area: Bound by Bannister Road on the north; west property line of Hoechst property on the east; Interstate 470 on the south; and US Highway 71 on the west.

14. Description of Plan/Project: The Plan provides for construction of approximately 1 million square feet of office, 200,000 square feet of R&D space and 274,000 square feet of commercial redevelopment; improvements to Hickman Mills Road; acquisition and clean up; and infrastructure improvements within and adjacent to the Redevelopment Area.

15. Project Objectives: The redevelopment site contained more than 70 separate ownership parcels occupied by residences, nightclubs, construction yards, asphalt plants, motels, the City's public works lot, the state highway lot, and other uses. The multiplicity of owners and the wide variation, and often incompatible nature of the uses, were disincentives to Marion Merrell Dow, a multi-national corporation, for maintaining the Bannister Road facility. The poor condition of the existing infrastructure, including bad roads and a low railroad bridge over the road, were safety hazards.

The Hickman Mills TIF Plan succeeded in convincing Marion Merrell Dow, now Aventis and Quintiles, to consolidate and expand their facility. The result was the retention of jobs and the retention of high profile multi-national corporation in Kansas City. The public also benefited from the significant improvements to Hickman Road, the removal of the low railroad bridge, creek improvements and the preservation of the historic Santa Fe Trail.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Obstacles include assemblage and acquisition of properties from a large number of different property owners; relocation of businesses and residents; demolition of structures; and the lack of basic infrastructure within the area.

20. Briefly Describe the Project's Public Benefits: The TIF Plan provides retention of Hoechst Marion Roussel, and international firm, within Kansas City; construction of infrastructure improvements; elimination of blight; preservation of a portion of the nationally significant Santa Fe Trail.

21. Description of Agreements with Developer: Funding agreement with Marion Merrell Dow, Inc. on 7/23/92; Developers Agreement between TIFC and Marion Merrell Dow 1/3/94; Professional Service Agreement between TIFC and Zimmer-Steinbach 11/9/94; Professional Service Agreement between TIFC and BRAL-Environmental 12/14/94; Professional Service Agreement between TIFC and Continental Consulting Engineers 5/15/95; Professional Service Agreement between TIFC and Central Relocation 7/12/95; Professional Service Agreement between TIFC and Deco Wrecking 8/10/95; Amended Professional Service Agreement between TIFC and Central Relocation 5/29/99.

22. Description of Any Agreements with the Affected Taxing Districts: 50% of all the PILOT's are to be returned to the taxing districts.

23	Relocated Residences	7
24	Relocated Businesses	24
25	Parcels Acquired Through the Use of Eminent Domain Power:	31
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	5,958
28(b)	Estimated Retained Jobs, actual	1747

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$8,343.86**

	PILOT's	EAT's
SAF Current Balance breakdown		\$8,343.86
Received Since Inception of Plan	\$13,731,092.37	\$4,577,505.83

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$21,000,000.00	
Site Development	\$140,137,000.00	
Rehab of existing buildings		
Acquisition of land or buildings	\$11,000,000.00	
Other (specify)	\$3,705,000.00	\$296,577.00
Other (specify)		
Other (specify)		
Total Investment	\$175,842,000.00	\$296,577.00

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$9,866,148.00	\$1,686,267.00
Reimbursement to city/county (or other public entity) for eligible costs	\$6,161,060.26	\$203,965.37

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$177,644,408.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$1,483,645.00
(d)	Other (specify, as applicable)	\$43,613,947.00
(e)	Other (specify, as applicable)	\$7,362,500.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$222,762,000.00

5	Anticipated Total Project Costs	\$655,199,600.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	33 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	19 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$11,816,871.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$3,262,684.00
(c)	Anticipated Assessed Value at Time of District Termination	\$144,000,000.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$50,844,317.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	50%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Hotel Phillips, Project A TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Marcus Hotels, Inc.
(g)	Contact Person	Bruce B. Hoffman
(h)	Phone	414-905-1269
(i)	Fax	414-905-2250
(j)	E-mail address	brucehoffmann@marcushotels.com

6	Original Plan/Project Approval Date	April 6, 2000
7	Ordinance Number (if available)	000382
8	Most Recent Plan Amendment Date (if any)	September 8, 2005
9	Ordinance Number	051013

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: Block bound by Twelfth Street on the south, Baltimore on the east, Eleventh Street on the north and Wyandotte on the west.

14. Description of Plan/Project: Restoration, renovation and improvement of the 213 room historic Hotel Phillips in downtown Kansas City.

15. Project Objectives: The major objective is to overcome the development obstacles in this project, which is financing the rehabilitation and upkeep on an aging, yet historically significant building in downtown Kansas City. This hotel is also significant as a provider of hotel rooms, which support Bartle Convention Center.

The property was originally built in 1928 as one of the City's premier hotels. It was substantially renovated in 1988 and operated as a Radisson franchise until recently. The hotel has been in a state of decline and as a result, there has been a decline in the occupancy rates.

Marcus Hotels, Inc. proposes to renovate the hotel. The project includes the renovation of 215 rooms; 9,000 square feet of meeting and banquet space; the 95-seat Walt Bodine's Steak House; a 3,000 square foot pub-style outlet; gift shop and other retail space; and fitness facilities. In addition, 27 units in the adjacent New Yorker Building will be renovated and operated as an extended-stay facility as a source of additional income for the property. The result will be a hotel of the quality to be associated with the Historic hotels of America and/or Preferred Hotels, which will be managed by Marcus Hotels and Resorts.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The rate of return on this project without TIF is 12%. This rate of return is insufficient to attract private investment which has typically required returns between 15% and 25%.

20. Briefly Describe the Project's Public Benefits: The renovation of this hotel will provide 200 hotel rooms which will support the Bartle Convention Center. The hotel addresses the niche market for historic hotels. In addition, the project serves to preserve a historic building in Kansas City.

21. Description of Agreements with Developer: Funding Agreement 1/20/00; Redevelopment 10/11/00; Cooperative Agreement between City of Kansas City. TIFC, Convention and Visitors Bureau and Marcus Hotels Inc. 7/11/01.

22. Description of Any Agreements with the Affected Taxing Districts: Agreement between TIFC, City and CVB for a portion of Hotel/Motel Taxes.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	39
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	95
28(b)	Estimated Retained Jobs, actual	75

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$202,119.84**

	PILOT's	EAT's
SAF Current Balance breakdown		\$202,119.84
Received Since Inception of Plan	\$864,575.62	\$1,184,937.17

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings	\$20,096,360.00	
Acquisition of land or buildings	\$5,500,000.00	
Other (specify)		
Other (specify)		
Other (specify)	\$487,706.00	
Total Investment	\$26,084,066.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$1,808,247.00	\$485,021.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	\$7,290,000.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$7,290,000.00

5	Anticipated Total Project Costs	\$23,500,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	17 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$1,665,248.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$2,176,284.00
(c)	Anticipated Assessed Value at Time of District Termination	\$3,330,000.00
(d)	Total Amount of Base Year EAT's	\$45,000.00
(e)	Total Amount of Base Year Sales Taxes	\$10,780.00
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$2,658,308.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$1,940,000.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Hotel Phillips, Project B and C TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	City Center Square Equities, LLC
(g)	Contact Person	Phillip Gesue
(h)	Phone	212-206-6122
(i)	Fax	
(j)	E-mail address	pgesue@timeequities.com

6	Original Plan/Project Approval Date	April 6, 2000
7	Ordinance Number (if available)	000382
8	Most Recent Plan Amendment Date (if any)	September 8, 2005
9	Ordinance Number	051013

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Area is generally bounded by Twelfth Street on the south, Main Street on the east, Eleventh Street on the north, Wyandotte on west in downtown Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: Redevelopment Project B is the construction of a parking garage and the commercial space on the ground level of the parking garage.

Redevelopment Project C is City Center Square office building. Project C shall be for the intent of the TIF revenue generated from Project C would be available to reimburse eligible redevelopment costs incurred in connection with the implementation of Project B. Tax Increment Financing for the Redevelopment Projects will be approved by the City ordinance in conformance with the Act

15. Project Objectives: To restore, renovate and preserve the Hotel Phillips, an historic building; to construct a 225, multi-level parking garage;

to eliminate adverse conditions which are detrimental to public health, safety, morals, or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large; to enhance the tax base of the City and the other Taxing Districts, encourage private investment in the surrounding area, and increase employment opportunities in the Redevelopment Area; to increase employment opportunities in the City as a whole; to stimulate construction and development and generate tax revenues, which would not occur without Tax Increment Financing assistance; and to provide increase availability of hotel rooms in the Central Business District as well as support the use of Bartle Hall for large conventions.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe): Provide improvements to overcome obsolents of existing office buildings.

19. Major Development Obstacles to be Overcome: Assembly of land and construction cost for improvements.

20. Briefly Describe the Project's Public Benefits: Parking garage and the tenanting of Class B office buildings.

21. Description of Agreements with Developer: Funding Agreement with City Center Square Equities LLC and TIF, 6/14/05; Development Agreement between City Center Square Parking, LLC and TIF dated 7/11/06.

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	
24	Relocated Businesses	
25	Parcels Acquired Through the Use of Eminent Domain Power:	
26	Businesses that have relocated to the Redevelopment Area	
27(a)	Estimated New Jobs, projected	303
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	1,267
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: .00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$3,016,731.00
(b)	Property Acquisition and Relocation Costs	\$1,366,881.00
(c)	Project Implementation Costs	\$1,010,630.00
(d)	Other (specify, as applicable)	\$373,287.00
(e)	Other (specify, as applicable)	\$452,000.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$6,219,529.00

5	Anticipated Total Project Costs	\$7,318,507.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	22 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$9,005,953.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	\$11,870,610.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years



City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Jazz District TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edkc.com
(f)	Private Sector Developer	Jazz District Redevelopment Corporation
(g)	Contact Person	Denise Gilmore
(h)	Phone	816-221-1719
(i)	Fax	816-221-3533
(j)	E-mail address	dgilmore@kcjazzdistrict.org

6	Original Plan/Project Approval Date	March 25, 1999
7	Ordinance Number (if available)	990186
8	Most Recent Plan Amendment Date (if any)	0 ,
9	Ordinance Number	None

10	State House District	37
11	State Senate District	9
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Area is bound by The Paseo on the west and 19th Street on the south; on the east by Woodland Avenue between the north Redevelopment Area boundary and 18th Street and by the Attucks School property between 18th Street and 19th Street; the northern boundary is located 300 feet north of 17th Terrace.

14. Description of Plan/Project: The Project Improvements consist of approximately 204 residential units and over 70,000 square feet of commercial space and parking at the Attucks School site and elsewhere together with all necessary utilities and street improvements

15. Project Objectives: The Jazz District TIF Plan encompasses improvements contemplated and begun under the original Chapter 353 Eighteenth & Vine Redevelopment Plan. Under this Plan, economic activity taxes from the Redevelopment Project will be captured and used to assist with the acquisition of the old Attucks School site and the construction and maintenance of public parking on that site and elsewhere within the Redevelopment Area to serve the Jazz District as a whole.

It is contemplated that the acquisition and construction of parking will be accomplished by a Transportation Development District (TDD). The TDD will levy an additional one percent (1%) sales tax on retail sales within the Redevelopment Area. The TDD revenues and TIF revenues will be used to pay debt service on TDD bonds, the proceeds of which will be used to acquire and construct parking.

As a result of the increased parking, further development within the Jazz District will take place, including approximately 200 residential units and 70,000 square feet of commercial space. Such redevelopment is crucial to preserving the rich cultural heritage of Kansas City.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Although some recent improvements have been made in the area, such as the Gem Theater and the Negro Leagues Baseball Hall of Fame, severe blight remains. Some residential structures have collapsed, and a lack of parking in the area has severely hampered the redevelopment of the district as a whole.

20. Briefly Describe the Project's Public Benefits: The redevelopment of the Jazz District serves to preserve and enhance an important part of Kansas City's jazz heritage. Parking in the district will allow for more intense uses to develop within the district, such as multi-family residential and commercial (office and retail). The mixed uses, in conjunction with the recently completed cultural establishments, will serve to create a unique 24-hour work/live/play environment, and in addition will provide economic opportunities on the east side of Kansas City.

21. Description of Agreements with Developer: Redevelopment agreement dated March 20, 2000; Funding Agreement between TIFC and Jazz District Redevelopment Corp, 11/11/98.

22. Description of Any Agreements with the Affected Taxing Districts: Currently under Chapter 353 tax abatement

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	360
27(b)	Estimated New Jobs, actual	4
28(a)	Estimated Retained Jobs, projected	200
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: **\$100,738.18**

	PILOT's	EAT's
SAF Current Balance breakdown	\$8,761.51	\$91,976.67
Received Since Inception of Plan	\$8,129.20	\$94,335.05

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings	\$730,000.00	
Other (specify)	\$10,797,000.00	
Other (specify)	\$196,755.00	
Other (specify)		
Total Investment	\$11,723,755.00	

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$4,247,613.00
(b)	Property Acquisition and Relocation Costs	\$4,989,428.00
(c)	Project Implementation Costs	\$339,957.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$9,576,998.00

5	Anticipated Total Project Costs	\$44,281,135.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	16 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$267,810.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$6,203,546.00
(c)	Anticipated Assessed Value at Time of District Termination	\$7,500,000.00
(d)	Total Amount of Base Year EAT's	\$1,200.00
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$1,327,864.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	0%
12	Total Years Anticipated to Capture PILOT's	0 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Judicial Square TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Judicial Square, L.L.C.
(g)	Contact Person	Scott Seitter
(h)	Phone	816-460-1821
(i)	Fax	816-471-2186
(j)	E-mail address	sseitter@levycraig.com

6	Original Plan/Project Approval Date	May 22, 2003
7	Ordinance Number (if available)	030550
8	Most Recent Plan Amendment Date (if any)	0 ,
9	Ordinance Number	None

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Plan area is generally located at the southwest corner of 13th Street and Oak (Griffith Building) in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The Judicial Square TIF Redevelopment Plan proposes to renovate the Griffith Building, originally called the Mutual Building, a seven story brick building located at the southeast corner of the 13th and Oak Streets.

15. Project Objectives: The objectives outlined for the Judicial Square Redevelopment Plan are to renovate a historic building located within the government district of the downtown loop; provide renovated office space for private companies to bring jobs into the downtown core; and to stimulate construction and development within the downtown loop.

16. Plan/Project Status:

A. Starting-Up

- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The Redevelopment Area qualifies as a blighted area including evidence of obsolete mechanical systems, obsolete plumbing and fire systems and the parking garage in need of major repair. Additionally, the costs of garage structural renovation and extraordinary costs of renovating a historic building would not occur but for the use of TIF revenue.

20. Briefly Describe the Project's Public Benefits: By eliminating the blighting conditions contributing to the redevelopment area's decline, the renovating of the Griffith Building and adjacent parking structure will eliminate the adverse conditions which are detrimental to public health, safety, morals, or welfare in the redevelopment area and eliminate the recurrence of adverse conditions.

21. Description of Agreements with Developer: Funding Agreement between Judicial Square, LLC and TIFC dated 11/18/02; Redevelopment Agreement between Judicial Square, LLC and TIFC dated 9/12/03.

22. Description of Any Agreements with the Affected Taxing Districts: Redevelopment Agreement with Judicial Square LLC, 1/14/04.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	10
27(b)	Estimated New Jobs, actual	26
28(a)	Estimated Retained Jobs, projected	35
28(b)	Estimated Retained Jobs, actual	22

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$8,484.27**

	PILOT's	EAT's
SAF Current Balance breakdown	\$910.98	\$7,573.29
Received Since Inception of Plan	\$958.93	\$7,971.89

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings	\$2,497,973.00	
Acquisition of land or buildings	\$1,361,710.00	
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$3,839,683.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$600,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	\$87,498.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$687,498.00

5	Anticipated Total Project Costs	\$4,396,735.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	20 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$420,480.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$14,716.00
(c)	Anticipated Assessed Value at Time of District Termination	\$676,338.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$71,151.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$25,182.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	KCI Corridor (Project 1, 2 and 4) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Kellee Wood
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	kwood@edckc.com
(f)	Private Sector Developer	Barry North Center L.L.C.
(g)	Contact Person	Bob Johnson
(h)	Phone	816-561-5111
(i)	Fax	816-561-5551
(j)	E-mail address	bjohnson@rhjohnson.com

6	Original Plan/Project Approval Date	March 11, 1999
7	Ordinance Number (if available)	990256
8	Most Recent Plan Amendment Date (if any)	March 30, 2006
9	Ordinance Number	060326

10	State House District	32
11	State Senate District	34
12	School District	Park Hill

13. General Location of Area or Project Area: The area is generally bound by Tiffany Springs Parkway on the north, Barry Road on the south, Interstate 29 on the west and NW Skyview Avenue and the east line of the SE quarter of Section 6, Township 51, Range 33 on the east.

14. Description of Plan/Project: Project improvements to be financed by the Plan consist of reconstruction of Tiffany Springs Parkway Interchange at I-29, construction of a half diamond interchange at MO 152 and Ambassador Drive, construction of Ambassador Drive from Barry Road to Tiffany Springs Parkway, realignment of Tiffany Springs Road and the bridge between Skyview Avenue and Congress Avenue, and extraordinary costs related to Barry Road and North Boardwalk Drive related to improvements listed herein.

15. Project Objectives: The Redevelopment Area lacks sufficient road improvements. The State and City have both stated that they do not have funds available for necessary road improvements in the area. TIF has been identified as one of the few financing mechanisms available for the construction of road improvements in the area.

The Plan provides for retention of the new taxes resulting from the construction of new retail activities in the Northland. The new taxes will be used to finance construction of Ambassador Drive, realignment of a portion of Tiffany Springs Road, construction of a half diamond interchange at MO 152 and Ambassador Drive, reconstruction of Tiffany Springs Parkway Interchange at I-29, and improvements to Barry Road. These road improvements will provide new roadways and relieve traffic problems on existing, insufficient roadways.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Lack of resources to fund road improvements.

20. Briefly Describe the Project's Public Benefits: Public Street Improvements and new interchange from Interstate 29.

21. Description of Agreements with Developer: Funding agreement March 11, 1999; MOA between TIFC and RH Johnson Company, Inc. 10/13/99; Implementation Agreement with Barry North Center LLC 1/20/00; Cooperative Agreement between TIFC, Platte County and KCMO regarding PILOT's 9/12/01; Cooperative Agreement between TIFC, MODOT, and KCMO 10/10/01; Cooperative Agreement between TIFC, KCMO, Platte County, IDA of Platte County 11/14/01; Amended Transystems contract, 4/14/04; Termination and Mutual Release Agreement between TIF and Transystems dated 12/28/05.

22. Description of Any Agreements with the Affected Taxing Districts: No PILOT'S to be used on this project.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	1,000
27(b)	Estimated New Jobs, actual	595
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$3,029,000.00	
Site Development	\$18,240,000.00	
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)	\$3,500,000.00	
Other (specify)		
Total Investment	\$24,769,000.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	*	*
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$19,471,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$19,471,000.00

5	Anticipated Total Project Costs	\$29,596,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	16 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$121,360.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	\$8,448,000.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$18,969,849.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$17,798,340.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	0%
12	Total Years Anticipated to Capture PILOT's	0 years

* The Commission issues revenue bonds to provide tax-exempt financing for qualified projects or serves as a conduit agent for redevelopment financing arrangements. However, all principal and interest on such bonds or financing arrangements are payable by the developers or property owners. Each agreement has the four elements of conduit debt: a) the Commission is involved in the debt issuance, b) the debt issuance is for the capital needs of an unrelated party, c) the debt issuance is secured only by the pledge of loan or lease payments received, d) the Commission assumes no commitment for the repayment of the debt issuance beyond the pledge of loan or lease payments. Therefore, these items do not present liabilities to the Commission and are not included in the Commission's financial statements.

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	KCI Corridor (Project 5) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Kellee Wood
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	kwood@edckc.com
(f)	Private Sector Developer	RED Development
(g)	Contact Person	Steve Barnhouse
(h)	Phone	816-777-3500
(i)	Fax	
(j)	E-mail address	sbarnhouse@redassetmanagement.com

6	Original Plan/Project Approval Date	March 11, 1999
7	Ordinance Number (if available)	990256
8	Most Recent Plan Amendment Date (if any)	March 30, 2006
9	Ordinance Number	060326

10	State House District	32
11	State Senate District	34
12	School District	Park Hill

13. General Location of Area or Project Area: The area is generally bound by Tiffany Springs Parkway on the north, Barry Road on the south, Interstate 29 on the west and NW Skyview Avenue and the east line of the SE quarter of Section 6, Township 51, Range 33 on the east.

14. Description of Plan/Project: Project improvements to be financed by the Plan consist of reconstruction of Tiffany Springs Parkway Interchange at I-29, construction of a half diamond interchange at MO 152 and Ambassador Drive, construction of Ambassador Drive from Barry Road to Tiffany Springs Parkway, realignment of Tiffany Springs Road and the bridge between Skyview Avenue and Congress Avenue, and extraordinary costs related to Barry Road and North Boardwalk Drive related to improvements listed herein.

15. Project Objectives: The Redevelopment Area lacks sufficient road improvements. The State and City have both stated that they do not have funds available for necessary road improvements in the area. TIF has been identified as one of the few financing mechanisms available for the construction of road improvements in the area.

The Plan provides for retention of the new taxes resulting from the construction of new retail activities in the Northland. The new taxes will be used to finance construction of Ambassador Drive, realignment of a portion of Tiffany Springs Road, construction of a half diamond interchange at MO 152 and Ambassador Drive, reconstruction of Tiffany Springs Parkway Interchange at I-29, and improvements to Barry Road. These road improvements will provide new roadways and relieve traffic problems on existing, insufficient roadways.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Lack of resources to fund road improvements.

20. Briefly Describe the Project's Public Benefits: Public Street Improvements and new interchange from Interstate 29.

21. Description of Agreements with Developer: Cooperative Agreement between TIFC, City of Kansas City, MO and Platte County 9/12/01.

22. Description of Any Agreements with the Affected Taxing Districts: No PILOT'S to be used on this project.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	1,000
27(b)	Estimated New Jobs, actual	150
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)	\$24,000,000.00	
Total Investment	\$24,000,000.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	\$2,810,725.15	\$2,170,687.52
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	

5	Anticipated Total Project Costs	\$29,596,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	16 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$121,360.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	\$8,448,000.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$18,969,849.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$17,798,340.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	0%
12	Total Years Anticipated to Capture PILOT's	0 years





City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	KCI Corridor (Project 6-10, 14-20) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Kellee Wood
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	kwood@edckc.com
(f)	Private Sector Developer	MD Management c/o Lewis, Rice and Fingersh, L.C.
(g)	Contact Person	Ralph Bellar
(h)	Phone	816-421-2500
(i)	Fax	816-472-2500
(j)	E-mail address	rebellar@lrf-kc.com

6	Original Plan/Project Approval Date	March 11, 1999
7	Ordinance Number (if available)	990256
8	Most Recent Plan Amendment Date (if any)	March 30, 2006
9	Ordinance Number	060326

10	State House District	32
11	State Senate District	34
12	School District	Park Hill

13. General Location of Area or Project Area: The area is generally bound by Tiffany Springs Parkway on the north, Barry Road on the south, Interstate 29 on the west and NW Skyview Avenue and the east line of the SE quarter of Section 6, Township 51, Range 33 on the east.

14. Description of Plan/Project: Project improvements to be financed by the Plan consist of reconstruction of Tiffany Springs Parkway Interchange at I-29, construction of a half diamond interchange at MO 152 and Ambassador Drive, construction of Ambassador Drive from Barry Road to Tiffany Springs Parkway, realignment of Tiffany Springs Road and the bridge between Skyview Avenue and Congress Avenue, and extraordinary costs related to Barry Road and North Boardwalk Drive related to improvements listed herein.

15. Project Objectives: Design and construction of a portion of Skyview Avenue beginning at Ambassador Drive and extending east to Hull Avenue.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The Redevelopment Area has not been subject to growth & development by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of the Redevelopment Plan. The cost of the infrastructure bars any private enterprise from developing the site to its highest and best use without public assistance. Because of the lack of infrastructure, the property has not been subject to growth or development in the past. The cost of constructing the infrastructure contemplated by the Plan is not economically viable, if fully borne by a single developer.

20. Briefly Describe the Project's Public Benefits: The Project Improvements to be financed under this Plan will consist of the reconstruction of Tiffany Springs Parkway Interchange at I-29, construction of a half diamond interchange at 152 and Ambassador Drive, construction of Ambassador Drive from Barry Road to Tiffany Springs Parkway, realignment of Tiffany Springs Road and the bridge between Skyview Avenue and Congress Avenue and costs related to N. Boardwalk Drive.

21. Description of Agreements with Developer: Development Agreement with MD Management and TIF Commission dated 3/30/06; Cooperative Agreement with MD Management, the municipality of Platte County Missouri and MD Management dated 3/30/06; Agreement between MD Management and TIF Commission dated 3/30/06.

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$17,000,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$17,000,000.00

5	Anticipated Total Project Costs	\$18,700,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	16 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50 %
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	%
12	Total Years Anticipated to Capture PILOT's	years





City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Midtown-Linwood TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Gary Carter
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	gcarter@edckc.com
(f)	Private Sector Developer	Midtown Redevelopment Corporation
(g)	Contact Person	Steve Block
(h)	Phone	816-932-5537
(i)	Fax	
(j)	E-mail address	sblock@blockandco.com

6	Original Plan/Project Approval Date	November 17, 1988
7	Ordinance Number (if available)	63294
8	Most Recent Plan Amendment Date (if any)	May 3, 2001
9	Ordinance Number	001466

10	State House District	39
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: Bound by Linwood Boulevard on the north; Gillham Plaza on the east; 33rd Street on the south; and north/south alley between McGee and Oak Streets on the west.

14. Description of Plan/Project: Construction of 120,000 square feet of home improvement retailer and 150,000 square feet of discount wholesale club.

15. Project Objectives: The general objectives of the Linwood & Main project of the Midtown TIF Plan include; the curing of blighted conditions, the promotion of health, safety, order, convenience, prosperity and general welfare, infrastructure improvements, and the enhancement of the tax base and economy by inducing development of the redevelopment area to its highest and best use.

Additionally, the current plan envisions the construction of approximately 270,000+ square feet of retail space. Current tenants consist of a 155,000 square foot Costco Wholesale Club, and a 120,000 square foot Home Depot.

Additionally, the proposed development provides for an approximately \$45 Million over the course of the next 23 years to be available for housing in the midtown area.

Note: This development has received important assistance from the Missouri Development Finance Board in the form of tax credits and bond financing. Additionally, it is anticipated that State-TIF revenue funding will also be provided.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Acquisition/assemblage of property; relocation and demolition; attraction of retail users to site.

20. Briefly Describe the Project's Public Benefits: Elimination of blight; attraction of commercial uses to support surrounding residential neighborhood.

21. Description of Agreements with Developer: Development Agreement with Midtown Redevelopment Corp.; Cooperative Agreement between TIFC and KCMO 3/4/01; Cooperative agreement between TIFC, KCMO and UDAG 11/14/01; Cooperative Agreement between TIFC and KCMO 11/14/01; Agreement between TIFC and Westside Housing Organization 9/11/02; Agreement with Westside Housing Organization, 8/13/03; Cooperative Agreement with KCMO, 8/13/03; Coop Agreement between KCMO, TIF and CDC dated 12/14/05.

22. Description of Any Agreements with the Affected Taxing Districts: The Midtown TIF Plan is included in the city's Super TIF policy whereas 100% of eligible City EATs are redirected to pay for project costs.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	132
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	400
27(b)	Estimated New Jobs, actual	370
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan	\$450,107.94	\$6,143,068.18

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$69,855,283.00	
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)	\$15,950,000.00	\$600,000.00
Other (specify)		
Other (specify)		
Total Investment	\$85,705,283.00	\$600,000.00

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	\$13,292,346.00	\$2,142,030.00
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$34,000,000.00

5	Anticipated Total Project Costs	\$68,000,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	16 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$705,960.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$4,429,209.00
(c)	Anticipated Assessed Value at Time of District Termination	\$1,809,055.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	100%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Midtown-Mill Street TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Gary Carter
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	gcarter@edckc.com
(f)	Private Sector Developer	Midtown Redevelopment Corporation
(g)	Contact Person	Steve Block
(h)	Phone	816-932-5537
(i)	Fax	
(j)	E-mail address	sblock@blockandco.com

6	Original Plan/Project Approval Date	April 30, 1993
7	Ordinance Number (if available)	930066
8	Most Recent Plan Amendment Date (if any)	May 3, 2001
9	Ordinance Number	001466

10	State House District	39
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: Generally bound by Southwest Trafficway on the west, 40th Street on the north, Pennsylvania on the east, and 41st Street on the south.

14. Description of Plan/Project: Construction of approximately 80,000 square feet of retail space.

15. Project Objectives: General plan objectives of the 40th & Mill project includes the curing of blighting conditions, the construction of approximately 100,000 square feet of retail space, the creation of a safe environment conducive to quality retail development, infrastructure improvements, enhancement of the tax base, and the promotion of health, safety, order, convenience and prosperity.

The project improvements at the 40th & Mill location have had a dramatic impact to the midtown community. In addition to satisfying the above general objectives, the project has enjoyed a significant amount of retail success. The grocery element of the 40th & Mill project is one of the top 5 revenue producing grocery stores in the Kansas City Metropolitan area.

Note: This development has received important assistance from the Missouri Development Finance Board in the form of tax credits and bond financing. Additionally, it is anticipated that State-TIF revenue funding will also be provided.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Acquisition and clearance of many tracts of land; relocation of residences and businesses; relocation of adult businesses; attracting anchor tenants to inner city location.

20. Briefly Describe the Project's Public Benefits: Provision of much needed retail stores, particularly grocery , within the urban core, improvement of housing stock within the midtown area; reinvestment within the urban core.

21. Description of Agreements with Developer: Developer Agreement 10/13/94 and amended 6/30/95 and 5/8/96; Funding agreement 3/93; Agreement with Westside Housing Organization, 8/13/03; Cooperative Agreement with KCMO, 8/13/03.

22. Description of Any Agreements with the Affected Taxing Districts: The Midtown TIF plan is included under the City's Super TIF Policy whereas 100% of eligible City EATs are redirected to pay for project costs.

26. [1] Businesses that have relocated to the Redevelopment Area: Marsh's Sunfresh relocated from within Jackson County MO

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	1
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	200
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$74.97**

	PILOT's	EAT's
SAF Current Balance breakdown		\$74.97
Received Since Inception of Plan	\$687,435.98	\$5,103,666.78

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$6,069,707.00	
Rehab of existing buildings		
Acquisition of land or buildings	\$12,547,347.00	
Other (specify)	\$648,844.00	
Other (specify)		
Other (specify)		
Total Investment	\$19,265,898.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$1,009,060.00
(b)	Property Acquisition and Relocation Costs	\$290,940.00
(c)	Project Implementation Costs	\$295,500.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$1,595,500.00

5	Anticipated Total Project Costs	\$9,326,100.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	12 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$440,920.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$1,888,236.00
(c)	Anticipated Assessed Value at Time of District Termination	\$6,692,800.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$22,634,453.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$30,089,270.00

9	Percentage of EAT's Captured	100%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	New England Bank Building TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	21 W. 10th L.C.
(g)	Contact Person	Tom Trabon
(h)	Phone	816-474-1144
(i)	Fax	816-474-0618
(j)	E-mail address	Tom@trabonconsulting.com

6	Original Plan/Project Approval Date	November 2, 2000
7	Ordinance Number (if available)	001459
8	Most Recent Plan Amendment Date (if any)	November 13, 2003
9	Ordinance Number	031224

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: A land parcel located at 21 W. 10th Street which is generally described as the northwest quarter of the block bounded by 10th Street on the north, Main Street on the east, 11th Street on the south and Baltimore on the west in downtown Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: Provides for the rehabilitation of the eighteen-story New England National Bank Building. Plan will rehabilitate approximately 7,000 square feet of restaurant use on the first three floors and 70,000 square feet of office use on the remaining floors.

15. Project Objectives: The main objective of this plan is to provide funding for the rehabilitation of a vacant, dilapidated building in the central downtown of Kansas City. The project improvements contemplated by the Plan will consist of the complete renovation and rehabilitation of the eighteen-story building.

Proposed improvements include the restoration of the basic infrastructure, interior repairs, roof replacement, plumbing and HVAC equipment repair, electrical improvements, and modernization of special building amenities. These project improvements will allow for the construction of an upscale restaurant dining and bar area on the first three floors of the building, and office uses on the remaining floors.

During October 2003, the TIF Commission approved a new developer to continue with the redevelopment of the New England Bank Building.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The rate of return on this project without TIF is 9.37%. This rate of return is insufficient to attract private investment which typically requires returns between 11.75%-17% for a project of this type.

20. Briefly Describe the Project's Public Benefits: The renovation of this building will provide 70,000 square feet of rehabilitated office space, as well as a restaurant/entertainment use that is important to a vital downtown.

21. Description of Agreements with Developer: Funding Agreement June 2, 2000; Redevelopment Agreement 12/13/2000.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	288
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	1

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$1,684.82**

	PILOT's	EAT's
SAF Current Balance breakdown	\$1,684.82	
Received Since Inception of Plan	\$145,791.83	

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings	\$12,831,722.00	\$256,584.81
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$12,831,722.00	\$256,584.81

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$2,876,700.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$246,000.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$3,122,700.00

5	Anticipated Total Project Costs	\$4,296,136.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	20 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$268,670.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$1,917,051.00
(c)	Anticipated Assessed Value at Time of District Termination	\$1,105,545.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$5,312,993.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$1,787,062.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	New York Life TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Aquila Inc.
(g)	Contact Person	Janet Stretz
(h)	Phone	816-783-5930
(i)	Fax	816-783-4930
(j)	E-mail address	janet.stretz@aquila.com

6	Original Plan/Project Approval Date	November 21, 1994
7	Ordinance Number (if available)	941543
8	Most Recent Plan Amendment Date (if any)	November 2, 1995
9	Ordinance Number	951485

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: Block bound by 8th Street on the north; Main Street on the east, 9th Street on the South, and Baltimore on the west.

14. Description of Plan/Project: Rehabilitation of the historic New York Life Building and construction of parking garage.

15. Project Objectives: The main objective of this project was the rehabilitation of an historic Kansas City building which had been vacant for some time and had significantly deteriorated due to exposure to the elements, two previous failed attempts at rehabilitation, vandalism, and occupation by animals and homeless people.

An area approximately 10 feet wide the entire width of the east wing was left exposed by the uncompleted renovation efforts, during which the roof was removed and only 60% of the east wing was re-roofed.

Although on the cutting edge of technology when it was built in 1888, that technology had become obsolete. The building did not meet code requirements for sprinklers, alarm and communication systems, smoke control systems, elevators, and plumbing. The building also failed to meet requirements related to seismic activities and the Americans with Disabilities Act.

Accordingly, the general objectives of the Plan included eliminating these blighting conditions and prevention of their recurrence; increasing business and employment opportunities in Kansas City; enhancement of the tax base by inducing development of the area to its highest and best use; benefiting taxing districts and encouraging private investment in surrounding areas; and providing additional parking necessary for the buildings within the redevelopment area.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Problems existed with the ownership of the building which needed to be overcome. The building required significant restoration and the area lacked sufficient parking.

20. Briefly Describe the Project's Public Benefits:

21. Description of Agreements with Developer: Funding Agreement with 9th and Baltimore Corporation on 6/30/94; Funding Agreement between the TIF Commission and 9th and Baltimore Corporation on 6/22/94; First modification to the funding agreement on 7/31/94; Acquisition Funding Agreement between the TIF Commission and 9th and Baltimore Corporation on 1/24/95; Developers

Agreement between the TIF Commission and 9th and Baltimore Corporation on 1/24/95; First Amendment to Developers Agreement between TIFC and Utilicorp United Inc. on 3/24/97.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	1
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	700
27(b)	Estimated New Jobs, actual	244
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: **\$1,896.09**

	PILOT's	EAT's
SAF Current Balance breakdown		\$1,896.09
Received Since Inception of Plan	\$2,789,977.70	\$2,637,646.60

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings	\$34,257,881.00	\$42,023.00
Acquisition of land or buildings	\$607,000.00	
Other (specify)	\$7,195,331.00	
Other (specify)		
Other (specify)		
Total Investment	\$42,060,212.00	\$42,023.00

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$5,179,641.00	\$220,166.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$10,010,000.00
(b)	Property Acquisition and Relocation Costs	\$40,000.00
(c)	Project Implementation Costs	\$336,500.00
(d)	Other (specify, as applicable)	\$6,130,000.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$16,516,500.00

5	Anticipated Total Project Costs	\$31,524,120.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	17 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$1,084,630.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$4,132,653.00
(c)	Anticipated Assessed Value at Time of District Termination	\$8,356,800.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$3,452,000.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	North Oak, Project 1 TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Kellee Wood
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	kwood@edckc.com
(f)	Private Sector Developer	Cerner Corp
(g)	Contact Person	Neal Patterson
(h)	Phone	816-221-1024
(i)	Fax	816-474-1742
(j)	E-mail address	

6	Original Plan/Project Approval Date	February 24, 2005
7	Ordinance Number (if available)	050104
8	Most Recent Plan Amendment Date (if any)	
9	Ordinance Number	

10	State House District	31	
11	State Senate District	17	1/03/2005
12	School District	Kansas City MO	North Kansas City

13. General Location of Area or Project Area: The Redevelopment Area is described as an area generally bounded by NE 42nd Street on the north, old Farmland building (3301 N. Oak Trafficway) on the south and property line of commercial properties facing North Oak Trafficway in Kansas City, Clay County, Missouri.

14. Description of Plan/Project: The North Oak TIF plan is a proactive TIF plan with the purpose of providing a source of revenue for the implementation of North Oak Trafficway Corridor Plan. The Department of City Planning is currently working on the Corridor Plan. The Corridor Plan will look at the existing conditions and make recommendations regarding strategies/improvements that need to be made along the corridor to stop its decline. The City Council and the neighborhood organizations are also interested in implementing a housing program similar to Chouteau Housing Program (CHAMP) when sufficient funds are available. It is anticipated that Cerner Corporation will occupy the old Farmland building located at 3301 North Oak Trafficway.

15. Project Objectives: To eliminate adverse conditions which are detrimental to public health, safety, morals, or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large; To enhance the tax base of the City and the other Taxing Districts, encourage private investment in the surrounding area; To increase employment opportunities; To stimulate construction and development and generate tax revenues, which would not occur without Tax Increment Financing assistance; To rehabilitate the old Farmland building; To stabilize the North Oak Trafficway by addressing the infrastructure and issues facing the businesses located along the Corridor.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but'for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome:

20. Briefly Describe the Project's Public Benefits:

21. Description of Agreements with Developer:

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0



Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	

5	Anticipated Total Project Costs	
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	22 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$6,905,371.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	0%
10	Total Years Anticipated to Capture EAT's	0 years
11	Percentage of PILOT's Captured	0%
12	Total Years Anticipated to Capture PILOT's	0 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Parvin Road TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Kellee Wood
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	kwood@edckc.com
(f)	Private Sector Developer	Hunt Midwest Real Estate
(g)	Contact Person	Clayton Holder
(h)	Phone	816-455-2500
(i)	Fax	816-455-2890
(j)	E-mail address	CHolder@huntmidwest.com

6	Original Plan/Project Approval Date	December 14, 2000
7	Ordinance Number (if available)	001638
8	Most Recent Plan Amendment Date (if any)	June 7, 2001
9	Ordinance Number	010360

10	State House District	34
11	State Senate District	17
12	School District	North Kansas City

13. General Location of Area or Project Area: An irregularly shaped area containing approximately 1,334 gross acres of surface area and approximately 507 acres of subsurface area. The Redevelopment Area is generally bound by NE 48th Street, Parvin Road and the Kansas City limits on the north, the Kansas City limits and the railroad tracks on the east, Missouri Route 210 and the railroad tracks on the south and North Bennington Avenue on the west.

14. Description of Plan/Project: Will expand and improve the public infrastructure in the Redevelopment area to accommodate an expansion of the existing above-ground industrial park and the developer's underground industrial and commercial complex known as the Subtropolis. Infrastructure improvements will include roadways, curbing, traffic signals, storm sewers, water lines, utilities and other necessary items for the expansion.

15. Project Objectives: The main objective of this plan is to provide adequate infrastructure improvements (roads, sewers, curbs, traffic signals, etc.) that are presently lacking in the Redevelopment Area. There is a major lack of roadways which are necessary for the expansion of the

commercial/industrial complex. In addition, much of the land in the area is of such rugged topography that its development will be costly. TIF assistance will help to assist in the development of this economically underutilized ground in the northland.

With improved public infrastructure, Hunt Midwest plans to expand its existing subsurface complex and add a new entrance near the expanded portion of the underground space. The existing subsurface area within the Redevelopment Area is nearing the limits of its size without a new entrance to the back of the complex. In order to make this expansion feasible and marketable, there must be an expansion of the public roadways and related infrastructure to provide access for commercial and other vehicles into the area. TIF will be used to fund these necessary public infrastructure improvements.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Lack of major roadways within Redevelopment Area, which are necessary for development. Due to rugged topography, the provision of adequate public infrastructure will be costly.

20. Briefly Describe the Project's Public Benefits: Provides for new public roadways and infrastructure which will allow better access to and from existing businesses and will result in the attraction of new businesses to the area.

21. Description of Agreements with Developer: Acquisition funding Agreement with Hunt Midwest 6/28/01; Contribution Agreement 6/28/01; Redevelopment Agreement with Hunt Midwest 7/11/01;

Memorandum of Agreement by Hunt Midwest, 9/17/01; Funding Agreement between Hunt Midwest and TIFC, 9/15/00.

22. Description of Any Agreements with the Affected Taxing Districts: This Plan requires that annual payments be made each year from the Special Allocation Fund to all affected taxing districts in an amount which, after taking into account and including any Payments in Lieu of Taxes and Economic Activity Taxes that otherwise are paid to or received by such taxing districts with respect to such year, is sufficient to pay to the North Kansas City School District the sum of \$150,000.00

23	Relocated Residences	14
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	7,367
27(b)	Estimated New Jobs, actual	240
28(a)	Estimated Retained Jobs, projected	4,793
28(b)	Estimated Retained Jobs, actual	4,793

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: \$464.21

	PILOT's	EAT's
SAF Current Balance breakdown		\$464.21
Received Since Inception of Plan	\$3,277,826.52	\$1,421,019.63

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure	\$3,608,347.51	\$222,059.00
Site Development	\$6,721,847.32	\$623,426.00
Rehab of existing buildings	\$3,758,770.96	
Acquisition of land or buildings	\$1,044,529.00	
Other (specify)	\$1,121,194.12	\$276,224.00
Other (specify)	\$758,386.00	\$119,212.00
Other (specify)		
Total Investment	\$17,013,074.91	\$1,240,921.00

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$4,435,315.00	\$1,442,395.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$19,619,514.00
(b)	Property Acquisition and Relocation Costs	\$411,000.00
(c)	Project Implementation Costs	\$3,785,701.00
(d)	Other (specify, as applicable)	\$42,808,480.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$66,624,695.00

5	Anticipated Total Project Costs	\$93,238,219.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	20 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$28,273,170.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$10,597,630.00
(c)	Anticipated Assessed Value at Time of District Termination	\$90,387,792.00
(d)	Total Amount of Base Year EAT's	\$59,339.00
(e)	Total Amount of Base Year Sales Taxes	\$216,011.00
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$40,791,926.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$7,940,058.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Performing Arts (Project 1 and 2) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	PAC Holdings, Inc.
(g)	Contact Person	PAC Holdings, Inc.
(h)	Phone	
(i)	Fax	
(j)	E-mail address	

6	Original Plan/Project Approval Date	January 30, 2003
7	Ordinance Number (if available)	030079
8	Most Recent Plan Amendment Date (if any)	January 30, 2003
9	Ordinance Number	030079

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The area is generally bound by the southern right-of-way line of Interstate 70 on the north, Baltimore Avenue on the east, 17th Street on the south, and Washington Street on the west.

14. Description of Plan/Project: Project improvements to be financed by the Plan consist of the public improvements throughout the Redevelopment Area, the Performing Arts Center, expansion and redevelopment of H. Roe Bartle, the development of a premier office complex and additional office, retail and public development consistent with the Redevelopment Plan and subsequently approved the Commission.

The Public Improvements consist of, among other things, the construction of adequate and necessary parking facilities within the Redevelopment Area, including 950 parking spaces to the south of the Performing Arts Center and 1,050 parking spaces to the north of the Performing Arts Center, and all necessary and adequate street lighting and improvements, landscaping and other beautification, and other public improvements beneficial to the redevelopment area.

15. Project Objectives: The Performing Arts District plan proposes to enhance and stabilize the City's urban core with the expansion and redevelopment of the existing H. Roe Bartle Hall Convention Center, the design and construction of the Performing Arts Center, the design and construction of public improvements, and the design and construction of a premier office complex suitable for a national corporate headquarters.

The development within and around the redevelopment area, occurring as a result of the redevelopment plan, will result in increased employment within Kansas City, MO, will preserve and enhance the tax base of the City, and will contribute to the stabilization and growth of the City's urban core.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome for this plan include eliminating blight in the City's urban core, providing adequate and sufficient parking to enhance the improvement to the H. Roe Bartle Convention Center as well as the new Performing Arts Center. Additionally, the plan must provide adequate additional infrastructure support to meet the needs of the convention center expansion and the Performing Arts Center.

20. Briefly Describe the Project's Public Benefits: Expansion of the city's H. Roe Bartle Convention Center, construction of the Performing Arts Center, construction of parking and additional infrastructure support needed to meet the needs of the new construction; elimination of blight in the City's urban core and increase in jobs within the urban core.

21. Description of Agreements with Developer: Funding Agreement between PAC Holding, Inc. and TIFC, 12/18/02.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	88
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$49,000,000.00
(b)	Property Acquisition and Relocation Costs	\$15,000,000.00
(c)	Project Implementation Costs	\$368,000,000.00
(d)	Other (specify, as applicable)	\$355,500.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$7,355,500.00

5	Anticipated Total Project Costs	\$432,355,500.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	33 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	30 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$7,800,000.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	\$22,466,555.66
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$270,906.99
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$3.45

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Performing Arts (Project 3 and 4) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	Copaken White and Blitt
(g)	Contact Person	Jon Copaken
(h)	Phone	913-381-3840
(i)	Fax	913-381-5624
(j)	E-mail address	jcopaken@cwbk.com

6	Original Plan/Project Approval Date	January 30, 2003
7	Ordinance Number (if available)	030079
8	Most Recent Plan Amendment Date (if any)	January 30, 2003
9	Ordinance Number	030079

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The area is generally bound by the southern right-of-way line of Interstate 70 on the north, Baltimore Avenue on the east, 17th Street on the south, and Washington Street on the west.

14. Description of Plan/Project: Project improvements to be financed by the Plan consist of the public improvements throughout the Redevelopment Area, the Performing Arts Center, expansion and redevelopment of H. Roe Bartle, the development of a premier office complex and additional office, retail and public development consistent with the Redevelopment Plan and subsequently approved the Commission.

The Public Improvements consist of, among other things, the construction of adequate and necessary parking facilities within the Redevelopment Area, including 950 parking spaces to the south of the Performing Arts Center and 1,050 parking spaces to the north of the Performing Arts Center, and all necessary and adequate street lighting and improvements, landscaping and other beautification, and other public improvements beneficial to the redevelopment area.

15. Project Objectives: The Performing Arts District plan proposes to enhance and stabilize the City's urban core with the expansion and redevelopment of the existing H. Roe Bartle Hall Convention Center, the design and construction of the Performing Arts Center, the design and construction of public improvements, and the design and construction of a premier office complex suitable for a national corporate headquarters.

The development within and around the redevelopment area, occurring as a result of the redevelopment plan, will result in increased employment within Kansas City, MO, will preserve and enhance the tax base of the City, and will contribute to the stabilization and growth of the City's urban core.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome for this plan include eliminating blight in the City's urban core, providing adequate and sufficient parking to enhance the improvement to the H. Roe Bartle Convention Center as well as the new Performing Arts Center. Additionally, the plan must provide adequate additional infrastructure support to meet the needs of the convention center expansion and the Performing Arts Center.

20. Briefly Describe the Project's Public Benefits: Expansion of the city's H. Roe Bartle Convention Center, construction of the Performing Arts Center, construction of parking and additional infrastructure support needed to meet the needs of the new construction; elimination of blight in the City's urban core and increase in jobs within the urban core.

21. Description of Agreements with Developer: None

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	750
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	

5	Anticipated Total Project Costs	
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	33 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	30 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Pershing Road TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	Pershing Road Development Co., L.L.C.
(g)	Contact Person	Steve Taylor
(h)	Phone	816-435-6403
(i)	Fax	816-435-8210
(j)	E-mail address	sktaylor@dstsystems.com

6	Original Plan/Project Approval Date	April 3, 2000
7	Ordinance Number (if available)	030401
8	Most Recent Plan Amendment Date (if any)	April 20, 2006
9	Ordinance Number	060406

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Area is generally bound by Grand, Main, Kessler and Center on the east, 26th Street on the south, West Pennway on the west, and the railroad tracks located north of Pershing road on the north in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The Pershing Redevelopment TIF Plan proposes to provide for the redevelopment of the Post Office, construction of office space, the construction of a parking garage for public use adjacent to the Union Station, the construction of a pedestrian bridge between Union Station and the Freighthouse district, site improvements, streetscape, park development, retail development, as well as all necessary appurtenances and utilities.

15. Project Objectives: The objectives detailed for the Redevelopment Area include: eliminate the adverse conditions which are detrimental to public health, safety, morals or welfare; enhance the tax base of the City and other Taxing Districts; increase employment opportunities; stimulate construction and development; creation of a new garage for use by residences, businesses and employees of Union

Station, Freighthouse and Crown Center; and to provide a pedestrian crossing connecting Union Station and Freighthouse District.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome include lack of parking in the area to serve the redevelopment for business uses.

20. Briefly Describe the Project's Public Benefits: Benefits to be attributed to this development include the prevention of blighting conditions from the development in the area by assisting with the renovation and reuse of structures as well as providing necessary parking, infrastructure and street improvements.

21. Description of Agreements with Developer: Funding Agreement between TIFC and Pershing Building LLC, 1/24/03 ; Redevelopment Agreement between TIFC and Pershing Road Development Company 8/13/03; Cooperative Agreement between TIFC, KCMO, Commerce Bank, and Developer 4/14/04; Agreement between the TIFC and New Pershing LLC for Project 8 and 9A, 9/13/01;

22. Description of Any Agreements with the Affected Taxing Districts: Project is included under the City's Super TIF Policy.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	4,000
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	2,000
28(b)	Estimated Retained Jobs, actual	318



Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$106,473,496.00	\$156,043,575.00
Rehab of existing buildings		
Acquisition of land or buildings	\$9,930,520.00	
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$135,031,351.00	\$156,050,215.00

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$121,217,337.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$300,000.00
(d)	Other (specify, as applicable)	\$3,894,734.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$125,412,071.00

5	Anticipated Total Project Costs	\$358,622,172.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	21 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$5,461,676.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$4,714,672.00
(c)	Anticipated Assessed Value at Time of District Termination	\$143,574,346.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$1,986,465.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Prospect North TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Kellee Wood
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	kwood@edckc.com
(f)	Private Sector Developer	Prospect North, L.L.C.
(g)	Contact Person	Teresa Peters
(h)	Phone	816-468-8888
(i)	Fax	816-932-5599
(j)	E-mail address	kd1@renaissancenorth.com

6	Original Plan/Project Approval Date	March 23, 2000
7	Ordinance Number (if available)	991307
8	Most Recent Plan Amendment Date (if any)	September 16, 2004
9	Ordinance Number	041005

10	State House District	33	38
11	State Senate District	17	
12	School District	North Kansas City	

13. General Location of Area or Project Area: The redevelopment area is generally bound by NE 82nd Street on the north, Agnes on the west, The northern city limits of Gladstone on the south and Missouri State Highway 1 on the east.

14. Description of Plan/Project: The plan provides for construction of approximately 274,370 square feet of commercial space, 207 attached single-family units, construction of a portion of Maple Woods Parkway west of Missouri State Highway 1 and significant upgrade to Agnes Road.

15. Project Objectives: The Prospect North TIF Plan addresses many of the objectives set forth in the FOCUS Plan. The Plan will encourage a more compact, interconnected development pattern structured around existing development and defined centers by creating a community with both residential and commercial development which interconnects with the surrounding Northland.

The Plan will implement a complete vehicular movement system, with an emphasis on serving existing developed/developing areas in the Northland and the completion of a portion of the Northland Major

Street Plan with the construction of portions of Maplewoods Parkway and Agnes. These proposed road improvements will complete the parkway and boulevard plan as part of the Northland vehicular movement system.

The Developer proposes developing public-serving facilities and assisting in the street connections with institutional facilities such as the local community college. The Redevelopment also addresses elements of the FOCUS Neighborhood Plan by using TIF to assist in the development of mixed-use centers which are smaller-scale centers that provide focal points of activity for surrounding neighborhoods.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Without tax increment financing the rate of return for the projects is negative. With TIF, the return on investment is in the necessary range to attract investment.

20. Briefly Describe the Project's Public Benefits: The new development will provide for the construction of public road improvements as well as providing new housing and employment opportunities.

21. Description of Agreements with Developer: Funding agreement 2/18/99; Cooperative Agreement for Project Financing between City of Kansas City, TIFC and Prospect North LLC 9/1/01; Redevelopment Agreement between TIFC and Prospect North LLC 6/13/01; First Amended and Restated Cooperative Agreement between TIFC, KCMO and Prospect North, LLC; Assignment of Redevelopment Rights from Prospect North LLC to 152 and M-1 Area Development LLC, 2/19/04.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	889
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: .00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan	\$3,274.45	

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$16,862,227.62	
Site Development	\$8,297,396.52	
Rehab of existing buildings		
Acquisition of land or buildings	\$2,444,875.67	
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$27,604,499.81	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$1,555.00	\$1,555.00
Reimbursement to city/county (or other public entity) for eligible costs	\$1,637.23	\$1,637.23

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$18,139,280.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$223,650.00
(d)	Other (specify, as applicable)	\$1,462,044.00
(e)	Other (specify, as applicable)	\$547,875.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$23,235,812.00

5	Anticipated Total Project Costs	\$117,955,485.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	33 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	27 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$72,870.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$37,970.00
(c)	Anticipated Assessed Value at Time of District Termination	\$5,000,000.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$11,638,751.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$5,027,000.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

* The Commission issues revenue bonds to provide tax-exempt financing for qualified projects or serves as a conduit agent for redevelopment financing arrangements. However, all principal and interest on such bonds or financing arrangements are payable by the developers or property owners. Each agreement has the four elements of conduit debt: a) the Commission is involved in the debt issuance, b) the debt issuance is for the capital needs of an unrelated party, c) the debt issuance is secured only by the pledge of loan or lease payments received, d) the Commission assumes no commitment for the repayment of the debt issuance beyond the pledge of loan or lease payments. Therefore, these items do not present liabilities to the Commission and are not included in the Commission's financial statements.

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	River Market-Project 11 TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Pat Sterrett
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	
(f)	Private Sector Developer	River View Central, L.L.C.
(g)	Contact Person	Jim DeTar
(h)	Phone	816-363-1868
(i)	Fax	816-523-7557
(j)	E-mail address	jimdetar@americancatastrophe.com

6	Original Plan/Project Approval Date	December 16, 1999
7	Ordinance Number (if available)	991556
8	Most Recent Plan Amendment Date (if any)	May 19, 2005
9	Ordinance Number	050495

10	State House District	40
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Area includes approximately 134 acres generally bound by the Missouri River on the north, the ASB Bridge on the east, I-70 on the south, and Broadway on the west within Kansas City, Jackson County, Missouri. Project 11 is located at 228 W. 4th Street.

14. Description of Plan/Project: The River Market TIF Plan proposes to capture the increase in property taxes generated by several properties in the area in order to accomplish redevelopment goals established for the area. The first project undertaken is the development of the Town of Kansas archeological site, which is located within the proposed Plan boundaries. The City has created a master plan for the site. The Town of Kansas Archeological Park will impact the area in many ways, including traffic, number of visitors and property values. The proposed Plan anticipates that a portion of PILOTs generated in the area would be used to assist with improvements related to the Town of Kansas. The highest priority for improvements includes potential improvements for the Town of Kansas interpretive center that may be a part of the rehabilitation of a former recycling at Second and Main, and Second Street improvements.

Second, individual projects may require assistance. Project 11 is an individual project that will not contribute TIF revenues to Town of Kansas or Second Street improvements.

15. Project Objectives: Project 11 entails the rehabilitation of a building consisting of approximately 80,000 gross sq. ft. for office and restaurant use and a structured parking garage. TIF revenues generated by this project will be used to reimburse costs associated with the development of the garage and other project-related costs.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The development of the Town of Kansas Archeological Park anticipates impacting the redevelopment area in many ways including traffic, number of visitors and property values. Additionally, relocation of a recycling plant was urgent towards obtaining the goal of redeveloping the area. Finally, Kansas City Southern Industries move to Richards Gebaur will leave approximately 15 acres of land available for redevelopment.

20. Briefly Describe the Project's Public Benefits: The Redevelopment of the River Market TIF Plan area will encourage the construction of basic infrastructure in an effort to eliminate the conditions which allowed for the Redevelopment Area to deteriorate to the point of being designated as a Conservation Area. Additionally, the redevelopment will encourage preserving and enhancing the tax base of the City and the other Taxing Districts by developing the Redevelopment Area to its highest and best use.

21. Description of Agreements with Developer: Redevelopment Agreement between TIFC and River View Central, LLC 3/12/03; Amended and Restated Agreement between TIFC and River View Central, LLC, 2/9/2005;

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	0
24	Relocated Businesses	1
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	235
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$2,842,556.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$2,842,556.00

5	Anticipated Total Project Costs	\$12,980,214.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	28 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	26 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$65,920.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	\$1,473,448.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$164,061.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$96,397.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	River Market-Project 16 TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Pat Sterrett
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	
(f)	Private Sector Developer	4th and Locust, L.L.C.
(g)	Contact Person	Gregory Gragg
(h)	Phone	816-931-0050, 307
(i)	Fax	816-931-0051
(j)	E-mail address	chuck@graggadv.com

6	Original Plan/Project Approval Date	December 16, 1999
7	Ordinance Number (if available)	991556
8	Most Recent Plan Amendment Date (if any)	December 15, 2005
9	Ordinance Number	040993

10	State House District	40
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Area includes approximately 134 acres generally bound by the Missouri River on the north, the ASB Bridge on the east, I-70 on the south, and Broadway on the west within Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The River Market TIF Plan proposes to capture the increase in property taxes generated by several properties in the area in order to accomplish redevelopment goals established for the area. The first project undertaken is the development of the Town of Kansas archeological site, which is located within the proposed Plan boundaries. The City has created a master plan for the site. The Town of Kansas Archeological Park will impact the area in many ways, including traffic, number of visitors and property values. The proposed Plan anticipates that a portion of PILOTs generated in the area would be used to assist with improvements related to the Town of Kansas. The highest priority for improvements includes potential improvements for the Town of Kansas interpretive center that may be a part of the rehabilitation of a former recycling at Second and Main, and Second Street improvements.

Secondly, because the Kansas City Southern Industries has moved its rail hub operations to Richards Gebaur in southern Kansas City, approximately 6 acres of land has become available for development. The proposed plan contemplates that the TIF Commission would work with Kansas City Southern to find suitable developer(s) to buy or lease the land.

Third, individual projects may require assistance. Project 11 is an individual project that will not contribute TIF revenues to Town of Kansas or Second Street improvements.

15. Project Objectives: Project 11 entails the rehabilitation of a building consisting of approximately 80,000 gross sq. ft. for office and restaurant use and a structured parking garage. TIF revenues generated by this project will be used to reimburse costs associated with the development of the garage and other project-related costs.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The development of the Town of Kansas Archeological Park anticipates impacting the redevelopment area in many ways including traffic, number of visitors and property values. Additionally, relocation of a recycling plant was urgent towards obtaining the goal of redeveloping the area. Finally, Kansas City Southern Industries move to Richards Gebaur will leave approximately 15 acres of land available for redevelopment.

20. Briefly Describe the Project's Public Benefits: The Redevelopment of the River Market TIF Plan area will encourage the construction of basic infrastructure in an effort to eliminate the conditions which allowed for the Redevelopment Area to deteriorate to the point of being designated as a Conservation

Area. Additionally, the redevelopment will encourage preserving and enhancing the tax base of the City and the other Taxing Districts by developing the Redevelopment Area to its highest and best use.

21. Description of Agreements with Developer: Memorandum of Agreement between 4th and Locust, LLC and TIF Commission dated 5/12/05.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	14
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$40,000.00	
Rehab of existing buildings	\$630,000.00	
Acquisition of land or buildings	\$505,000.00	
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$1,175,000.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$317,344.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	\$18,000.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$720,594.00

5	Anticipated Total Project Costs	\$1,296,967.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	22 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 **Tax Increment Financing** Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	River Market-Project 17 (Republic Paper) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. **Contact Information**

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Pat Sterrett
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	
(f)	Private Sector Developer	First and Main
(g)	Contact Person	Chris Sally
(h)	Phone	816-808-9848
(i)	Fax	
(j)	E-mail address	csally@ai-kc.com

6	Original Plan/Project Approval Date	December 16, 1999
7	Ordinance Number (if available)	991556
8	Most Recent Plan Amendment Date (if any)	May 19, 2005
9	Ordinance Number	050495

10	State House District	40
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Area includes approximately 134 acres generally bound by the Missouri River on the north, the ASB Bridge on the east, I-70 on the south, and Broadway on the west within Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The River Market TIF Plan proposes to capture the increase in property taxes generated by several properties in the area in order to accomplish redevelopment goals established for the area. The first project undertaken is the development of the Town of Kansas archeological site, which is located within the proposed Plan boundaries. The City has created a master plan for the site. The Town of Kansas Archeological Park will impact the area in many ways, including traffic, number of visitors and property values. The proposed Plan anticipates that a portion of PILOTs generated in the area would be used to assist with improvements related to the Town of Kansas. The highest priority for improvements includes potential improvements for the Town of Kansas interpretive center that may be a part of the rehabilitation of a former recycling at Second and Main, and Second Street improvements.

Secondly, because the Kansas City Southern Industries will soon be moving its rail hub operations to Richards Gebaur in southern Kansas City, approximately 15 acres of land at its current location will become available for development. The proposed plan contemplates that the TIF Commission would work with Kansas City Southern to find suitable developer(s) to buy or lease the land.

15. Project Objectives: The relocation of the Republic Paper Recycling Plant is urgent to the redevelopment of the Town of Kansas Archeological Park. The relocation will allow for improvements to Second Street which will also assist in the redevelopment of the Town of Kansas.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The development of the Town of Kansas Archeological Park anticipates impacting the redevelopment area in many ways including traffic, number of visitors and property values. Additionally, relocation of a recycling plant was urgent towards obtaining the goal of redeveloping the area. Finally, Kansas City Southern Industries move to Richards Gebaur will leave approximately 6 acres of land available for redevelopment.

20. Briefly Describe the Project's Public Benefits: The Redevelopment of the River Market TIF Plan area will encourage the construction of basic infrastructure in an effort to eliminate the conditions which allowed for the Redevelopment Area to deteriorate to the point of being designated as a Conservation Area. Additionally, the redevelopment will encourage preserving and enhancing the tax base of the City and the other Taxing Districts by developing the Redevelopment Area to its highest and best use.

21. Description of Agreements with Developer: Redevelopment Agreement between TIFC, City Planning and Development 11/14/01

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	0
24	Relocated Businesses	1
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$306,492.77**

	PILOT's	EAT's
SAF Current Balance breakdown	\$306,492.77	
Received Since Inception of Plan	\$392,002.00	

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$893,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$2,265,330.00
(d)	Other (specify, as applicable)	\$223,204.00
(e)	Other (specify, as applicable)	\$220,000.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$3,601,534.00

5	Anticipated Total Project Costs	\$7,136,692.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	18 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	0%
10	Total Years Anticipated to Capture EAT's	0 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years



City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Riverfront (Project 1, 10, 12, 15) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Pat Sterrett
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	
(f)	Private Sector Developer	Port Authority of Kansas City, Missouri
(g)	Contact Person	Pat Sterrett
(h)	Phone	816-691-2115
(i)	Fax	816-221-0636
(j)	E-mail address	psterrett@edckc.com

6	Original Plan/Project Approval Date	December 16, 1999
7	Ordinance Number (if available)	991556
8	Most Recent Plan Amendment Date (if any)	
9	Ordinance Number	None

10	State House District	40
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Riverfront TIF Plan includes an area generally bounded by the Missouri River levee on the north, the Broadway Bridge on the west, the railroad tracks on the south, and the Paseo Bridge on the east.

14. Description of Plan/Project: Riverfront TIF Plan provides for implementation by the Port Authority of Kansas City the Riverfront Master Plan as developed by the urban design and planning firm of Cooper, Robertson & Partners. The Master Plan envisions an urban, dense, mixed use development of residential, office, commercial, and institutional projects set in an extension of Kansas City's street grid. Up to 3,000,000 square feet of building space will be contained within the 55-acre development site fronting on the recently completed Richard L Berkley Riverfront Park. The Plan will also create a continuous pedestrian walkway from east of the Paseo Bridge, through Berkley Riverfront Park, over the Town of Kansas via an elevated walkway and connecting to the River Market.

15. Project Objectives: The Port Authority has entered into a long term lease with the City of Kansas City or has acquired by purchase most of the approximately 150 acres of undeveloped and derelict

property located along the south bank of the Missouri River just north of the central business district and the River Market. Because the site was used as a demolition debris dump, it has been determined that extraordinary costs of removal, remediation or construction technologies will be mandated and result in extreme financial hardship to any development proposal. The physical conditions within the Redevelopment Area and the lack of infrastructure preclude any further private or public development without some form of public assistance.

The Riverfront TIF Plan will create synergy to provide activity and growth in downtown Kansas City in addition to the development site. In addition to the mixed use commercial and residential development, other specific objectives include the development of Riverfront West, that area located west of the ASB Bridge. Plans include a destination specialty restaurant at the site of a former wharf building that burned in 1993, the only buildable site located on the wet side of the levee within the Kansas City reach. In partnership with the Port Authority, the Corps of Engineers is planning a wetlands/ecosystem restoration of the Missouri River immediately west of the ASB Bridge.

Other opportunities abound within the area, including a link between the Columbus Park Neighborhood and the development site, and the construction of a world-class aquarium.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The site has been the location of dumping and lacks sufficient infrastructure.

20. Briefly Describe the Project's Public Benefits: Construction of public infrastructure, increase tax base, new job opportunities, development of a unique asset to Kansas city—the Missouri Riverfront.

21. Description of Agreements with Developer: None currently.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	9,709
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$3,809,370.00	
Site Development	\$6,241,765.48	
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$10,051,135.48	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$225,527,306.00

5	Anticipated Total Project Costs	\$582,558,906.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	33 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	25 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Santa Fe TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Steve Rinne
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	srinne@edckc.com
(f)	Private Sector Developer	Damon Pursell Construction
(g)	Contact Person	Jason W. Goertzen
(h)	Phone	816-792-1031
(i)	Fax	816-792-1527
(j)	E-mail address	jgoertzen@dpursell.com

6	Original Plan/Project Approval Date	September 30, 1993
7	Ordinance Number (if available)	930859
8	Most Recent Plan Amendment Date (if any)	October 13, 2005
9	Ordinance Number	051225

10	State House District	44
11	State Senate District	9
12	School District	Hickman Mills

13. General Location of Area or Project Area: Bound by 87th Street on the north; Interstate 435 on the east; Bannister Road on the south; and US Highway 71 on the West.

14. Description of Plan/Project: The Plan provides for the reclamation of a quarry site as well as the construction of commercial and industrial uses and construction of infrastructure.

15. Project Objectives: The Redevelopment Area is a working surface and subsurface mine that was once considered as the site of a land fill. Much of the mining was done before enactment of current safety and operating standards and therefore poses a safety hazard. The method for reclaiming the site is technically difficult and extremely costly. Previously the City designated the area as a Chapter 353, but both the owners and the City have come to the conclusion that the benefits under Chapter 353 (i.e., tax abatement) are not sufficient to accomplish the redevelopment.

The Redevelopment of the Santa Fe Area would redevelop an unsafe, unattractive, severely blighted site. The area is located close to major retail, residential uses and to the recently redeveloped Marion

Merrell Dow facility. The remediation of the site would be an asset to Southern Kansas City as opposed to the liability that it now is.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The mine was significantly mined prior to current health and safety standards for mining operations. The quarry site is hazardous and undevelopable in its current state.

20. Briefly Describe the Project's Public Benefits: Reclamation of the site will eliminate dangerous conditions, provide infrastructure, eliminate a major eyesore and provide new tax base and job opportunities.

21. Description of Agreements with Developer: Funding Agreement between TIFC and Mason Land Reclamation Co. Inc. 2/26/93; Redevelopment Contract between Mason Land Reclamation Co., Inc. and TIFC 3/4/94; Memorandum of Agreement between Mason Land Reclamation Co., Inc. and TIFC 7/2/94; Mason Land Reclamation Co., Inc. Development Rights terminated by TIF Resolution 3/4/98 on 3/11/98; Absolute Assignment between TIFC and Damon Pursell Mid-City Development LLC to Valley View Bank 10/9/02; Assignment and Assumption Agreement between TIFC, Pursell Construction Co. and Mid-City Development, LLC, 7/10/02; Agreement between TIFC and Damon Pursell Construction Co, 6/2/02; Funding Agreement between TIFC and Damon Pursell, 6/30/05.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	181
27(b)	Estimated New Jobs, actual	41
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$5,433.89**

	PILOT's	EAT's
SAF Current Balance breakdown		\$5,433.89
Received Since Inception of Plan	\$181,110.64	\$1,465,954.61

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$2,316,582.00	
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)	\$73,797.00	
Other (specify)		
Other (specify)		
Total Investment	\$2,391,370.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$1,554,938.00	\$9,080.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$154,931,257.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$12,000,000.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$166,931,257.00

5	Anticipated Total Project Costs	\$575,791,682.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	20 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$2,691,139.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$-570,780.00
(c)	Anticipated Assessed Value at Time of District Termination	\$70,058,880.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$26,970,760.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Savoy Hotel TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	9th and Central Corporation
(g)	Contact Person	Don Lee
(h)	Phone	816-842-3890
(i)	Fax	816-221-3131
(j)	E-mail address	

6	Original Plan/Project Approval Date	March 18, 1999
7	Ordinance Number (if available)	990346
8	Most Recent Plan Amendment Date (if any)	
9	Ordinance Number	None

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Area is the block bound by 9th Street on the north, 19th Street on the south, Central Street on the west and Wyandotte Street on the east.

14. Description of Plan/Project: The plan proposes to restore and renovate the historic Savoy Hotel, provide surface parking and, pending future approval, build a new 200-room hotel and provide structured parking.

15. Project Objectives: The major objective is to overcome the development obstacle in this project which is financing the rehabilitation and upkeep of an aging, yet historically significant building in downtown Kansas City.

When the Savoy Hotel was built in 1888 by the Arbuckle Brothers of the Arbuckle Coffee Company, it offered turn-of-the-century elegance to political and stage personalities as well as cattlemen, grain merchants and travelers heading west. Imported marble and tile, brass fixtures, and stained glass

windows are some of the original features of the hotel décor. Art Nouveau style stained glass in the skylight of the hotel lobby was designed in Kansas City by local artisan, Frank Anderson.

At the turn of the century, the Savoy was the first hotel seen by travelers as they came from the old Union Depot. During these years, the Savoy was host to celebrities and notables such as Teddy Roosevelt, William Howard Taft, Marie Dressler, W.C. Fields and Will Rogers.

The Savoy fell into serious decline after the depression and during the 40s and 50s lapse in downtown patronage. By the 1960s, the Savoy was in poor physical condition. On December 30, 1974, the Savoy Hotel and the Savoy Grill were placed on the National Register for Historic places because of their historic and architectural significance.

The project is currently gathering financing.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The historic restoration requires additional assistance.

20. Briefly Describe the Project's Public Benefits: The Plan provides for the restoration of historic structure and provides additional hotel rooms to support Bartle Hall.

21. Description of Agreements with Developer: Funding Agreement between TIFC and 9th and Central Corporation, Inc. 7/16/99; Cooperative Agreement among the City of Kansas City, TIFC, Convention

and Visitors Bureau and Ninth and Central Corporation 10/28/99; Development Agreement with Ninth and Central Corporation for Project A 11/27/00.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	93
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$4,223.58**

	PILOT's	EAT's
SAF Current Balance breakdown	\$4,223.58	
Received Since Inception of Plan	\$4,434.78	

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	\$6,270,574.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$6,270,574.00

5	Anticipated Total Project Costs	\$15,489,679.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	16 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$423,583.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$26,659.00
(c)	Anticipated Assessed Value at Time of District Termination	\$1,394,640.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$1,175,980.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$848,422.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Searcy Creek TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Kellee Wood
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	kwood@edckc.com
(f)	Private Sector Developer	City of Kansas City, Missouri
(g)	Contact Person	Jim Meredith
(h)	Phone	816-513-8820
(i)	Fax	
(j)	E-mail address	

6	Original Plan/Project Approval Date	March 11, 1993
7	Ordinance Number (if available)	930207
8	Most Recent Plan Amendment Date (if any)	February 2, 2006
9	Ordinance Number	060068

10	State House District	34
11	State Senate District	17
12	School District	North Kansas City

13. General Location of Area or Project Area: Bound by NE 51st Street on the north; Bennington and Bristol Avenues on the east; Parvin Road on the south and topping Road on the west.

14. Description of Plan/Project: Construction of a sanitary sewer trunk line.

15. Project Objectives: The Searcy Creek neighborhood is comprised of small, modest single family homes on small lots. These homes rely upon septic tanks, many of which are leaking and contaminating area streams. The cost of constructing and hooking up to a sanitary sewer system exceeds the financial capability of many owners and is not financially reasonable if borne by the individual home owners. Given the lack of sanitary sewers, many home owners are finding it very difficult to sell their property or find financing to maintain and improve their properties.

The Searcy Creek Plans purpose was to assist in financing the sanitary sewer line. The sewer line has been completed. The next step is for the individual property owners to hook up to the sewer. The Plan contemplates providing financial assistance to property owners to hook up to the system.

Currently, the TIF revenues have fully reimbursed the project costs incurred to date.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The area lacked sanitary sewers and the existing septic systems no longer were capable of handling the area's waste disposal needs.

20. Briefly Describe the Project's Public Benefits: Provided sewer service to an area that lacked sewer service and eliminated health hazard resulting from defective septic tanks.

21. Description of Agreements with Developer: None

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: \$412,086.90

	PILOT's	EAT's
SAF Current Balance breakdown	\$412,086.90	
Received Since Inception of Plan	\$1,026,870.64	

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure	\$1,146,000.00	
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)	\$14,106.21	
Total Investment	\$1,160,106.21	

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$270,960.00	\$43,748.00
Reimbursement to city/county (or other public entity) for eligible costs	\$437,212.20	

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$350,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$46,000.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$396,000.00

5	Anticipated Total Project Costs	\$1,146,000.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	10 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$4,721,180.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$3,911,350.00
(c)	Anticipated Assessed Value at Time of District Termination	\$6,000,580.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	0%
10	Total Years Anticipated to Capture EAT's	0 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Shoal Creek (Hunt Midwest) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Kellee Wood
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	kwood@edckc.com
(f)	Private Sector Developer	Hunt Midwest
(g)	Contact Person	Kristen Zane
(h)	Phone	816-455-2500
(i)	Fax	816-455-2890
(j)	E-mail address	CHolder@huntmidwest.com

6	Original Plan/Project Approval Date	November 10, 1994
7	Ordinance Number (if available)	941443
8	Most Recent Plan Amendment Date (if any)	November 9, 2004
9	Ordinance Number	041218

10	State House District	34	35
11	State Senate District	17	
12	School District	Liberty	North Kansas City

13. General Location of Area or Project Area: Bound by NE 96th Street on the north, Kansas City-Liberty City limits on the east, Kansas City-Pleasant Valley city limits on the south and Interstate 435 and N. Brighton Avenue on the west.

14. Description of Plan/Project: Construction of residential and commercial uses; infrastructure improvements including construction of portions of the following streets: Shoal Creek Parkway, N. Flintlock Road, N. Brighton Road, NE 72nd Street, Maplewoods Parkway and NE 76th Street.

15. Project Objectives: The objectives of this Tax Increment Financing Plan is to provide necessary infrastructure improvements in an area of the City that was previously lacking the development. The Shoal Creek Valley lacked streets, water, sewer and other infrastructure. The City designated funds for the provision of sewer and water, but no resources were available for the construction of streets. Even with the other infrastructure, without street access there could be no development. The intent of the TIF Plan is to provide access to undeveloped land upon which high quality development will occur, the taxes from that new development will in turn repay the costs of the roads.

Most obviously, the Shoal Creek TIF Plan will finance street improvements in an area which currently lacks basic street development. Beyond that, the Plan provides that these street improvements be of high quality design, with a significant number of the streets being designed up to boulevard standards.

The TIF Plan also includes a strategy where 1) an advisory committee comprised of the affected taxing districts and property owners act in an advisory role regarding timing and prioritization of improvements, 2) insures that the affected property owners pay their "fair share" and 3) limits the time and percentage of new tax revenues that will be diverted from the taxing districts to the TIF.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Lack of infrastructure, particularly streets, impeded development within the area.

20. Briefly Describe the Project's Public Benefits: Construction of new road improvements, some to boulevard status. These roads provided access to areas which were inaccessible because there were no road.

21. Description of Agreements with Developer: The City is the overseeing agency. Private property owners are developing on their properties. The TIF revenues from development are then used to repay the City and/or the City's agent who is actually constructing the road improvements. Agreement between TIFC and Pursell Holdings, LLC 6/28/95; Agreement between property Reserve Inc. and TIFC 2/23/99; Agreement between TIFC and Hunt Midwest Real Estate Development, Inc. and Peterson

Development Company, Inc. 2/23/99; Agreement between Peterson Development Company, Inc. and TIFC 2/23/99; Agreement between TIFC and 152 and I-35 Investors, L.P. for improvements to North; Phase 1 Development Agreement and Phase 2 Development Agreement between TIFC and KCMO Board of Parks and Recreation, 6/11/03; Prioritization Agreement, 9/10/03; 2nd Amendment to Reimbursement Prioritization Agreement with TIFC and Hunt Midwest, Shoal Creek Valley, M&K Holdings and Parks and Recreation, 9/8/04; Agreement between TIFC, KCMO and Board of Parks and Recreation Commissioners of Kansas City for Maplewoods Parkway Alignment study, 3/18/05; Step Aside letter agreement between TIF, Parks and Rec and Hunt Midwest dated 10/18/05.

22. Description of Any Agreements with the Affected Taxing Districts: Only 90% of the eligible economic activity taxes will be used to reimburse TIF costs, 10% will be returned to the affected taxing district. The TIF Plan provides that Pilots will cease to be collected beyond the year 2000. Only economic activity taxes continue to be collected. PILOT's are being collected to pay for the local match for the Flintlock flyover I-35.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	450
27(b)	Estimated New Jobs, actual	500
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0





New Kansas City Missouri Police Academy (above) and
Kansas City Missouri Police Station (below)



Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$7,850,229.96**

	PILOT's	EAT's
SAF Current Balance breakdown		\$7,850,229.96
Received Since Inception of Plan	\$26,245,817.95	\$18,931,664.29

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$11,013,468.77	
Site Development	\$167,463,733.80	
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$178,477,202.57	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$13,154,063.00	\$942,668.00
Reimbursement to city/county (or other public entity) for eligible costs	\$19,993,363.77	\$4,123,008.97

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$86,490,897.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$330,000.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$86,820,897.00

5	Anticipated Total Project Costs	\$103,686,107.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	21 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$7,242,260.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$77,599,360.00
(c)	Anticipated Assessed Value at Time of District Termination	\$99,273,690.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$38,669,130.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$31,923,880.00

9	Percentage of EAT's Captured	45%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	6 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Southtown/31st and Baltimore TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Steve Rinne
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	srinne@edckc.com
(f)	Private Sector Developer	HCA
(g)	Contact Person	Will McCarther
(h)	Phone	816-276-3195
(i)	Fax	816-276-3195
(j)	E-mail address	will.mccarther@hcamidwest.com

6	Original Plan/Project Approval Date	December 19, 1994
7	Ordinance Number (if available)	940564
8	Most Recent Plan Amendment Date (if any)	May 4, 2006
9	Ordinance Number	060470

10	State House District	37	43
11	State Senate District	9	10
12	School District	Kansas City MO	

13. General Location of Area or Project Area: Two non-contiguous areas: South Prospect/Troost is generally bound by 59th Street on the north, Gregory Boulevard on the south, Holmes on the west and Chestnut on the east. 31st and Baltimore are is generally bound by Memorial Drive on the north, 31st Street on the south, Wyandotte on the west, and Main Street on the east.

14. Description of Plan/Project: Rehabilitation and new construction of commercial, residential, and institutional structures.

15. Project Objectives: The implementation of this TIF Plan will provide for the stabilization of this residential and commercial neighborhood. The TIF dollars will be used to retain and attract new businesses to the area. The Tax Increment Financing, along with other local, state and federal dollars, will ultimately assist with the rehabilitation of existing homes and residential infill.

The main objective of this TIF Plan is to overcome the major development obstacles that exist in this neighborhood. The area consists of an older inner city neighborhood. It is showing signs of

disinvestment, deterioration and neglect. The area contains a multitude of commercial and residential properties with various ownerships. The Commission, City and Developer have recognized the need of leadership and a comprehensive redevelopment strategy to overcome these conditions. The leadership of Health Midwest Partners for Change and the Tax Increment Financing Plan are the tools

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Predominance of substandard structures. Commercial buildings are in poor condition, especially along Prospect Avenue.

20. Briefly Describe the Project's Public Benefits: Redevelopment of commercial and residential properties. Stabilization of older, inner-city neighborhoods.

21. Description of Agreements with Developer: Funding agreement with Health Midwest 3/9/94, Redevelopment Contract with Health Midwest Partners for Change, Inc. 10/3/94; Memorandum of agreement for recording of redevelopment contract 10/3/94; Sub-development agreement for Project H between TIFC, Health Midwest Partners for Change and Metro Plaza Investors 12/1/95; Sub development agreement for Project A between Health Midwest Partners for Change and Research Medical Center 6/10/96; Cooperative Agreement between City of Kansas City and TIF 5/4/98; Agreement between TIFC and Metro Plaza Investors, LLC 11/9/98; Revised Cooperative Agreement between the TIFC and Metro Plaza Investors LLC 7/14/99; Assignment of Rights Agreement between TIFC, Health Midwest and HCA 2/12/03; Assumption and Assignment Agreement with Midwest Division PFC, HCA and Citadel Plaza, 8/9/05.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	476
27(b)	Estimated New Jobs, actual	405
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	10,178

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$16,864.30**

	PILOT's	EAT's
SAF Current Balance breakdown		\$16,864.30
Received Since Inception of Plan	\$9,481,993.71	\$3,225,757.77

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$194,816.00	
Site Development	\$26,995,935.00	\$140,321.00
Rehab of existing buildings	\$9,091,218.00	
Acquisition of land or buildings	\$12,072,904.00	
Other (specify)		\$16,148.19
Other (specify)		
Other (specify)	\$3,670,065.00	
Total Investment	\$52,024,938.00	\$408,033.11

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	\$913,700.00	\$74,200.00
Reimbursement to developer for eligible costs	\$11,367,293.00	\$3,535,628.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$36,503,559.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$6,758,880.00
(d)	Other (specify, as applicable)	\$34,148,762.00
(e)	Other (specify, as applicable)	\$3,985,318.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$91,742,181.00

5	Anticipated Total Project Costs	\$168,155,968.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	21 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$15,676,401.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$42,280,122.00
(c)	Anticipated Assessed Value at Time of District Termination	\$59,690,000.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$8,356,741.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Southtown/31st and Baltimore (Project G) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Steve Rinne
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	srinne@edckc.com
(f)	Private Sector Developer	Citadel Plaza, L.L.C. c/o CDC of Kansas City
(g)	Contact Person	Bill Threatt
(h)	Phone	816-924-5800, ext 103
(i)	Fax	
(j)	E-mail address	ksmith@cdcofkc.org

6	Original Plan/Project Approval Date	December 19, 1994
7	Ordinance Number (if available)	940564
8	Most Recent Plan Amendment Date (if any)	March 27, 2003
9	Ordinance Number	030259

10	State House District	37	43
11	State Senate District	9	10
12	School District	Kansas City MO	

13. General Location of Area or Project Area: The Redevelopment Plan Area is an area that includes Project G and G-1 with boundaries on the north of 59th Street along the east side of Prospect Avenue to Bruce R. Watkins Highway, and to 73rd Street on the south, along various property lines running from 60th Street southwest to Brooklyn Avenue, Brooklyn Avenue on the west, in the city limit of Kansas City Jackson County Missouri.

14. Description of Plan/Project: The second amendment to the Southtown Tax Increment Financing Redevelopment Plan proposed to create a mixed-use shopping village with highway accessibility and community access. This will include approximately 250,000 square feet of retail, grocery store, a bank and restaurants, 300 residential unites, and 900 parking spaces.

15. Project Objectives: To eliminate adverse conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent the recurrence thereof for the betterment of the Redevelopment Area and the community at large; to enhance the tax base of the City and the other Taxing Districts, encourage private investment in the surrounding area, and increase

employment opportunities in the Redevelopment Area; to increase employment opportunities; to stimulate construction and development and generate tax revenues, which would not occur without TIF assistance.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but'for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Environmental issues from demolition of property and removal of other unsanitary and unsafe conditions; Clearance or rehab of existing blighted building and structures; Adequate street layout, provision for utilities, and other site improvements; Improvement of the visual environment of the Redevelopment Area; Correcting the dilapidation, deterioration and obsolescence of structures

20. Briefly Describe the Project's Public Benefits: Removal of blight; Construction and upgrade of utilities and infrastructure; Housing and streetscape improvements; Development of a safe environment for retail, office and residential areas.

21. Description of Agreements with Developer: Funding Agreement dated 8/10/05 with Citadel Plaza LLC and TIF.

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	
24	Relocated Businesses	
25	Parcels Acquired Through the Use of Eminent Domain Power:	
26	Businesses that have relocated to the Redevelopment Area	
27(a)	Estimated New Jobs, projected	
27(b)	Estimated New Jobs, actual	
28(a)	Estimated Retained Jobs, projected	
28(b)	Estimated Retained Jobs, actual	

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$49,217.00	\$120,616.00
Rehab of existing buildings		
Acquisition of land or buildings	\$3,066,424.00	
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$3,115,641.00	\$1,948,465.00

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	

5	Anticipated Total Project Costs	
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	7 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	%
10	Total Years Anticipated to Capture EAT's	years
11	Percentage of PILOT's Captured	%
12	Total Years Anticipated to Capture PILOT's	years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Summit-Output Technologies (Project 1, 2, 21, 26, 27, 31) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	Output Technologies, Inc.
(g)	Contact Person	Tom McGee
(h)	Phone	816-435-8260
(i)	Fax	816-435-5250
(j)	E-mail address	WJHitzeman@dstsystems.com

6	Original Plan/Project Approval Date	August 31, 1995
7	Ordinance Number (if available)	951016
8	Most Recent Plan Amendment Date (if any)	November 3, 2005
9	Ordinance Number	051321

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: : Bound by Southwest Boulevard on the west; the Kansas City Terminal Railroad tracks and Pershing Road on the north; Kessler Road on the east; 26th Street on the south.

14. Description of Plan/Project: Creation of a technology campus through adaptive reuse of existing structures and construction of new office/warehouse and light industrial structures; parking; landscape improvements.

15. Project Objectives: The western portion of the area suffers from lack of parking and insufficient infrastructure. In the eastern portion, the U.S. Postal Service owns several blocks of land, which will be vacated when they move their operations across town.

The TIF Plan will assist in the financing of new infrastructure improvements. This assistance will encourage the retention of Output Technologies at their present location. The Plan may also assist in redeveloping the properties soon to be vacated by the U.S. Post Office.

This plan eliminates blighting conditions and prevents future recurrence of blight within the Redevelopment Area by assisting with the renovation, adaptive reuse and new construction of structures as well as providing the necessary parking, infrastructure, utilities and streetscape improvements.

This plan extends streetscape improvements along both sides of Belleview from 25th Street to 26th Street; along both sides of 25th Street from Madison to Southwest Boulevard; along Madison in front of 2534 Madison, 2537 Madison and property owned by the Catholic Diocese; along the east side of Summit between 25th Street and the railroad overpass; along both sides of Summit between 26th Street and 25th Street.

The TIF revenues have recently reimbursed all project costs incurred to date.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Lack of parking, insufficient infrastructure

20. Briefly Describe the Project's Public Benefits: Public benefits include improved landscaping and infrastructure.

21. Description of Agreements with Developer: Funding agreement with Output Technologies Summit Development 5/24/95; Agreement between TIFC and Output Technologies Summit Development for implementation of Plan 3/13/97; Agreement between TIFC and Output Technologies Summit

Development, 9/13/01; Agreement between TIFC and Pershing Building, LLC for Projects 8, 9A, 9/13/01; Agreement between TIFC and New Pershing, LLC for Projects 8 and 9a, 11/30/01;

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	338
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$541,170.87**

	PILOT's	EAT's
SAF Current Balance breakdown	\$212,077.35	\$329,093.52
Received Since Inception of Plan	\$519,072.71	\$1,110,236.76

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$24,253.00	
Site Development	\$4,061,659.00	\$2,095,530.00
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)	\$447,363.00	\$18,023.00
Other (specify)		
Other (specify)		
Total Investment	\$4,533,275.00	\$2,113,553.00

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$1,043,340.00	\$9,569.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$1,360,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$429,060.00
(d)	Other (specify, as applicable)	\$775,000.00
(e)	Other (specify, as applicable)	\$342,000.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$2,906,060.00

5	Anticipated Total Project Costs	\$6,276,052.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	12 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$744,730.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$613,849.00
(c)	Anticipated Assessed Value at Time of District Termination	\$25,762,700.00
(d)	Total Amount of Base Year EAT's	\$16,083.00
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$8,715,835.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Summit-Pershing Building (Project 8) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	Pershing Building L.L.C.
(g)	Contact Person	Daniel G. Clothier
(h)	Phone	316-634-0890
(i)	Fax	(316) 634-0891
(j)	E-mail address	danclothier@sbcglobal.net

6	Original Plan/Project Approval Date	August 10, 2000
7	Ordinance Number (if available)	951024 and 001036
8	Most Recent Plan Amendment Date (if any)	November 3, 2005
9	Ordinance Number	051321

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Area includes an area generally bound by SW Boulevard on the west, the KC Terminal Railroad Tracks and Pershing Road on the north, Kessler Road on the east and 26th Street on the south in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The Summit TIF Plan, as amended, provides for the rehabilitation of and adaptive reuse of the Pershing Building as commercial office and retail space.

15. Project Objectives: The main objective of this plan is to promote the adaptive reuse of existing structures and to provide the necessary parking, infrastructure, utilities, landscaping, parkland and street improvements to serve and enhance the proposed developments.

This Plan will provide for the rehabilitation of the Pershing Building to provide for two new restaurants on the first floor and office space in the remainder of the building. In addition, the plan allows for the construction of a 348-parking parking spaces and improvements which will add to the vitality of this area immediately surrounding Union Station and the Main Post Office.

This project area is now discontinuous to the remainder of the Summit TIF due to the creation of the Pershing Road TIF, which now incorporates the former US Post Office and Union Station's property.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome include lack of parking in the area to serve the redevelopment for restaurant and office uses.

20. Briefly Describe the Project's Public Benefits: Benefits to be attributed to this development include the prevention of blighting conditions from the development in the area by assisting with the renovation and reuse of structures as well as providing necessary parking, infrastructure and street improvements.

21. Description of Agreements with Developer: Funding Agreement between TIFC and Pershing Building LLC 12/23/99; Redevelopment Agreement between TIFC and Pershing Building LLC 5/9/01; Agreement between TIFC and Pershing Building LLC for Implementation of Projects 8, 9, and 9A 5/9/01; Partial Assignment and Assumption Agreement between TIFC, Pershing Building LLC and New Pershing Building LLC 8/8/01 (new agreement dated 2/8/06); Redevelopment Agreement between TIFC and New Pershing Building LLC 9/12/01; Amended and Restated Agreement between TIFC and Pershing Building LLC 9/12/01; Redevelopment Agreement with Pershing Road Development Co., 8/13/03; Cooperative Agreement between TIFC, KCMO Commerce Bank and Pershing Road Redevelopment Company, LLC, 2/11/04; Assumption

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	255
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan	\$134,214.72	

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$8,867,694.00	
Rehab of existing buildings		
Acquisition of land or buildings	\$9,759,641.00	
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$18,627,335.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$193,318.00	\$169,181.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$1,952,500.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$2,915,000.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$4,867,500.00

5	Anticipated Total Project Costs	\$13,640,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	17 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$557,280.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$1,160,886.00
(c)	Anticipated Assessed Value at Time of District Termination	\$2,955,760.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$115,629.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$71,955.00

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Three Trails TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Steve Rinne
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	srinne@edckc.com
(f)	Private Sector Developer	TIAA
(g)	Contact Person	David Frantze
(h)	Phone	816-842-8600
(i)	Fax	816-691-3495
(j)	E-mail address	dfrantze@stinson.com

6	Original Plan/Project Approval Date	February 7, 2002
7	Ordinance Number (if available)	020119
8	Most Recent Plan Amendment Date (if any)	July 25, 2002
9	Ordinance Number	020855

10	State House District	44
11	State Senate District	9
12	School District	Hickman Mills

13. General Location of Area or Project Area: The Redevelopment Plan Area is generally bound by the 87th Street on the north, Hillcrest Drive on the east, the northern edge of the Bannister Business Center and Bannister Road on the south, and Interstate 435 on the west in Kansas City, Jackson County, Missouri.

14. Description of Plan/Project: The Plan provides for the revitalization of the Bannister Mall as the newly renovated Three Trails Mall.

15. Project Objectives: The Three Trails District proposes to transform the present Bannister Mall into the Three Trails Town Center and to assist in the revitalization of the regional retail center.

To cure the blighted conditions currently existing on the properties within the redevelopment area the plan proposes to clear deteriorating buildings and structures, provide for adequate street layout, utilities and other site improvements as well as the removal of other unsanitary and unsafe conditions.

The rehabilitation of the current Bannister Mall will allow for construction of additional retail space and renovate the current structure to allow for and attract Bass Pro and other upscale retailers while revitalizing the existing retail within and adjacent to the Redevelopment Area.

In addition to the retail area, the plan will allow to further the identity of the Three Trails Center and acknowledge the historic nature of the three trails—the California Trail, the Oregon Trail and the Santa Fe Trail.

Currently, the plan is inactive.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Bannister Mall is in deteriorated condition with approximately 50% vacancy rates.

20. Briefly Describe the Project's Public Benefits: Revitalization of a regional retail commercial node.

21. Description of Agreements with Developer: Funding Agreement between 485 Properties, LLC and TIFC 10/25/01.

22. Description of Any Agreements with the Affected Taxing Districts: State TIF awarded to Project.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	380
27(b)	Estimated New Jobs, actual	720
28(a)	Estimated Retained Jobs, projected	1,720
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$6,177.64**

	PILOT's	EAT's
SAF Current Balance breakdown	\$6,177.64	
Received Since Inception of Plan	\$12,881.14	

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment		

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$296,000.00
(d)	Other (specify, as applicable)	\$31,500,000.00
(e)	Other (specify, as applicable)	\$1,500,000.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$33,296,000.00

5	Anticipated Total Project Costs	\$83,296,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	31 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	25 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$12,323,610.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$-7,532,566.00
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Tower Properties, Project A TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	CB Building Corp.
(g)	Contact Person	CB Building Corp.
(h)	Phone	
(i)	Fax	
(j)	E-mail address	

6	Original Plan/Project Approval Date	November 27, 1995
7	Ordinance Number (if available)	951469
8	Most Recent Plan Amendment Date (if any)	November 3, 2005
9	Ordinance Number	051330

10	State House District	37	
11	State Senate District	10	12/14/2004
12	School District	Kansas City MO	

13. General Location of Area or Project Area: Located between 6th Street Trafficway on the north; Walnut on the east; 8th Street on the south, except between Delaware and Walnut where the boundary goes south to 10th Street and includes the Federal Building; and Central Street on the west.

14. Description of Plan/Project: Construction of 330 parking spot parking garage at 9th and Walnut.

15. Project Objectives: The properties exhibit conditions which deter redevelopment. A majority of the properties consist of surface parking lots that have long remained undeveloped and are expected to remain undeveloped without some sort of assistance. A former hotel ceased operation and then the vacant building became the object of vandalism and site of unsanitary and dangerous conditions. The former federal building at 911 Walnut is obsolete in today's commercial market and stands empty.

Redevelopment of the Plan Area will include uses which will provide new job opportunities, increase the tax base of the City and provide additional parking within the central business district. The Plan has already assisted in the elimination of the dangerous conditions at the site of the former hotel through the

demolition of the hotel. It is anticipated that the Plan will assistance in the renovation of the former federal building.

It is the intention of this plan to stimulate construction employment opportunities and increased demand for secondary and support services for the surrounding area. By eliminating the blighted conditions in this area, this plan will promote the health, safety, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The Central Business District suffers from a lack of parking. Structured parking is necessary, but without public assistance the cost of said parking makes the project economically infeasible.

20. Briefly Describe the Project's Public Benefits: Provision of downtown parking; elimination of blighted and underutilized sites; improvement of the City's tax base.

21. Description of Agreements with Developer: Funding agreement with Tower Properties Company 6/6/95; Master Agreement between TIFC and Tower Properties Company 1/4/96; MOA 1/4/906; Acquisition Funding Agreement between TIFC and Tower Properties 4/16/97; Assignment and assumption Agreement for TIFC Development Rights and Obligations between Tower Properties Company, 911 E. Walnut and TIFC 4/15/02; Redevelopment Agreement Between TIFC and Tower Properties for Implementation of Project B 9/11/02; Acquisition Funding Agreement between TIFC and Tower Properties 11/13/02; Agreement between TIFC and Tower Properties, 3/9/05.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	2
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	2

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: \$2,291.91

	PILOT's	EAT's
SAF Current Balance breakdown		\$2,291.91
Received Since Inception of Plan	\$202,000.24	\$2,413.56

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure	\$11,132,068.00	
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)	\$786,910.00	
Other (specify)		
Other (specify)		
Total Investment	\$11,918,978.00	

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$196,551.00	\$101,053.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$2,640,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$2,640,000.00

5	Anticipated Total Project Costs	\$2,640,000.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	19 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$341,190.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$1,119,270.00
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Tower Properties, Project B TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Tower Properties
(g)	Contact Person	Buzz Willard
(h)	Phone	816-421-8255
(i)	Fax	816-374-0611
(j)	E-mail address	bwillard@towerproperties.com

6	Original Plan/Project Approval Date	November 27, 1995
7	Ordinance Number (if available)	951469
8	Most Recent Plan Amendment Date (if any)	November 3, 2005
9	Ordinance Number	051330

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: Located between 6th Street Trafficway on the north; Walnut on the east; 8th Street on the south, except between Delaware and Walnut where the boundary goes south to 10th Street and includes the Federal Building; and Central Street on the west.

14. Description of Plan/Project: Construction of 1 million square feet of office space; rehabilitation of former Federal Building located at 909 Walnut Street, construction of approximately 2000 structured parking spaces.

15. Project Objectives: The properties exhibit conditions which deter redevelopment. A majority of the properties consist of surface parking lots that have long remained undeveloped and are expected to remain undeveloped without some sort of assistance. A former hotel ceased operation and then the vacant building became the object of vandalism and site of unsanitary and dangerous conditions. The former federal building at 911 Walnut is obsolete in today's commercial market and stands empty.

Redevelopment of the Plan Area will include uses which will provide new job opportunities, increase the tax base of the City and provide additional parking within the central business district. The Plan has already assisted in the elimination of the dangerous conditions at the site of the former hotel through the demolition of the hotel. It is anticipated that the Plan will assistance in the renovation of the former federal building.

It is the intention of this plan to stimulate construction employment opportunities and increased demand for secondary and support services for the surrounding area. By eliminating the blighted conditions in this area, this plan will promote the health, safety, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The Central Business District suffers from a lack of parking. Structured parking is necessary, but without public assistance the cost of said parking makes the project economically infeasible.

20. Briefly Describe the Project's Public Benefits: Provision of downtown parking; elimination of blighted and underutilized sites; improvement of the City's tax base.

21. Description of Agreements with Developer: Funding agreement with Tower Properties Company 6/6/95; Master Agreement between TIFC and Tower Properties Company 1/4/96; MOA 1/4/906; Acquisition Funding Agreement between TIFC and Tower Properties 4/16/97; Assignment and assumption Agreement for TIFC Development Rights and Obligations between Tower Properties

Company, 911 E. Walnut and TIFC 4/15/02; Redevelopment Agreement Between TIFC and Tower Properties for Implementation of Project B 9/11/02; Acquisition Funding Agreement between TIFC and Tower Properties 11/13/02; Agreement between TIFC and Tower Properties, 3/9/05.

22. Description of Any Agreements with the Affected Taxing Districts: None

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	135
27(b)	Estimated New Jobs, actual	70
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	2

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$5,137.63**

	PILOT's	EAT's
SAF Current Balance breakdown		\$5,137.63
Received Since Inception of Plan	\$115,268.40	\$26,763.58

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$6,915,765.00	
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings	\$373,897.00	
Other (specify)	\$683,341.00	
Other (specify)	\$54,715.00	
Other (specify)		
Total Investment	\$8,027,718.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$135,210.00	\$57,199.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$6,836,930.50
(b)	Property Acquisition and Relocation Costs	\$325,000.00
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	\$576,301.00
(e)	Other (specify, as applicable)	\$266,980.50
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$8,180,212.00

5	Anticipated Total Project Costs	\$8,180,212.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	18 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$164,481.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$633,050.00
(c)	Anticipated Assessed Value at Time of District Termination	\$972,185.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Tower Properties, Project H TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	909 E. Walnut, L.L.C. c/o SIMBOL Commercial
(g)	Contact Person	Rick Williamson
(h)	Phone	214-217-9102
(i)	Fax	214-217-9105
(j)	E-mail address	rickw@simbolcommercial.com

6	Original Plan/Project Approval Date	November 27, 1995
7	Ordinance Number (if available)	951469
8	Most Recent Plan Amendment Date (if any)	November 3, 2005
9	Ordinance Number	051330

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Redevelopment Area is described as an area generally bordered by 6th Street Traffic way on the north, Walnut Street and the north-south alley between Grand Boulevard and Walnut Street on the east, 8th Street between Central and Main and 10th Street between Man and Grand Boulevard on the south, and Central Wyandotte and Main Streets on the west in Kansas City, Jackson County, Missouri. The residential building is located at 909 Walnut and the commercial space/parking garage is located at 927 Walnut.

14. Description of Plan/Project: The Plan calls for the development of the Redevelopment Area through the following activities: construction of 1 million square feet of office space and construction of approximately 2,750 structured parking spaces together with all appurtenances thereto including streetscape in Project Areas A through G and I. Project H consists of the rehabilitation and redevelopment of (i) the 34-story building at 909 East Walnut constructed during the Great Depression

as an office building by Fidelity National Bank & Trust and (ii) the 9-story building located at 927 East Walnut. A 7-level parking facility will be constructed between the buildings.

15. Project Objectives: Project H's objectives include the rehabilitation of the 34 story building located at 909 Walnut and the 9 story building located at 927 Walnut along with the construction of approximately 347 +/- space parking garage, together with all necessary utility, street improvements and streetscape.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The buildings located at 909 and 927 Walnut have deteriorated to such a degree that they require extensive renovation to convert them to market rate residential units and to attract tenants for the commercial space. The buildings' operational systems must be replaced or substantially renovated at significant cost. The redevelopment of the buildings is cost prohibitive given the projected operating revenues.

20. Briefly Describe the Project's Public Benefits: Renovation of the buildings located at 909 and 927 Walnut in conjunction with the construction of the 347 +/- space parking garage will assist in eliminating the blighting conditions contributing to the deterioration of the plan area, upgrade and refurbish utilities and sidewalk improvements essential to the preparation of the redevelopment area and enhancing the tax base by inducing development within the project area to its highest and best use.

21. Description of Agreements with Developer: Assignment and assumption Agreement for TIFC Development Rights and Obligations between Tower Properties Company, 911 E. Walnut and TIFC

5/9/01; Assignment of Development Rights from Tower Properties to CB Corporation 6/13/01; Acquisition Funding Agreement between TIFC and Tower Properties 11/13/02; Assignment and Assumption Agreement between the TIFC and 911 E. Walnut, LLC 5/12/04; Redevelopment Agreement between TIFC and 911 E. Walnut, LLC 5/12/04; Cooperative Agreement between TIFC, City of Kansas City, MO and 911 E. Walnut, LLC 5/12/04; Service Agreement between TIFC and Omniplan Architectural Design, 11/23/04.

22. Description of Any Agreements with the Affected Taxing Districts: Super TIF 3/20/03; 353 Abatement

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	135
27(b)	Estimated New Jobs, actual	110
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$2,639.43**

	PILOT's	EAT's
SAF Current Balance breakdown		\$2,639.43
Received Since Inception of Plan		\$127,668.86

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$4,807,243.00	
Site Development		
Rehab of existing buildings	\$30,438,357.00	
Acquisition of land or buildings	\$3,892,000.00	
Other (specify)	\$442,000.00	
Other (specify)		
Other (specify)		
Total Investment	\$39,579,600.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	\$400,552.00	\$367,437.00
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$6,886,110.00
(b)	Property Acquisition and Relocation Costs	\$1,000,000.00
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	\$635,893.00
(e)	Other (specify, as applicable)	\$6,710,000.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$15,932,000.00

5	Anticipated Total Project Costs	\$15,932,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	20 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$959,787.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$68,272.00
(c)	Anticipated Assessed Value at Time of District Termination	\$10,038,472.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$378,525.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$113,198.00

9	Percentage of EAT's Captured	100%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	0%
12	Total Years Anticipated to Capture PILOT's	0 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Union Hill TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	Union Hill Development Company
(g)	Contact Person	Bob Fry
(h)	Phone	816-472-9555
(i)	Fax	816-472-0422
(j)	E-mail address	bfry@unionhill.net

6	Original Plan/Project Approval Date	December 18, 1997
7	Ordinance Number (if available)	971698
8	Most Recent Plan Amendment Date (if any)	
9	Ordinance Number	None

10	State House District	37	38
11	State Senate District	10	
12	School District	Kansas City MO	

13. General Location of Area or Project Area: : This plan is located in the heart of the urban core. The general area is Main Street to the west, 22nd Street to the south, Gillham Road to the east and 29th Street to the north.

14. Description of Plan/Project: The Plan provides for the continuation of neighborhood revitalization efforts begun under the Union Hill Chapter 353 designation. The TIF Plan provides specifically for acquisition and blight removal, infrastructure improvements, a residential and a commercial loan/grant program, and community center improvements. The TIF plan provides for the expansion of the redevelopment area beyond the boundaries of the existing Chapter 353 area and provides for the reinvestment within the redevelopment area of the incremental taxes resulting from the properties rolling off the 353 abatement and now appearing on the tax rolls.

15. Project Objectives: The premier objective of this plan is to eliminate the blighting conditions within this neighborhood.

Despite the previous designation as a Chapter 353 Redevelopment Area, large portions of the previously designated area and those areas immediately adjacent to the 353 redevelopment area remain in blighted or near blighted conditions. The area is an older, inner city neighborhood suffering for the conditions of spot zoning, obsolete buildings, lack of off-street parking, and the presence of structures below minimum code standards.

The area is comprised of multiple ownerships and provides few incentives to property owners to improve their properties, two conditions which make it extremely difficult to implement a cohesive redevelopment strategy.

Tax increment financing is proposed for costs associated with acquisition and blight removal, infrastructure improvements a residential and a commercial loan/grant program, and community center improvements.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome include the multiple ownerships of aging and deteriorating structures within the plan area. Additionally, the infrastructure in the urban core was deteriorated.

20. Briefly Describe the Project's Public Benefits: Benefits include elimination of blight, providing incentives and assistance to small commercial and residential users as well as streetscape and infrastructure improvements.

21. Description of Agreements with Developer: Funding Agreement between Union Hill Development Company and TIFC 10/8/97; Agreement with Union Hill Development Company 8/31/99; Agreement between City of Kansas City, MO, TIFC and Union Hill Development Company 11/15/99; MOA between TIFC and Union Hill Development Company 2/24/00; Acquisition Funding Agreement between TIFC and Union Hill Development Company 3/31/00; Cooperative Agreement between City of Kansas City, MO, TIFC, CVB and Union Hill Development Company 4/1/01.

22. Description of Any Agreements with the Affected Taxing Districts: The plan is included under the City's Super TIF policy whereas 100% of eligible City EATs are redirected to pay for defined project costs.

23	Relocated Residences	0
24	Relocated Businesses	1
25	Parcels Acquired Through the Use of Eminent Domain Power:	1
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	30
27(b)	Estimated New Jobs, actual	113
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: **\$60,467.71**

	PILOT's	EAT's
SAF Current Balance breakdown		\$60,467.71
Received Since Inception of Plan	\$718,689.80	\$707,499.37

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$12,023,000.00	
Rehab of existing buildings	\$1,500,000.00	
Acquisition of land or buildings		
Other (specify)	\$4,147,300.00	
Other (specify)	\$245,000.00	
Other (specify)		
Total Investment	\$17,915,300.00	

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	\$669,707.00	\$186,338.00
Reimbursement to developer for eligible costs	\$75,000.00	
Reimbursement to city/county (or other public entity) for eligible costs	\$56,644.48	\$56,644.48

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$6,585,000.00
(b)	Property Acquisition and Relocation Costs	\$4,632,500.00
(c)	Project Implementation Costs	\$698,345.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$11,915,845.00

5	Anticipated Total Project Costs	\$69,610,645.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	20 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$593,963.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$5,461,841.00
(c)	Anticipated Assessed Value at Time of District Termination	\$3,512,254.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$3,003,974.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	\$2,287,668.00

9	Percentage of EAT's Captured	100%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	0 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Union Hill-KCPT TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Bob Long
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	rlong@edckc.com
(f)	Private Sector Developer	KCPT
(g)	Contact Person	Bonnie Rabicoff
(h)	Phone	816-756-3580
(i)	Fax	
(j)	E-mail address	bonnie_rabicoff@kcpt.org

6	Original Plan/Project Approval Date	October 26, 2000
7	Ordinance Number (if available)	971701 and 971702
8	Most Recent Plan Amendment Date (if any)	
9	Ordinance Number	None

10	State House District	37	38
11	State Senate District	10	
12	School District	Kansas City MO	

13. General Location of Area or Project Area: This plan is located in the heart of the urban core. The general area is Main Street to the west, 22nd Street to the south, Gillham Road to the east and 29th Street to the north. The KCPT Project is located at 115 E. 31st Street within the Redevelopment Area.

14. Description of Plan/Project: KCPT acquired five deteriorated buildings west of the current facility (105, 109, 107, 111, 115 E. 31st Street). Four of these buildings will be demolished; the fifth will be renovated along with the current facility to prepare for digital conversion.

Additional work to be completed includes the expansion and improvement of surrounding parking lots, site work, conversion to digital broadcasting equipment and increased employment.

15. Project Objectives: The main objective of this plan is the renovation and expansion of the KCPT offices within the Union Hill TIF Plan. This expansion will allow for the conversion of KCPT to digital equipment, thereby bringing the programming in line with other television stations.

The KCPT project contributes to the objectives set forth in the Union Hill TIF Plan. The Plan provides for the construction of a community center. KCPT proposes to construct a community meeting space, which will significantly address the need for this community center. The proposed project will also eliminate deteriorating conditions, which currently contribute to blight in the Redevelopment Area. And the redevelopment will solidify the presence of KCPT as a leader in high-tech communications leader within the Union Hill Redevelopment and Kansas City.

KCPT has initiated a Capital campaign to fund the improvements. They have received commitments from a variety of foundations and other sources, including the Hall Family Foundation, State of Missouri, K.C. Community Foundation to name a very few. Still there is a gap of \$8,040,556 to fill the necessary budget. The incremental tax revenues from the new facility will be used to help reimburse the cost of the improvements.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: inadequate infrastructure in the area; blighted structures that need to be demolished.

20. Briefly Describe the Project's Public Benefits: Benefits include elimination of blight and the retention/expansion of KCPT as a leader in high-tech communications in Kansas City.

21. Description of Agreements with Developer: Partial Assignment and Assumption Agreement 5/10/00.

22. Description of Any Agreements with the Affected Taxing Districts: None.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	95

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: 0.00

	PILOT's	EAT's
SAF Current Balance breakdown		
Received Since Inception of Plan		

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development		
Rehab of existing buildings	\$598,562.00	
Acquisition of land or buildings		
Other (specify)	\$68,023.00	
Other (specify)		
Other (specify)		
Total Investment	\$666,585.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$509,949.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$509,949.00

5	Anticipated Total Project Costs	\$15,500,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	11 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$14,112.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$424.00
(c)	Anticipated Assessed Value at Time of District Termination	
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$1,019,898.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Universal Floodwater TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Manish Patel
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mpatel@edckc.com
(f)	Private Sector Developer	Universal Land Redevelopment
(g)	Contact Person	Jim Wiss
(h)	Phone	816-421-6880
(i)	Fax	816-231-3706
(j)	E-mail address	james.wiss@sbcglobal.net

6	Original Plan/Project Approval Date	April 18, 1991
7	Ordinance Number (if available)	910047
8	Most Recent Plan Amendment Date (if any)	July 20, 2000
9	Ordinance Number	000777

10	State House District	40
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The redevelopment area of this TIF Plan is located on the eastern side of Kansas City in the vicinity of the Front Street and I-435 Intersection

14. Description of Plan/Project: The Plan provides that the new taxes resulting from the construction of between 2.8 million and 3.3 million square feet of commercial and industrial development shall reimburse costs of flood control and water detention, street improvements and storm sewers. The objective of the Plan is to construct a pump station which will solve the flooding problem for the redevelopment area and adjacent areas.

15. Project Objectives: The Universal Floodwater Detention Plan is an area that suffers from flooding and water detention problems. The redevelopment area lies adjacent to the Missouri River and suffers from poor drainage. The land is not suitable without the installation of flood control. The ultimate solution is the construction of a pump station. The cost of constructing the flood control improvements and pump station widening make redevelopment of the area economically infeasible if borne solely by a single developer, and without these improvements no redevelopment could occur.

The public benefit of this TIF Plan is the construction of the pump station and the construction of road improvements. The elimination of the flooding problems will allow for more attractive and more efficient industrial development. The road improvements will increase the safety and efficiency of roads heavily traveled by trucks and automobiles.

This plan will provide new opportunities for the development of business opportunities in the Redevelopment Area by eliminating blighted conditions. The tax base will be enhanced by inducing development of the Redevelopment Area to its highest and best use, benefiting taxing districts and encouraging private investment in surrounding areas.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: The redevelopment area periodically floods.

20. Briefly Describe the Project's Public Benefits: Benefits include construction of new infrastructure particularly streets and storm water improvements.

21. Description of Agreements with Developer: Funding Agreement between Universal Properties 12/14/88; Legal Services contract with Gilmore & Bell 12/14/88; Agreement between TIFC, City and Universal Land Development 10/11/89; Funding Agreement 1/31/92; Development Agreement between TIFC and Universal Land Development Ltd. 7/8/92; Revised Redevelopment Agreement between TIFC and Universal Land Development 10/11/00.

22. Description of Any Agreements with the Affected Taxing Districts: None.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	6,000
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$17,099.75**

	PILOT's	EAT's
SAF Current Balance breakdown		\$17,099.75
Received Since Inception of Plan	\$7,034,685.77	\$1,984,310.43

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure	\$4,871,171.00	
Site Development	\$25,567,010.00	
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$30,437,181.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$8,459,201.00	\$1,627,991.00
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$16,037,152.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$150,000.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$16,187,152.00

5	Anticipated Total Project Costs	\$13,732,815.20
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	18 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$5,045,119.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$16,688,015.00
(c)	Anticipated Assessed Value at Time of District Termination	\$10,605,157.80
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Uptown Theater TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	UGA, L.L.C.
(g)	Contact Person	Larry Sells
(h)	Phone	816-561-2067
(i)	Fax	816-561-6043
(j)	E-mail address	

6	Original Plan/Project Approval Date	June 11, 1994
7	Ordinance Number (if available)	940715
8	Most Recent Plan Amendment Date (if any)	April 8, 1999
9	Ordinance Number	990421

10	State House District	37
11	State Senate District	10
12	School District	Kansas City MO

13. General Location of Area or Project Area: The Uptown Tax Increment Financing District is generally bound by Knickerbocker Avenue on the north, Central Street and Broadway on the east, 40th Street on the south, and Pennsylvania and Washington Avenues on the west. The Uptown District encompasses approximately 26.2 acres in mid-town Kansas City, Missouri.

14. Description of Plan/Project: The intent of the Uptown Tax Increment Financing Plan is to revitalize a key section of the Broadway Corridor. Essentially encompassing Broadway Boulevard from 37th Street to 40th Street, the plan promotes redevelopment within a deteriorating stretch of Broadway. Anchored by the restoration of the Uptown Theater and the redevelopment of the neighboring Valentine Shopping Center, the plan intends to re-establish a cohesive corridor and neighborhood link between Westport and upper Broadway Boulevard.

15. Project Objectives: The objective of this plan is to provide for a series of corridor improvements including blight removal, infrastructure improvements, district planning, facility redevelopment, and

new construction. The above mentioned improvements would be anchored by the redevelopment and expansion of the historic Uptown Theater.

Redevelopment of the theater building and a 30,000 square foot expansion will make the Uptown a regional concert and small-convention venue. While construction on the project has progressed through this year, only recently has the theater begun to operate. It is anticipated that significant revenue will be generated for FY 1999-2000.

As part of this project, the Valentine Shopping Center is also being rehabilitated. Most improvements are structural in nature, and therefore not visible; however, significant cosmetic improvements are underway. These include new facade enhancements, new paving and striping, lighting, and new access features.

Another current corridor development is the construction of a new Walgreen drugstore at 39th and Broadway.

Note: This development has received important assistance from the Missouri Development Finance Board in the form of tax credits and bond financing.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Restoration of the Uptown Theater, provision for parking and coordination with the neighborhood for community enhancements.

20. Briefly Describe the Project's Public Benefits: Benefits include the restoration of the historic theater along Kansas City's Broadway Corridor; enhance and coordinate corridor improvements with surrounding neighborhood. Provide for additional parking for corridor businesses.

21. Description of Agreements with Developer: Funding Agreement with UGA, LLC 4/25/95; Redevelopment Contract between UGA, LLC and TIFC 4/5/95; Memorandum of recordation of developers agreement 4/5/95; Acquisition Funding Agreement with UGA, LLC 4/10/95; Cooperative Agreement with City 10/11/95; Assignment of Rights from UGA to Thirty Seven Seventy Properties Inc. 10/4/96; Funding Agreement with UGA, LLC on 10/30/96; Agreement between TIF and 3770 Properties Inc. 7/31/96; Cooperative Agreement between City, TIFC and UGA 4/8/98; Modification of Cooperative Agreement 7/23/98; Cooperative Agreement for Improvement in and around Valentine Shopping Center 2/9/00; 2nd Amended Cooperative Agreement for Improvement to Valentine Shopping Center 4/11/01; 4th Amended Cooperative Agreement between City and Construction Agreement between TIFC and UGA, LLC /13/02; 5th Amended Cooperative Agreement for flow of PIAC funds to Valentine Shopping Center, and approved Amendment No. 1 to Construction Agreement for Valentine Shopping Center Improvements 11/13/02.

22. Description of Any Agreements with the Affected Taxing Districts: Plan area is included under the city's Super TIF policy whereas 100% of eligible City EATs are redirected for defined project costs.

23	Relocated Residences	4
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	3
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	807
27(b)	Estimated New Jobs, actual	377
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	92

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: **\$18,030.03**

	PILOT's	EAT's
SAF Current Balance breakdown		\$18,030.03
Received Since Inception of Plan	\$112,165.54	\$561,864.62

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure	\$2,208.50	
Site Development	\$9,599,171.09	
Rehab of existing buildings	\$5,513,898.00	\$250,000.00
Acquisition of land or buildings		
Other (specify)	\$362,166.00	\$-1,000,000.00
Other (specify)	\$8,500,000.00	\$8,500,000.00
Other (specify)		
Total Investment	\$23,977,443.59	\$7,750,000.00

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt	\$2,940,832.00	\$420,632.00
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$29,393,910.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$29,393,910.00

5	Anticipated Total Project Costs	\$10,776,061.60
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	21 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$2,553,600.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$635,420.00
(c)	Anticipated Assessed Value at Time of District Termination	\$4,772,920.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$26,970,760.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	100%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Walnut Creek TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Kellee Wood
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	kwood@edckc.com
(f)	Private Sector Developer	Walnut Creek Apartment Associates
(g)	Contact Person	Fred Brown
(h)	Phone	215-575-2430
(i)	Fax	
(j)	E-mail address	fbrown@bpgltd.com

6	Original Plan/Project Approval Date	November 23, 1988
7	Ordinance Number (if available)	63295
8	Most Recent Plan Amendment Date (if any)	February 1, 1990
9	Ordinance Number	0065121

10	State House District	31
11	State Senate District	17
12	School District	North Kansas City

13. General Location of Area or Project Area: This TIF Plan is located in Kansas City's Northland in the vicinity of the I-29 and Russell Road intersection.

14. Description of Plan/Project: The Walnut Creek Plan calls for the construction of 350 apartment units and amenities, as well as the construction of intersection improvements at NE 42nd & N. Holmes, extension of Parvin Road and NE Tracy, and installation water and sanitary sewer improvements. The Plan also provided for the reimbursement of certain planning and design costs to the City and North Kansas City School District and requires that 50% of the PILOTS be returned to the affected taxing districts. The apartments and intersection improvements at 42nd & Holmes have been completed. The remaining street improvements are yet to be done.

15. Project Objectives: The streets which generally serviced the area were dead ended at the redevelopment site property line. These streets were generally blacktop with open ditch drainage and lacked curb, gutter and sidewalk. The costs of the public improvements along with site preparation were deemed to be extraordinary.

The public has received the benefit of new housing and the construction of intersection improvements at NE 42nd & Holmes and will benefit in the future from additional street improvements. The street improvements already completed have increased the level of safety for drivers and for school children whose school buses use the intersection and roads.

This plan will also upgrade and refurbish utilities and other infrastructure facilities serving the Redevelopment Project Area as well as other areas contiguous thereto. Also included is the vacation of existing public rights-of-way inconsistent with the Plan and make them a part of the redevelopment site.

Currently, the TIF revenues have reimbursed the costs incurred to date and is contemplating additional improvements for the area.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Lack of resources to fund road improvements and lack of public infrastructure.

20. Briefly Describe the Project's Public Benefits: The plan allows for the construction of NE 42nd Street and N. Holmes Intersection improvements; construction of NE Russell and N. Troost; construction of NE Parvin Road and N. Tracy along with water and sanitary sewer improvements.

21. Description of Agreements with Developer: Funding agreement with Matrix Realty 4/13/88; Revised TIF Plan and Funding and Acquisition Agreement with Matrix Realty 9/21/88; Contract with

Walnut Creek Associates LP 12/14/88; Funding Agreement with Ben rose 6/14/88; Amended contract with Walnut Creek Associates LP and North Haven East, Inc. 12/13/89; Contract between TIFC and North Haven East, Inc. 12/13/89; Cooperative Agreement for Public Improvements between TIFC and Kansas City Area Transportation Authority 5/2/91; Assignment of Construction Contract between North Haven East, Inc. and Valley View State Bank 6/28/91.

22. Description of Any Agreements with the Affected Taxing Districts: 50% of PILOTs to be returned to taxing districts. Any PILOTs resulting from increased to school district levy shall be returned to school district.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	5

Section 2: Tax Increment Financing Revenues

1. Current Balance in the Special Allocation Fund as of April 30, 2006: **\$801.06**

	PILOT's	EAT's
SAF Current Balance breakdown	\$801.06	
Received Since Inception of Plan	\$2,701,483.66	

2. Expenditures for Total Project Costs Funded by TIF

	Total Since Inception	Report Period Only
Public Infrastructure	\$948,728.00	
Site Development		
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$948,728.00	

3. Amount Paid on Debt Service

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$1,200,131.00	\$114,842.00
Reimbursement to city/county (or other public entity) for eligible costs	\$767,670.65	\$47,359.19

4. Anticipated TIF Reimbursable Costs

(a)	Public Infrastructure and Site Development Costs	\$2,773,828.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$129,000.00
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$2,902,828.00

5	Anticipated Total Project Costs	\$17,632,002.00
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6. TIF Financing Method

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. Maturity of TIF Obligations

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	1 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$13,990.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$1,835,770.00
(c)	Anticipated Assessed Value at Time of District Termination	\$8,492,849.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	0%
10	Total Years Anticipated to Capture EAT's	0 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	West Edge (Project 1 and 2) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Missy Wilson
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	mwilson@edckc.com
(f)	Private Sector Developer	Trilogy, Inc.
(g)	Contact Person	Ray Braswell
(h)	Phone	816-960-5315
(i)	Fax	816-960-5374
(j)	E-mail address	raymondbraswell@pathw.com

6	Original Plan/Project Approval Date	April 17, 2003
7	Ordinance Number (if available)	030397
8	Most Recent Plan Amendment Date (if any)	June 30, 2005
9	Ordinance Number	050776

10	State House District	39	44
11	State Senate District	10	
12	School District	Kansas City MO	

13. General Location of Area or Project Area: The area is generally bound by 48th Street on the north, Ward Parkway on the south, Belleview on the west and Roanoke on the east.

14. Description of Plan/Project: Project improvements will consist of the addition of high quality mixed use redevelopment that is consistent in design and scope with the existing Plaza area landscape.

15. Project Objectives: The West Edge TIF plan proposes to provide the redevelopment of a portion of west side of Kansas City's Country Club Plaza area.

Highlights of the proposed project include 203,000 square feet of class A office space; 28,000 square feet of retail running along 48th Street and wrapping around the corner on both Roanoke and Belleview; a boutique hotel offering 100-135 rooms; and over 700 below grade parking spaces, designed in a way to minimize neighborhood disruption and traffic congestion. The plan would save existing residential buildings that run along Ward Parkway, and replace existing structures that are directly to the north.

The plan is also designed to minimize the height of buildings along Belleview that face the West Plaza Neighborhood. Financial assistance is being sought for the construction of the underground parking garage, an improved water drainage system, and other infrastructure costs.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Existing development in the middle of the West Plaza neighborhood. Adding parking to the area so as not to disrupt the surrounding neighborhood and redevelop the block in a manner consistent with the quality of the Country Club Plaza.

20. Briefly Describe the Project's Public Benefits: Parking, improved water drainage, additional parking in a area needing such.

21. Description of Agreements with Developer: Redevelopment Agreement with Roanoke Manor, LLC, 1/14/04; First Amendment to Redevelopment Agreement dated 12/19/05 between Roanoke Manor, LLC and TIF Commission.

22. Description of Any Agreements with the Affected Taxing Districts:

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	1,035
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	0





Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$11,671.24**

	PILOT's	EAT's
SAF Current Balance breakdown	\$11,671.24	
Received Since Inception of Plan	\$12,285.52	

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$800,000.00	
Rehab of existing buildings		
Acquisition of land or buildings	\$8,646,251.00	
Other (specify)		
Other (specify)		
Other (specify)		
Total Investment	\$9,446,251.00	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs		
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$17,900,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	\$1,498,358.00
(d)	Other (specify, as applicable)	\$603,006.00
(e)	Other (specify, as applicable)	\$849,725.00
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$20,851,089.00

5	Anticipated Total Project Costs	\$76,602,621.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	20 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$471,049.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$87,761.00
(c)	Anticipated Assessed Value at Time of District Termination	\$2,214,597.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$568,220.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Winchester Ventures TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Steve Rinne
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	srinne@edckc.com
(f)	Private Sector Developer	Winchester Ventures II
(g)	Contact Person	Steve Taylor
(h)	Phone	816-435-6403
(i)	Fax	816-435-8210
(j)	E-mail address	SKTaylor@dstsystems.com

6	Original Plan/Project Approval Date	December 19, 1991
7	Ordinance Number (if available)	911435
8	Most Recent Plan Amendment Date (if any)	October 13, 2005
9	Ordinance Number	051235

10	State House District	42	50
11	State Senate District	9	
12	School District	Kansas City MO	Raytown

13. General Location of Area or Project Area: This TIF Plan is located immediately to the west of I-435 and immediately south of 63rd Trafficway.

14. Description of Plan/Project: The Winchester Center TIF Plan will enable the development of a business campus which can compete with those settings located in the outlying suburbs and at the same time help provide basic infrastructure improvements to an older residential neighborhood. Winchester Venture has begun site improvements and construction of roads and sewers necessary to serve commercial redevelopment. The area has experienced the expansion of the DST facility and the construction of the American Cablevision, State Farm and USDA Buildings. The new tax revenues from these buildings and the proposed USDA building will be used to finance the cost of roads and sewers for the adjacent single family houses.

15. Project Objectives: Because the topography is very rough and rocky, the costs of preparing the commercial site are significantly higher than developing a flat green field. In the case of the single family homes, the homes rely on septic tanks that are now beginning to leak. The cost of constructing

and hooking up to the sewers and bringing the roads up to standards is economically infeasible for the individual home owners.

The Plan calls for the construction of roads and sanitary sewers which will serve single family home owners which currently lack those services. The Plan also will create an alternative office campus to those in Kansas. The attractive business campus will retain and attract businesses and jobs as has already been demonstrated with award of the new USDA building. The plan anticipates constructing 1.1 million square feet of office space and 20,000 square feet of retail space along with the construction of streets, sanitary sewer and infrastructure along I-435 and 63rd Street.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Major obstacles to overcome include topography, commercial and residential neighborhoods lacking adequate sanitary sewer and streets with curbs and gutters.

20. Briefly Describe the Project's Public Benefits: Provision of sanitary sewer, streets with curbs and gutters, attractive site for attraction of businesses requiring campus setting.

21. Description of Agreements with Developer: Funding Agreement between TIFC and Winchester Ventures II 6/18/91; Redevelopment Agreement between TIFC and Winchester Ventures II 9/8/92; MOA between TIFC and Winchester Ventures II 3/17/93; Acquisition Funding Agreement 4/14/93; Funding Agreement with Winchester Ventures II 4/29/94; Tax Revenue Distribution Agreement by and among KCMO, Raytown School District 2, Winchester Ventures II Hearst-Argyle and TIFC, 2/11/04;

Tax Revenue Distribution Agreement (KMBC Facility), 6/30/04; Successor Tax Revenue Distribution Agreement between Raytown Consolidated School District No. 2, TIF Commission, the City of Kansas City Missouri and Winchester Ventures II dated 3/31/06.

22. Description of Any Agreements with the Affected Taxing Districts: Taxing districts to receive 25% of PILOTs and said amount to be determined prior to amount of tax abatement under Enterprise Zone designation.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	680
27(b)	Estimated New Jobs, actual	980
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	140



New KMBC offices under construction, looking north (top) and looking east (bottom)

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$1,159,445.83**

	PILOT's	EAT's
SAF Current Balance breakdown	\$689,566.55	\$469,879.28
Received Since Inception of Plan	\$5,112,434.40	\$4,363,652.08

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$6,475,747.00	\$46,307.00
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)	\$30,310.00	
Other (specify)		
Other (specify)		
Total Investment	\$6,475,747.00	\$46,307.00

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$6,456,736.00	\$26,436.00
Reimbursement to city/county (or other public entity) for eligible costs	\$1,600,489.93	\$54,066.99

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$12,143,440.00
(b)	Property Acquisition and Relocation Costs	\$741,000.00
(c)	Project Implementation Costs	\$1,079,000.00
(d)	Other (specify, as applicable)	\$195,000.00
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$14,158,440.00

5	Anticipated Total Project Costs	\$13,515,844.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	18 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$2,491,612.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$14,743,952.00
(c)	Anticipated Assessed Value at Time of District Termination	\$39,985,140.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$5,262,405.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years

City of Kansas City, Missouri

2006 Tax Increment Financing Annual Report

Section 1: Description of the Plan and Project

1	Name of Municipality that approved the TIF Plan or Project	City of Kansas City Missouri
2	Name of Plan or Project	Winchester-Visions (Project 13) TIF Plan
3	Report Period	May 1, 2005 through April 30, 2006
4	Name of the person who prepared this Annual Report	Drew Kloepfel

5. Contact Information

(a)	City or County Contact Agency	Economic Development Corporation of Kansas City
(b)	Contact Person	Steve Rinne
(c)	Phone	816-221-0636
(d)	Fax	816-221-0189
(e)	E-mail Address	srinne@edckc.com
(f)	Private Sector Developer	Visions Building Corporation
(g)	Contact Person	Ken McFarland
(h)	Phone	816-358-4222
(i)	Fax	816-350-4221
(j)	E-mail address	

6	Original Plan/Project Approval Date	December 19, 1991
7	Ordinance Number (if available)	911435
8	Most Recent Plan Amendment Date (if any)	October 13, 2005
9	Ordinance Number	051235

10	State House District	42	50
11	State Senate District	9	
12	School District	Kansas City MO	Raytown

13. General Location of Area or Project Area: This TIF plan is located at the southwest corner of 63rd Street Trafficway and Manchester Avenue. The redevelopment area is generally bounded by 63rd Street Trafficway on the north, Interstate 435 and Manchester Avenue on the east, 64th and 67th Street on the south, and the Kansas City Southern Railroad Tracks on the west.

14. Description of Plan/Project: This TIF plan is an extension of the Winchester Center TIF Plan. Visions is known as Project 13 in the First Amendment of the Winchester Center TIF plan and calls for the development of the redevelopment area by constructing approximately 1,133,600 square feet of office space and 20,000 square feet of retail space. Also included in this project is the acquisition of residential property, the rehabilitation of existing residential neighborhood, together with all necessary appurtenances, utilities and street improvements.

15. Project Objectives: There are a variety of blighting issues in this area that this TIF plan is attempting to overcome. Nearly sixty percent of the seventy-three existing buildings were built in or prior to 1956. Many of these structures show signs of deficiency in maintenance. Also, a majority of

the area lack sanitary sewer. With the exception of three commercial buildings and a couple of residences along Winchester Avenue, the rest of the residences rely on septic tank systems. Within the redevelopment area, there exists a predominance of inadequate infrastructure and utilities; including a lack of storm sewer, sidewalks and curbs.

This TIF Plan strives to overcome these deficiencies and therefore enhance the tax base of the City and the other Taxing Districts by developing the Redevelopment Area to its highest and best use. It is the plan's objective to encourage private investment in the surrounding area and discourage commerce, industry and manufacturing from moving their operations to another state.

This TIF plan provides redevelopment to a currently blighted area of Kansas City and created new employment for residents. It also encourages the rehabilitation and strengthening of the existing residential neighborhood.

16. Plan/Project Status:

- A. Starting-Up
- B. Seeking Developer
- C. Under Construction
- D. Fully-Operational
- E. Inactive
- F. District Dissolved

17. Area Type:

- A. Blight
- B. Conservation
- C. Economic Development

18. How was the "but for" determination made:

- A. Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- B. Project required significant public infrastructure investment to remedy existing inadequate conditions.
- C. Project required significant public infrastructure investment to construct adequate capacity to support project.
- D. Project required parcel assembly and/or relocation costs.
- E. All of the above
- F. Other (describe):

19. Major Development Obstacles to be Overcome: Topography of very hilly terrain; lack of sanitary and storm sewers, curbs and sidewalks are inadequate; soil conditions are not allowing for the provision of housing accommodations.

20. Briefly Describe the Project's Public Benefits: Provision of sanitary sewers, streets and sidewalks with curbs and gutters. Provides for meeting facilities for community organizations. The project will spur additional development along the 63rd Street Corridor.

21. Description of Agreements with Developer: Funding agreement between TIFC and International Association of Firefighters Local No. 42 4/23/93; Redevelopment Agreement between TIFC and Visions Building, Inc. 3/2/94; Assignment from Visions Building Corporation to Brotherhood Bank and Trust Company of TIF revenues 8/10/95.

22. Description of Any Agreements with the Affected Taxing Districts: None.

23	Relocated Residences	0
24	Relocated Businesses	0
25	Parcels Acquired Through the Use of Eminent Domain Power:	0
26	Businesses that have relocated to the Redevelopment Area	0
27(a)	Estimated New Jobs, projected	0
27(b)	Estimated New Jobs, actual	0
28(a)	Estimated Retained Jobs, projected	0
28(b)	Estimated Retained Jobs, actual	220

Section 2: Tax Increment Financing Revenues

1. **Current Balance in the Special Allocation Fund** as of April 30, 2006: **\$8,143.36**

	PILOT's	EAT's
SAF Current Balance breakdown		\$8,143.36
Received Since Inception of Plan	\$356,960.24	\$211,166.51

2. **Expenditures for Total Project Costs Funded by TIF**

	Total Since Inception	Report Period Only
Public Infrastructure		
Site Development	\$4,816,352.56	
Rehab of existing buildings		
Acquisition of land or buildings		
Other (specify)	\$14,510.00	
Other (specify)		
Other (specify)		
Total Investment	\$4,830,862.56	

3. **Amount Paid on Debt Service**

	Total Since Inception	Report Period Only
Payments of principal and interest on outstanding bonded debt		
Reimbursement to developer for eligible costs	\$411,043.00	
Reimbursement to city/county (or other public entity) for eligible costs		

4. **Anticipated TIF Reimbursable Costs**

(a)	Public Infrastructure and Site Development Costs	\$550,000.00
(b)	Property Acquisition and Relocation Costs	
(c)	Project Implementation Costs	
(d)	Other (specify, as applicable)	
(e)	Other (specify, as applicable)	
(f)	TOTAL Anticipated TIF Reimbursable Costs	\$550,000.00

5	Anticipated Total Project Costs	\$2,400,000.00
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6. **TIF Financing Method**

- a. Pay-as-you-go General Obligation Bonds TIF Notes Loan
 b. TIF Bond Industrial Revenue bond Other Bond Other

7. **Maturity of TIF Obligations**

(a)	Original Estimate (number of Years to Retirement)	23 years
(b)	Current Anticipated Estimate (# of Years to Retirement)	12 years

8. Estimated Increase in Tax Generation

(a)	Original assessed value of the redevelopment project	\$4,780.00
(b)	Assessed valuation added to the redevelopment project (as of the end of the report date):	\$552,020.00
(c)	Anticipated Assessed Value at Time of District Termination	\$635,000.00
(d)	Total Amount of Base Year EAT's	
(e)	Total Amount of Base Year Sales Taxes	
(f)	Total Amount of EAT's Anticipated at Time of District Termination	\$318,000.00
(g)	Total Amount of Sales Taxes Anticipated at Time of District Termination	

9	Percentage of EAT's Captured	50%
10	Total Years Anticipated to Capture EAT's	23 years
11	Percentage of PILOT's Captured	100%
12	Total Years Anticipated to Capture PILOT's	23 years