



## ***Tax Increment Financing Annual Report***

This report is due to the Missouri Department of Economic Development annually under section 99.865. RSMo.

***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Country Club Plaza TIF Plan
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 0;      Amount on hand\*: \$ 0  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0;      Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0      \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 0
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0

9. Economic Activity Taxes (sales, utility taxes primarily)  
a. Received in the report period: \$ 0  
b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding agreement with J.C. Nichols Company on December 12, 1996.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ 0
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary: \_\_\_\_\_

**Submit this form to:** Missouri Department of Economic Development  
Attn: Michelle Mueller  
P.O. Box 118, 301 West High Street  
Jefferson City, Missouri 65102  
Fax: 573/751-7385

**Further Information:** Michelle Mueller, 573/751-0717



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1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Eleventh Street Corridor
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 139,104.43; Amount on hand\*: \$ 847,181  
(\*At end of reporting period) a mixture of PILOTS & EATS
  - b. Economic Activity Taxes:  
Total received since inception: \$ 820,098.65; Amount on hand\*: \$ See 4a  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): Parking	\$ <u>1,059,118</u>	\$ <u>375,789</u>
f) Other (specify): TIF expenses	\$ <u>88,074</u>	\$ <u>6,405</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
  
\*Since inception: \$ 0      \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 1,058,118      \* This reporting period: \$ 375,789
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 13,765,900
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 121,694.43
  - b. Expended in the report period: \$ 6,405

9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 817,509
  - b. Expended in the report period: \$ 375,789
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement with Eleventh Street Corridor Development Corporation on November 16, 1992; Redevelopment Contract between Eleventh Street Corridor Development Corporation and the TIF Commission on August 9, 1993; Funding Agreement with Eleventh Street Development Corporation on April 25, 1994; Real Estate Purchase and Sales Agreement between TIF & eleventh Street Corridor Development Corporation 11/18/96; Cooperative Agreement between City and TIFC regarding the Eighth Street Trolley Tunnels 3/28/96.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ \*
- \*11a. The cost for and amount of property acquired is \$ 10,488,640.
  - \*11b. The cost for and amount of property disposed of is \$ 0.
  - \*11c. The cost for and amount of property rehabilitated is \$ 39,564,726
  - \*11d. The cost for and amount of property constructed is \$ 22,658,486.
  - \*11e. The cost for and amount of property repaired is \$ 0.
  - \*11f. The cost for and amount of property remodeled is \$ 0.
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 1
13. Any additional information the municipality deems necessary:

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Fax: 573/751-7385

**Further Information:** Michelle Mueller, 573/751-0717



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***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Grand Boulevard Corridor
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 0;      Amount on hand\*: \$ 0  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0;      Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0      \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 0
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0

9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement with UMB Bank on August 23, 1996.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ 0
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary: \_\_\_\_\_

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**Further Information:**        Michelle Mueller, 573/751-0717



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***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): **City of Kansas City, MO**
2. Name of Plan: **Midtown Redevelopment Tax Increment Financing Plan**
3. Report Period: **From June 1, 1996 to May 31, 1997.**
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997.
  - a. Payments in Lieu of Taxes:  
Total received since inception: **\$ 34,880.33** ; Amount on hand\*: **\$ 0.00**  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: **\$ 68,211.00** ; Amount on hand\*: **\$ 0.00**  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ _____	\$ _____
b) Site development (grading, dirt moving, etc.)	\$ _____	\$ _____
c) Rehab of existing buildings	\$ _____	\$ _____
d) Acquisition of land or buildings	\$ _____	\$ _____
e) Other (specify): _____	\$ _____	\$ _____
f) Other (specify): _____	\$ _____	\$ _____
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: **\$ 103,349.46** \*This reporting period: **\$ 103,349.46**
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: **\$ 0.00** \* This reporting period: **\$ 0.00**
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: **\$ 0.00** \*This reporting period: **\$ 0.00**
7. Assessed valuation added to the redevelopment project (as of the end of the report date): **\$ 246,480**
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: **\$ 34,880.33**
  - b. Expended in the report period: **\$ 34,880.33** (outstanding bonded debt)

9. Economic Activity Taxes (sales, utility taxes primarily)
  - a. Received in the report period: \$ 68,211.00
  - b. Expended in the report period: \$ 68,211.00 (outstanding bonded debt)
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project:
 

Professional Services Industries, Inc., on 7/28/93 for environmental services  
 O'Flaherty & Vanice on 7/28/93 for commercial appraisal services  
 Severeid and Associates on 7/28/93 for commercial appraisal services  
 Metropolitan Appraisal Co. on 7/28/93 for residential appraisal services  
 Team 4 on 7/28/93 for residential appraisal services  
 Nunnink & Associates on 8/5/93 for review appraisal services  
 Rule and Co. on 8/6/93 for review appraisal services  
 Tuttle Ayers Woodward on 7/28/93 for 40<sup>th</sup> & Mill survey  
 LTD<sup>2</sup> Engineering, Inc., on 7/28/93 for Linwood survey  
 Stewart Title, Inc., on 7/30/93 for title work  
 Continental Consulting Engineers, Inc., on 10/14/93 for construction management services  
 Peter Schlesinger on 8/18/93 for Project Coordinator services  
 Shook, Hardy & Bacon on 6/25/93 for legal services (CX-zoned properties)  
 Hardwick Law Firm on 7/23/93 for bond counsel services  
 Gillmore & Bell on 7/23/93 for bond counsel services  
 Architectural and Art Historical Research on 11/29/93 for Section 106 review  
 B.C. Christopher on 3/2/94 for TIF bond underwriting services  
 Stifel Nicolaus on 3/2/94 for financial advisor services  
 Central Relocation Agency on 8/8/94 for relocation services  
 CB Properties on 9/14/94 for negotiation services  
 Missouri Development Finance Board on 12/1/95 for Loan Agreement  
 CB Properties on 1/13/95 for property management services  
 Mark Twain Bank on 2/13/95 for letter of credit  
 C.S. Ehinger on 2/20/95 for demolition, site clearance and asbestos  
 LCRA on 2/22/95 for License Agreement for access to property for site demolition, site clearance and asbestos abatement  
 The Session Law Firm on 5/22/95 for project coordination professional services  
 Security Patrol Services on 6/2/95 for security patrol services  
 Kingston Environmental Services on 6/7/95 for professional environmental assessment services  
 Kingston Environmental Services on 6/9/95 which was an addendum to the agreement of 6/7/95  
 Rush Construction Services, L.C. on 8/2/95 for Phase I Environmental  
 Central Relocation Agency on 8/8/94 for relocation services  
 Environmental Protection Associates of Russellville, Inc., on 8/22/95 for Phase II Environmental  
 Central Relocation Agency on 2/14/96 which was amendment to agreement of 8/8/94  
 Nunnink & Associates on 9/20/96 for real estate financial analysis  
 Wilson Plumbing on 11/26/96 for water main extension and water main removal
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled:
 

\$ 4,531,195.09 (40<sup>th</sup> & Mill Street Project - acquisition, site clearance and construction of public improvements); \$ 19,265,897.56 (Linwood-Gillham Project - acquisition, site clearance)
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 40/148



13. Any additional information the municipality deems necessary:

The City Council approved the Plan Ordinance contingent upon TIFC and Developer signing Redevelopment Contract. In the meantime, TIFC and the City Council identified interim funds to finance survey, appraisal, title and environmental activities. Contracts were issued and work begun August 1, 1993. Offers to purchase were initiated in 1994, and as of the end of the end of this reporting period 100% of the properties have been acquired. Settlement with an adult theater, Bazooka's, was made contingent on the rezoning of 1717 Main as a CX use. The CX rezoning was approved by the City Council on September 28, 1995. Construction began on the 40<sup>th</sup> & Mill Street site on April 7, 1995. Mill Street Station was officially declared open on August 2, 1996, and consists of Marsh's Sun Fresh, Southwestern Bell Cellular, Renee's Hallmark, Gravity Brewing, GNC, Imo's Pizza, Hollywood Video, Salon Brands, and Boston Market. Those funds listed as having been received into the Midtown SAF are solely those incremental tax revenues generated by Mill Street Station.

On May 15, 1995, the Commission approved an amended Midtown Plan which provides for the expansion of the Linwood-Gillham Tract. As of the end of this reporting period demolition activities are complete on the Linwood-Gillham Tract. Negotiations are on-going regarding the replacement of those tenants who have backed out of the project due to their own financial difficulties, including K-Mart, who backed out in April of 1996, and Payless Cashways, who backed out in May 1997. As of the end of this reporting period, Price Chopper, Toys 'R' Us, and Parts America had signed letters of intent.

In December of 1996 the Missouri Development Finance Board (MDFB) issued \$17,900,000 in bonds (Variable Rate Demand Infrastructure Facilities Revenue Bonds Series 1996A) for the permanent financing of the construction of all public improvements at Mill Street Station as well as acquisition and site clearance of the Linwood-Gillham site. Incremental tax revenues from Mill Street Station will cover the debt service; enhancement has been provided with an annual appropriation of the City, \$7 million in housing tax credits from the MDFB, a letter of credit from The Sumitomo Trust and Banking Company, Limited, and a confirming letter of credit issued by Dai-Ichi Kangyo Bank, Limited.



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1. Name of City and/or County (entity that approved the TIF project): **City of Kansas City, MO**
2. Name of Plan: **Barry Towne TIF Plan**
3. Report Period: **From June 1, 1996 to May 31, 1997**
4. Amount of revenue in the Special Allocation Fund as of **May 31, 1997**
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 0; Amount on hand\*: \$ 0  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0; Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0 \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 0
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0

9. Economic Activity Taxes (sales, utility taxes primarily)
  - a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement with MD Management, Inc. on November 16, 1994.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ 0
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary: Plan approved November 16, 1996. No significant activity undertaken as of May 31, 1996.

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Attn: Michelle Mueller  
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1. Name of City and/or County (entity that approved the TIF project): **City of Kansas City, MO**
2. Name of Plan: **Americana Hotel Tax Increment Financing Plan**
3. Report Period: **From June 1, 1996 to May 31, 1997.**
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997.
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 0.00 ; Amount on hand\*: \$ 0.00  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0.00 ; Amount on hand\*: \$ 0.00  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ _____	\$ _____
b) Site development (grading, dirt moving, etc.)	\$ _____	\$ _____
c) Rehab of existing buildings	\$ _____	\$ _____
d) Acquisition of land or buildings	\$ _____	\$ _____
e) Other (specify): _____	\$ _____	\$ _____
f) Other (specify): _____	\$ _____	\$ _____
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0.00 \*This reporting period: \$ 0.00
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0.00 \* This reporting period: \$ 0.00
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0.00 \*This reporting period: \$ 0.00
7. Assessed valuation added to the redevelopment project (as of the end of the report date): **\$ 0**
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 0.00
  - b. Expended in the report period: \$ 0.00 (outstanding bonded debt)

9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 0.00
  - b. Expended in the report period: \$ 0.00 (outstanding bonded debt)
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project:

Cooperative Agreement between the TIF Commission, City of Kansas City, LCRA and 13<sup>th</sup> & Wyandotte Hotel, L.L.C. on April 21, 1995

Development Agreement between the TIF Commission and 13<sup>th</sup> & Wyandotte Hotel, L.L.C. on December 14, 1995

Agreement between Land Clearance for Redevelopment Authority, City of Kansas City, and Continental Consulting Engineers, Inc. regarding construction monitoring services, July 25, 1996.

11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ 26,000,000.00
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary:

The Americana Hotel closed in December 1994. As of February 7, 1995, 13<sup>th</sup> & Wyandotte, L.L.C. became the fee simple owner of the Hotel. The TIF Commission selected 13<sup>th</sup> & Wyandotte, L.L.C. as the Developer at its March, 1995 meeting. The City Council approved the TIF project ordinance designating the hotel site and the proposed financing package, including use of SuperTIF in April, 1995.

This Project will be carried out by the City of Kansas City, Missouri, the Land Clearance for Redevelopment Authority of Kansas City, Missouri, and 13<sup>th</sup> & Wyandotte Hotel, L.L.C.. On the closing date of the revenue bonds issued by LCRA (April 1, 1996) in the amount of \$15,110,000, the LCRA will acquire fee title to the land and first seven floors of the Americana/Omni Hotel (parking garage and public common areas) from the Developer for \$2,770,000. The Developer will retain title to the balance of the Americana/Omni Hotel. The bonds were issued as additional parity bonds under the Bond Trust Indenture pursuant to which the LCRA issued bonds for the Muehlebach Hotel financing and Municipal Auditorium financing in September 1995. The bonds were rated "AAA" based upon the bond insurance provided by Financial Security Assurance Inc. The bonds will finance (1) the acquisition and renovation of the Authority-owned property, (2) renovation of the Hotel Tower, (3) improvements to the Municipal Auditorium, and (4) pay certain related costs.

Renovation activities are ongoing, although the Kansas City Omni Hotel did open in mid-April 1997. In January 1997 City Council, the TIF Commission, LCRA, and Developer approved an amendment to the Cooperative Agreement allowing for an extension of time to complete the Hotel (from March to April).



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1. Name of City and/or County (entity that approved the TIF project): **City of Kansas City, MO**
2. Name of Plan: **13<sup>th</sup> & Washington**
3. Report Period: **From June 1, 1996 to May 31, 1997**
4. Amount of revenue in the Special Allocation Fund as of **May 31, 1997**
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 0; Amount on hand\*: \$ 0  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0; Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0 \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 0
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0

9. Economic Activity Taxes (sales, utility taxes primarily)
  - a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement with Unitog Company on April 24, 1996; Agreement between TIF Commission and Unitog for Implementation of Plan on December 23, 1996.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ 0
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary: Now under construction.

**Submit this form to:** Missouri Department of Economic Development  
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(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: 10<sup>th</sup> & Troost
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$41,020.42; Amount on hand\*: \$ 0  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0; Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): TIF Expenses	\$ <u>30,091</u>	\$ <u>0</u>
f) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0 \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 0
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0



9. Economic Activity Taxes (sales, utility taxes primarily)
  - a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Contract between Block & Co. and TIFC with Block & Co. as developer 2/17/87; Assignment of redevelopment rights from Block to Hoffman-Cortes by TIFC Resolution No. 87-01, 2/12/87; Agreement between City and TIFC to set up Special Allocation Account by Ord. No. 63088 (Comm. Substitute).
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ 0
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary: This TIF Plan was the subject of the Landmark Dunn Case which went to the Supreme Court of Missouri. No other activity has occurred in relation to this Plan.

**Submit this form to:**        **Missouri Department of Economic Development**  
Attn: Michelle Mueller  
P.O. Box 118, 301 West High Street  
Jefferson City, Missouri 65102  
Fax: 573/751-7385

**Further Information:**        Michelle Mueller, 573/751-0717



## ***Tax Increment Financing Annual Report***

This report is due to the Missouri Department of Economic Development annually under section 99.865, RSMo.

***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Searcy Creek TIF Plan
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 11,891.60;      Amount on hand\*: \$ 11,891.60  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0;      Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0      \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 307,900
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 4,524.80
  - b. Expended in the report period: \$ 0

9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: None.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ 350,000 for sewer.
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary:

**Submit this form to:**        **Missouri Department of Economic Development**  
   Attn: Michelle Mueller  
   P.O. Box 118, 301 West High Street  
   Jefferson City, Missouri 65102  
   Fax: 573/751-7385

**Further Information:**        Michelle Mueller, 573/751-0717



## ***Tax Increment Financing Annual Report***

This report is due to the Missouri Department of Economic Development annually under section 99.865, RSMo.

***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Hickman Mills TIF Plan
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 10,246.81 ; Amount on hand\*: \$ 10,246.81  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0 ; Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0 \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 15,883,630
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 4,721.57
  - b. Expended in the report period: \$ 0

9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement with Marion Merrell Dow, Inc. on July 23, 1992; Developers Agreement between the TIF Commission and Marion Merrell Dow on January 3, 1994; Appraisal Services Contract between TIF Commission and Bliss Associates, Inc. on 5/23/94; E. T. Archer Corporation on 5/23/94 for Survey Services; Contract for Environmental Services with BRAL/Environmental Audit (Phase I) Joint Venture on 6/13/94; Contract for title work with Chicago Title Insurance Company on 6/13/94 and amended on 12/14/94; Contract for professional negotiation services with Zimmer Steinbach Commercial Real Estate on 12/1/94; Contract for environmental services with BRAL/Environmental Audit (Phases II & III) Joint Venture on 12/19/94.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ \*
- \*11a. The cost for and amount of any property acquired is \$11,799,766
  - \*11b. The cost for and amount of any property disposed of is 0
  - \*11c. The cost for and amount of any property rehabilitated is 0
  - \*11d. The cost for and amount of any property constructed is \$100,000,000.
  - \*11e. The cost for and amount of any property repaired is 0.
  - \*11f. The cost for and amount of any property remodeled is 0.
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 31
13. Any additional information the municipality deems necessary:
- Submit this form to:**        **Missouri Department of Economic Development**  
   Attn: Michelle Mueller  
   P.O. Box 118, 301 West High Street  
   Jefferson City, Missouri 65102  
   Fax: 573/751-7385
- Further Information:**        Michelle Mueller, 573/751-0717



## ***Tax Increment Financing Annual Report***

This report is due to the Missouri Department of Economic Development annually under section 99.865. RSMo.

***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: 43<sup>rd</sup> & Main TIF Plan
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 289,467.36; Amount on hand\*: \$ 289,467.36  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 1,580.00; Amount on hand\*: \$ 1,580.00  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
  
\*Since inception: \$ 0      \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0      \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 2,456,710
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 228,195.09
  - b. Expended in the report period: \$ 0

9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 24,955.00
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement with Office Depot, Inc. on 11/15/93; Letter of Agreement between the TIF Commission, Office Depot, Inc., and Atlantis Holdings, Inc. on 2/17/94; Funding Agreement with H&R Block Tax Services, Inc., on 4/21/94; Developers Agreement for Project 1 between the TIF Commission, Office Depot, Inc. and Atlantis Holdings, Inc. on 7/28/94; Developers Agreement for Project 2 between the TIF Commission and H&R Block on 8/3/94.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ \*
- \*11a. The cost for and amount of property acquired is \$ 0.
  - \*11b. The cost for and amount of property disposed of is 0.
  - \*11c. The cost for and amount of property rehabilitated is \$ 150,000.
  - \*11d. The cost for and amount of property constructed is \$ 3,000,000.
  - \*11e. The cost for and amount of property repaired is \$ 0.
  - \*11f. The cost for and amount of property remodeled is \$ 0.
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary:

**Submit this form to:** Missouri Department of Economic Development  
Attn: Michelle Mueller  
P.O. Box 118, 301 West High Street  
Jefferson City, Missouri 65102  
Fax: 573/751-7385

**Further Information:** Michelle Mueller, 573/751-0717



## ***Tax Increment Financing Annual Report***

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***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): **City of Kansas City, MO**
2. Name of Plan: **New York Life TIF Plan**
3. Report Period: **From June 1, 1996 to May 31, 1997**
4. Amount of revenue in the Special Allocation Fund as of **May 31, 1997**
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 0;      Amount on hand\*: \$ 0  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0;      Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0      \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 0
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0



9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement with 9<sup>th</sup> & Baltimore Corporation on 6/22/94; First Modification to the Funding Agreement between the TIF Commission and 9<sup>th</sup> and Baltimore Corporation on 6/30/94; First Modification to the Funding Agreement on 7/31/94; Acquisition Funding Agreement between the TIF Commission and 9<sup>th</sup> and Baltimore Corporation on 1/24/95; Developers Agreement between the TIF Commission and 9<sup>th</sup> and Baltimore Corporation on 1/24/95; First Amendment to Developers Agreement between TIFC and Utilicorp United, Inc., a Delaware Corporation on 3/24/97.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ \*
- \*11a. The cost for and amount of any property acquired is \$4,678,283.
  - \*11b. The cost for and amount of any property disposed of is \$ 0
  - \*11c. The cost for and amount of any property rehabilitated is \$28,171,572.
  - \*11d. The cost for and amount of any property constructed is \$6,243,582.
  - \*11e. The cost for and amount of any property repaired is \$ 0.
  - \*11f. The cost for and amount of any property remodeled is \$ 0.
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 1
13. Any additional information the municipality deems necessary: Building and parking garage completed in December 1996.

**Submit this form to:** Missouri Department of Economic Development  
Attn: Michelle Mueller  
P.O. Box 118, 301 West High Street  
Jefferson City, Missouri 65102  
Fax: 573/751-7385

**Further Information:** Michelle Mueller, 573/751-0717



## ***Tax Increment Financing Annual Report***

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***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Gateway 2000 TIF Plan
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 0;      Amount on hand\*: \$ 0  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0;      Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0      \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 0
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0

9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement with Gateway 2000, Inc. on 8/29/95; Memorandum of Agreement between TIF Commission and Gateway 200, Inc. on 1/16/96; Redeveloper Agreement between TIF Commission and Gateway 2000, Inc. on 1/16/96.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ 0
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary: First Phase completed September 1996.

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   **Attn: Michelle Mueller**  
   **P.O. Box 118, 301 West High Street**  
   **Jefferson City, Missouri 65102**  
   **Fax: 573/751-7385**

**Further Information:**        **Michelle Mueller, 573/751-0717**



## ***Tax Increment Financing Annual Report***

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***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Shoal Creek Parkway TIF Plan
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 107,610 ; Amount on hand\*: \$ 236,026  
(\*At end of reporting period) a mixture of PILOTS & EATS
  - b. Economic Activity Taxes:  
Total received since inception: \$ 125,242.51 ; Amount on hand\*: \$ See 4a  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): TIF expenses	\$ <u>17,665</u>	\$ <u>17,665</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0 \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 4,595,660
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 80,326.97
  - b. Expended in the report period: \$ 9,900

9. Economic Activity Taxes (sales, utility taxes primarily)
  - a. Received in the report period: \$ 117,478
  - b. Expended in the report period: \$ 7,765
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project:
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$5 million +
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary:

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   P.O. Box 118, 301 West High Street  
   Jefferson City, Missouri 65102  
   Fax: 573/751-7385

**Further Information:**        Michelle Mueller, 573/751-0717



## ***Tax Increment Financing Annual Report***

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***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City
2. Name of Plan: West 46<sup>th</sup> Street Terrace
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$1,084,152.46; Amount on hand\*: \$ 0  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0; Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>296,818</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>162,129</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): TIF Expenses	\$ <u>323,454</u>	\$ <u>0</u>
f) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0 \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$1,196,273
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0

9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Administrative agreement with the City 10/23/88; Contract with J.C. Nichols Co. 5/10/89; Assignment by Nichols Co. of a portion of the W. 46<sup>th</sup> Street Terrace project to Metro Housing Associates for rehab of Monterrey Apts 5/10/89; Certificate of Completion to J.C. Nichols Co. for Phase I 6/12/91.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ \*
- \*11a. The cost for and amount of any property acquired is \$ 0
  - \*11b. The cost for and amount of any property disposed of is \$ 142,790.78
  - \*11c. The cost for and amount of any property rehabilitated is \$ 81,730.50 has been approved by TIFC for the Monterrey Apts. The developer reports their total cost as \$600,000.
  - \*11d. The cost for and amount of any property constructed is \$ 377,000 and has been approved by TIFC as reimbursable costs. The developer reported costs of \$5,040,000 for the Neptune Apts. And \$2,100,000 for the parking structure.
  - \*11e. The cost for and amount of any property repaired is \$ 0.
  - \*11f. The cost for and amount of any property remodeled is \$ 0.
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary: Plan was terminated by City Council in 1995.

**Submit this form to:** Missouri Department of Economic Development  
Attn: Michelle Mueller  
P.O. Box 118, 301 West High Street  
Jefferson City, Missouri 65102  
Fax: 573/751-7385

**Further Information:** Michelle Mueller, 573/751-0717



## ***Tax Increment Financing Annual Report***

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***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): Under Consideration
2. Name of Plan: 47<sup>th</sup> & Roanoke Tax Increment Financing Plan
3. Report Period: From June 1, 1996 to May 31, 1997.
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997.
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ NA ; Amount on hand\*: \$ NA  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ NA ; Amount on hand\*: \$ NA  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ _____	\$ _____
b) Site development (grading, dirt moving, etc.)	\$ _____	\$ _____
c) Rehab of existing buildings	\$ _____	\$ _____
d) Acquisition of land or buildings	\$ _____	\$ _____
e) Other (specify): _____	\$ _____	\$ _____
f) Other (specify): _____	\$ _____	\$ _____
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ \_\_\_\_\_ \*This reporting period: \$ \_\_\_\_\_
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ \_\_\_\_\_ \* This reporting period: \$ \_\_\_\_\_
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ \_\_\_\_\_ \*This reporting period: \$ \_\_\_\_\_
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ \_\_\_\_\_
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ \_\_\_\_\_
  - b. Expended in the report period: \$ \_\_\_\_\_



9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ \_\_\_\_\_
  - b. Expended in the report period: \$ \_\_\_\_\_
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project:
- No contracts
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled:  
NA
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary:

The proposed 47<sup>th</sup> & Roanoke TIF Plan was still under consideration by the Tax Increment Financing Commission as of the end of the reporting period (May 31, 1997).

The Plan, if approved by Council, would provide for the redevelopment of one block in the southwestern portion of the Country Club Plaza Area (48<sup>th</sup> Street on the north, Roanoke Parkway on the east, Ward Parkway on the south, and Belleview on the west), and would consist of 230,000-250,000 square feet of new construction of office space, 25,000-35,000 square feet of new restaurant and retail space, 120-160 residential apartments, together with a 1,300 car parking garage and all necessary utility and street improvements. The Plan would be implemented in accordance with the Plaza Urban Design and Development Plan, originally adopted by City Council in 1989 and amended in 1997. Objectives of the proposed Plan include the strengthening of the Plaza's position within the regional marketplace, the alleviation of parking problems that currently exist within the neighborhood, the construction of a neighborhood stormwater system to reduce the amount of waste flowing into Brush Creek, and improvement of traffic flow into the Plaza Area.

The total estimated cost of the proposed redevelopment is \$83,262,930, of which the developer is requesting \$25,589,606 be used to reimburse the cost of constructing the public improvements and parking garage.



## ***Tax Increment Financing Annual Report***

This report is due to the Missouri Department of Economic Development annually under section 99.865. RSMo.

***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): **Tax Increment Financing Commission of Kansas City, MO**
2. Name of Plan: **79<sup>th</sup> & Wornall Tax Increment Financing Plan**
3. Report Period: **From June 1, 1996 to May 31, 1997.**
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997.
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ NA ; Amount on hand\*: \$ NA  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ NA ; Amount on hand\*: \$ NA  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>                    </u>	\$ <u>                    </u>
b) Site development (grading, dirt moving, etc.)	\$ <u>                    </u>	\$ <u>                    </u>
c) Rehab of existing buildings	\$ <u>                    </u>	\$ <u>                    </u>
d) Acquisition of land or buildings	\$ <u>                    </u>	\$ <u>                    </u>
e) Other (specify): <u>                                    </u>	\$ <u>                    </u>	\$ <u>                    </u>
f) Other (specify): <u>                                    </u>	\$ <u>                    </u>	\$ <u>                    </u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$                      \*This reporting period: \$
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$                      \* This reporting period: \$
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$                      \*This reporting period: \$
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$
  - b. Expended in the report period: \$

9. Economic Activity Taxes (sales, utility taxes primarily)
  - a. Received in the report period: \$ \_\_\_\_\_
  - b. Expended in the report period: \$ \_\_\_\_\_
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project:

No contracts
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled:  
NA
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary:

The proposed 79<sup>th</sup> & Wornall TIF Plan was approved by the Tax Increment Financing Commission on April 9, 1997. As of the end of the reporting period (May 31, 1997) ordinances were being prepared to be introduced before the City Council's Planning, Zoning and Economic Development Committee.

The Plan, if approved by Council, would redevelop one block within the Waldo Area – bound by 79<sup>th</sup> Street on the north, Wornall on the east, vacated 80<sup>th</sup> Street on the south, and Washington on the west. The proposed redevelopment would consist of approximately 21,000 square feet of new construction, along with 227 new parking spaces and all necessary utility and street improvements. The Plan would be implemented in accordance with the urban design guidelines as set forth in the proposed Waldo Area Plan, and the street improvements will help alleviate congestion and public safety concerns on both 79<sup>th</sup> Street and Wornall. The Plan would be undertaken with one redevelopment project, to be completed in 1998, and described as four pad sites – 1) Hollywood Video, 2) Sonic Restaurant, 3) International House of Pancakes, and 4) additional retail.

The total estimated cost of the proposed redevelopment is \$4,159,433, of which the developer is requesting that no more than \$781,620 be used to reimburse the cost of constructing the public improvements.



## ***Tax Increment Financing Annual Report***

This report is due to the Missouri Department of Economic Development annually under section 99.865. RSMo.

***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Santa Fe TIF Plan
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 46,288.48; Amount on hand\*: \$ 97,020  
(\*At end of reporting period) mixture of PILOTS & EATS
  - b. Economic Activity Taxes:  
Total received since inception: \$ 307,295.15; Amount on hand\*: \$ see 4a  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>112,368</u>	\$ <u>36,539</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): <u>TIF Expenses</u>	\$ <u>36,085</u>	\$ <u>6,791</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 112,368 \* This reporting period: \$ 36,539
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 36,085 \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 277,970
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 28,048.02
  - b. Expended in the report period: \$ 3,366

9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 110,677
  - b. Expended in the report period: \$ 39,964
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement between the TIF Commission and Mason Land Reclamation Co., Inc. on 2/26/93; Redevelopment Contract between Mason Land Reclamation Co., Inc. and the TIF Commission on 3/4/94; Memorandum of Agreement between Mason Land Reclamation Co., Inc., and the TIF Commission on 7/2/94.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ 0
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary:

**Submit this form to:**        **Missouri Department of Economic Development**  
Attn: Michelle Mueller  
P.O. Box 118, 301 West High Street  
Jefferson City, Missouri 65102  
Fax: 573/751-7385

**Further Information:**        Michelle Mueller, 573/751-0717



## ***Tax Increment Financing Annual Report***

This report is due to the Missouri Department of Economic Development annually under section 99.865, RSMo.

***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Civic Mall TIF Plan
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 42,850;      Amount on hand\*: \$ 0  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0;      Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): City bonds	\$ <u>42,850</u>	\$ <u>42,850</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0      \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 473,174
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 23,448.99
  - b. Expended in the report period: \$ 42,850

9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Professional Environmental Assessment Services with Kingston Environmental Services 1/11/95; Cooperative Agreement between TIFC and the City for acquisition of Block 64A (FAA Project) on 1/31/95; Agreement between TIFC and Dunn Industries, Inc. for Implementation of Block #66 on 3/27/95; Contract for survey services with Shafer Kline & Warren for Block 64A (FAA Project) 6/6/95; Contract for professional appraisal services with HDC Consulting Group Inc., for Block 64A on 7/1/95; Contract for professional appraisal services with Metropolitan Appraisal Company Inc. for Block 64A on 8/11/95; Relocation Services Agreement with the City 9/17/95; Cooperative Agreement between the City and TIFC for Redevelopment Project Financing 11/1/95; Contract for Professional Services with Colliers, Turley, Martin, Kerr & Co., 2/14/96; Property Management Contract for Congress Hotel with Sandra Beal 3/29/96; First Amended Cooperative Agreement for Civic Mall East - Block 64A between City and TIFC 10/10/96; Demolition Contract with W&L Excavation 10/31/96
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ 0
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 4
13. Any additional information the municipality deems necessary:

**Submit this form to:** Missouri Department of Economic Development  
Attn: Michelle Mueller  
P.O. Box 118, 301 West High Street  
Jefferson City, Missouri 65102  
Fax: 573/751-7385

**Further Information:** Michelle Mueller, 573/751-0717



## ***Tax Increment Financing Annual Report***

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***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Briarcliff West
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 405,857.09; Amount on hand\*: \$ 4,361.95  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0; Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): Bonds	\$ <u>11,457</u>	\$ <u>0</u>
f) Other (specify): Construction	\$ <u>139,049</u>	\$ <u>69,524</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
  
\*Since inception: \$ 11,457 \*This reporting period: \$ 71,587
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 141,112 \* This reporting period: \$ 71,587
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 2,741,500
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 72,661
  - b. Expended in the report period: \$ 69,524



9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Legal Services Contract between TIFC and Gilmore & Bell 2/14/90; Contract between TIFC and Briarcliff West Development Co. 9/25/90; Agreement between the City and TIFC to set up Special Allocation Fund 10/10/90; First Amended Agreement between City and TIFC to set up Special Allocation Fund 12/16/91; First Amended and Restated Contract between the TIF Commission and Briarcliff West Development Company 6/30/94; Funding Agreement with Missouri Rental Machinery, Inc. d/b/a Briarcliff West Development Company 7/28/94.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ \*
- \*11a. The cost for and amount of property acquired is \$ 2,815,386.
  - \*11b. The cost for and amount of property disposed of is 5,530,800.
  - \*11c. The cost for and amount of property rehabilitated is \$ 0.
  - \*11d. The cost for and amount of property constructed is \$ 55,509,500.  
The cost for street improvements, activities and other improvements eligible for reimbursement under the TIF Plan are approximately \$8,603,354. Construction of new residential property is figured at \$46,906,147.
  - \*11e. The cost for and amount of property repaired is \$ 0.
  - \*11f. The cost for and amount of property remodeled is \$ 0.
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary:

**Submit this form to:** Missouri Department of Economic Development  
Attn: Michelle Mueller  
P.O. Box 118, 301 West High Street  
Jefferson City, Missouri 65102  
Fax: 573/751-7385

**Further Information:** Michelle Mueller, 573/751-0717



# ***Tax Increment Financing Annual Report***

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***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project) City of Kansas City, MO
2. Name of Plan: Linwood Gillham
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997.
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$9,853.66; Amount on hand\*: \$ 0  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0; Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): TIF Expenses	\$ <u>17,105</u>	\$ <u>0</u>
f) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0 \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$36,580
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0

9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement with Luzier Plaza Associates 7/13/88; Contract with Luzier Plaza Associates 12/14/88.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ 0
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary: This Plan was terminated by City Council on 8/25/94 by Ordinance #941113.

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   Attn: Michelle Mueller  
   P.O. Box 118, 301 West High Street  
   Jefferson City, Missouri 65102  
   Fax: 573/751-7385

**Further Information:**        Michelle Mueller, 573/751-0717



## ***Tax Increment Financing Annual Report***

This report is due to the Missouri Department of Economic Development annually under section 99.865, RSMo.

***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Tower Properties TIF Plan
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 0; Amount on hand\*: \$ 0  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0; Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0 \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 0
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0

9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement with Tower Properties Company on June 6, 1995; Master Agreement between the TIF Commission and Tower Properties Company on January 4, 1996; Acquisition Funding Agreement between TIF Commission and Tower Properties on April 16, 1997.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ 0
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary: \_\_\_\_\_

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   Attn: Michelle Mueller  
   P.O. Box 118, 301 West High Street  
   Jefferson City, Missouri 65102  
   Fax: 573/751-7385

**Further Information:**        Michelle Mueller, 573/751-0717



## ***Tax Increment Financing Annual Report***

This report is due to the Missouri Department of Economic Development annually under section 99.865, RSMo.

***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Southtown Corridor/31<sup>st</sup> & Baltimore TIF Plan
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 193,105.41 ; Amount on hand\*: \$ 353,327  
(\*At end of reporting period) A mixture of PILOTS & EATS
  - b. Economic Activity Taxes:  
Total received since inception: \$ 198,563 ; Amount on hand\*: \$ see 4a  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
  
\*Since inception: \$ 83,646 \*This reporting period: \$ 83,646
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0 \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 2,177,914
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 185,297.25
  - b. Expended in the report period: \$ 92,628

9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 198,563
  - b. Expended in the report period: \$ 24,740
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement with Health Midwest on 3/9/94; Redevelopment Contract between Health Midwest Partners for Change, Inc., and the TIF Commission on 10/3/94, as well as a Memorandum of Agreement on 10/3/94 for the recording of said contract; Subdevelopment Agreement for Project H between the TIF Commission, Health Midwest Partners for change, Inc. and Metro Plaza Investors, LLC on 12/1/95; Subdevelopment Agreement for Project A between Health Midwest Partners for Change on 6/10/96; Subdevelopment Agreement for Project D between Health Midwest Partners for Change and Baptist Medical Center on 6/10/96.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ \*
- \*11a. The cost for and amount of property acquired is \$ 0.
  - \*11b. The cost for and amount of property disposed of is \$ 0.
  - \*11c. The cost for and amount of property rehabilitated is \$ 0.
  - \*11d. The cost for and amount of property constructed is \$ 23,200,000
    - Project A (Research Office Bldg.) - \$9.6 million
    - Project B (Blue Cross/Blue Shield) - \$4 million
    - Project D (Baptist Medical Center Office Bldg.) - \$9.6 million
  - \*11e. The cost for and amount of property repaired is \$ 0.
  - \*11f. The cost for and amount of property remodeled is \$ 0.
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary:

**Submit this form to:** Missouri Department of Economic Development  
Attn: Michelle Mueller  
P.O. Box 118, 301 West High Street  
Jefferson City, Missouri 65102  
Fax: 573/751-7385

**Further Information:** Michelle Mueller, 573/751-0717



## ***Tax Increment Financing Annual Report***

This report is due to the Missouri Department of Economic Development annually under section 99.865. RSMo.

***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): **Tax Increment Financing Commission of Kansas City, MO**
2. Name of Plan: **Power & Light District Tax Increment Financing Plan**
3. Report Period: **From June 1, 1996 to May 31, 1997.**
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997.
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ NA ; Amount on hand\*: \$ NA  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ NA ; Amount on hand\*: \$ NA  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ _____	\$ _____
b) Site development (grading, dirt moving, etc.)	\$ _____	\$ _____
c) Rehab of existing buildings	\$ _____	\$ _____
d) Acquisition of land or buildings	\$ _____	\$ _____
e) Other (specify): _____	\$ _____	\$ _____
f) Other (specify): _____	\$ _____	\$ _____
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ \_\_\_\_\_ \*This reporting period: \$ \_\_\_\_\_
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ \_\_\_\_\_ \* This reporting period: \$ \_\_\_\_\_
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ \_\_\_\_\_ \*This reporting period: \$ \_\_\_\_\_
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ \_\_\_\_\_
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ \_\_\_\_\_
  - b. Expended in the report period: \$ \_\_\_\_\_



9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ \_\_\_\_\_
  - b. Expended in the report period: \$ \_\_\_\_\_ (outstanding bonded debt)
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project:
- ZHA, Inc. on 3/22/96 for financial analysis, business term identification, discussions/negotiations, and consensus building  
JB Research Company on 4/8/96 for critique of market feasibility analyses
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled:  
NA
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary:

The proposed Power & Light District TIF Plan was approved by the Tax Increment Financing Commission on July 31, 1996, and the Commission designated Centertainment, Inc. as the redeveloper for the Plan. A special committee was formed by Mayor Cleaver, chaired by Councilman George Blackwood and consisting of various other Council members, in order to review the proposed Power & Light District TIF Plan. As a result of the special committee's public hearings and discussions with Centertainment, Inc., the developer is now before the TIF Commission requesting the proposed Power & Light District TIF Plan be amended so as to include a larger area and residential land uses.

The amended Plan, if approved by the TIF Commission, would redevelop approximately 12 blocks in the south central core of the central business district. The amended Plan includes the construction of an urban entertainment center anchored by a 30-screen AMC megaplex theater, premiere restaurants, live entertainment venues, office buildings, entertainment retail, a minimum of 200 residential units, approximately 630 hotel rooms, close to 4,600 structured parking spaces, with all necessary utilities and street improvements. The primary objective of the Plan is for those activities described, in conjunction with Bartle Hall and other convention facilities downtown, to revitalize the south central edge of downtown and make downtown Kansas City a vibrant regional attraction for convention visitors and tourists, as well as for area residents.

The total estimated cost of the proposed redevelopment is \$453,878,361, of which the developer is requesting that \$175,689,997 be used to reimburse the cost of constructing the public improvements.



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***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Summit TIF Plan
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 13,592.21 ; Amount on hand\*: \$ 11,123  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0 ; Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): TIF expenses	\$ <u>8,420</u>	\$ <u>8,420</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
  
\*Since inception: \$ 0                      \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0                      \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0                      \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 270,270
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 12,912.60
  - b. Expended in the report period: \$ 8,420

9. Economic Activity Taxes (sales, utility taxes primarily)

a. Received in the report period: \$ 0

b. Expended in the report period: \$ 0

10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement with Output Technologies Summit Development on May 24, 1995;  
Agreement between TIF Commission and Output Technologies Summit Development for  
Implementation of Plan on March 13, 1997.

11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ \*

\*11a. The cost for and amount of property acquired is \$706,931.

\*11b. The cost for and amount of property disposed of is N/A.

\*11c. The cost for and amount of property rehabilitated is \$3,802,091.

\*11d. The cost for and amount of property constructed is \$ 0.

\*11e. The cost for and amount of property repaired is \$ 0.

\*11f. The cost for and amount of property remodeled is \$ 0.

12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0

13. Any additional information the municipality deems necessary:

**Submit this form to:**        **Missouri Department of Economic Development**  
   **Attn: Michelle Mueller**  
   **P.O. Box 118, 301 West High Street**  
   **Jefferson City, Missouri 65102**  
   **Fax: 573/751-7385**

**Further Information:**        **Michelle Mueller, 573/751-0717**



## ***Tax Increment Financing Annual Report***

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***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): **City of Kansas City, MO**
2. Name of Plan: **Twelfth & Wyandotte Hotel Tax Increment Financing Plan**
3. Report Period: **From June 1, 1996 to May 31, 1997.**
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997.
  - a. Payments in Lieu of Taxes:  
Total received since inception: **\$ 13,051.45** ; Amount on hand\*: **\$ 0.00**  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: **\$ 26,328.28** ; Amount on hand\*: **\$ 0.00**  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ _____	\$ _____
b) Site development (grading, dirt moving, etc.)	\$ _____	\$ _____
c) Rehab of existing buildings	\$ _____	\$ _____
d) Acquisition of land or buildings	\$ _____	\$ _____
e) Other (specify): _____	\$ _____	\$ _____
f) Other (specify): _____	\$ _____	\$ _____
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: **\$ 39,379.73** \*This reporting period: **\$ 13,051.45**
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: **\$ 0.00** \* This reporting period: **\$ 0.00**
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: **\$ 0.00** \*This reporting period: **\$ 0.00**
7. Assessed valuation added to the redevelopment project (as of the end of the report date): **\$ 8,451,100**
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: **\$ 13,051.45**
  - b. Expended in the report period: **\$ 13,051.45** (outstanding bonded debt)

9. **Economic Activity Taxes (sales, utility taxes primarily)**

a. Received in the report period: \$ 0.00

b. Expended in the report period: \$ 0.00 (outstanding bonded debt)

10. **Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project:**

Funding Agreement with Hotel Redevelopment Corporation on November 17, 1992  
Cooperative Agreement between the TIF Commission, City of Kansas City, LCRA and  
Kansas City Downtown Hotel Group, L.L.C. on January 15, 1995  
Development Agreement between the TIF Commission and Kansas City Downtown Hotel  
Group, L.L.C. on September 26, 1995  
Agreement between Land Clearance for Redevelopment Authority, City of Kansas City,  
and Continental Consulting Engineers, Inc. regarding construction monitoring  
services, September 11, 1996  
Agreement between Kansas City Downtown Hotel Group, L.L.C., City of Kansas City,  
Land Clearance for Redevelopment Authority, Tax Increment Financing  
Commission regarding release of Letters of Credit, March 20, 1997

11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled:  
\$ 84,859,000.00

12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0

13. Any additional information the municipality deems necessary:

Kansas City Downtown Hotel Group, L.L.C. submitted a proposal for the refinancing and renovation of the Downtown Marriott; demolition of the Muehlebach Tower and the construction of a 430 room hotel on the Tower site; and renovation of the historic Muehlebach Hotel along with the convention facilities and adjacent garage facilities. The City Council passed resolution stating its intent to assist with the financing of the hotel project on May 3, 1995. The financing package includes the use of TIF and SuperTIF (SuperTIF allows a project to capture 100% of the Economic Activity Taxes generated, rather than the statutory 50% and is a decision of the Council). The TIF Commission selected bond counsel to advise the Commission regarding the project at its June 1995 meeting. The sale of revenue bonds closed September 27, 1995 in the amount of \$34,175,000, and were issued by the Land Clearance for Redevelopment Authority. TIF revenues will pay the annual debt service of the bonds. Rehabilitation activities have begun. Demolition of the Muehlebach Tower occurred February 11, 1996, and construction activities are underway. The new hotel and skywalk connection are scheduled for a late fall 1997 opening.



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***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): **City of Kansas City, MO**
2. Name of Plan: **Universal Floodwater Detention**
3. Report Period: **From June 1, 1996 to May 31, 1997**
4. Amount of revenue in the Special Allocation Fund as of **May 31, 1997**
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ **398,246.91**; Amount on hand\*: \$ **452,367**  
(\*At end of reporting period) a mixture of PILOTS & EATS
  - b. Economic Activity Taxes:  
Total received since inception: \$ **337,218.50**; Amount on hand\*: \$ **See 4a**  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <b><u>655,861</u></b>	\$ <b><u>0</u></b>
b) Site development (grading, dirt moving, etc.)	\$ <b><u>0</u></b>	\$ <b><u>0</u></b>
c) Rehab of existing buildings	\$ <b><u>0</u></b>	\$ <b><u>0</u></b>
d) Acquisition of land or buildings	\$ <b><u>0</u></b>	\$ <b><u>0</u></b>
e) Other (specify): _____	\$ <b><u>0</u></b>	\$ <b><u>0</u></b>
f) Other (specify): TIF expenses	\$ <b><u>83,353.31</u></b>	\$ <b><u>30,609</u></b>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
  
\*Since inception: \$ **0**      \*This reporting period: \$ **0**
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ **655,861**      \* This reporting period: \$ **0**
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ **0**      \*This reporting period: \$ **0**
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ **4,972,110**
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ **386,305.58**
  - b. Expended in the report period: \$ **21,796.57**

9. Economic Activity Taxes (sales, utility taxes primarily)
  - a. Received in the report period: \$ 68,587.30
  - b. Expended in the report period: \$ 8,812.74
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Agreement between TIFC, City and Developer for TIF Plan 10/11/89; Redevelopment Contract between TIFC and Universal Land Development, Ltd. 7/8/92.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ 14,000,000.
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary:

**Submit this form to:** Missouri Department of Economic Development  
Attn: Michelle Mueller  
P.O. Box 118, 301 West High Street  
Jefferson City, Missouri 65102  
Fax: 573/751-7385

**Further Information:** Michelle Mueller, 573/751-0717



## ***Tax Increment Financing Annual Report***

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***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Uptown TIF Plan
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 197.21;      Amount on hand\*: \$ 197.21  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0;      Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>0</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 0      \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 2,030
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 82.82
  - b. Expended in the report period: \$ 0



9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement with UGA, LLC on 4/25/95; Redevelopment Contract between UGA, LLC and TIFC on 4/5/95; Memorandum of Recordation of Developers Agreement on 4/5/95; Acquisition Funding Agreement with UGA, LLC on 4/10/95; Contract for Appraisal Services on Project 1A with McCann Real Estate Services on 5/24/95; Cooperative Agreement between the City of Kansas City, MO and the TIF Commission on September 28, 1995; Relocation Agreement between City's Central Relocation Agency and TIFC for Projects 1A and 1B on 10/9/95; Cooperative Agreement for professional services for survey and planning work between TIF, Gould Evans Associates, P.C. and Shafer, Kline & Warren, P.A. and the City on 11/10/95; Assignment of Rights from UGA to Thirty Seven Seventy Properties, Inc. on October 4, 1996; Funding Agreement with UGA, LLC on October 30, 1996; Agreement between TIF Commission and Thirty Seven Seventy Properties, Inc.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ \*
- \*11a. The cost for and amount of any property acquired is \$180,048.
  - \*11b. The cost for and amount of any property disposed of is \$ 0.
  - \*11c. The cost for and amount of any property rehabilitated is \$683,000.
  - \*11d. The cost for and amount of any property constructed is \$ 0.
  - \*11e. The cost for and amount of any property repaired is \$ 0.
  - \*11f. The cost for and amount of any property remodeled is \$ 0.
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 3
13. Any additional information the municipality deems necessary:

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Jefferson City, Missouri 65102  
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**Further Information:** Michelle Mueller, 573/751-0717



## ***Tax Increment Financing Annual Report***

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***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Winchester Center TIF Plan
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 388,096.12; Amount on hand\*: \$ 202,432  
(\*At end of reporting period) a mixture of PILOTS & EATS
  - b. Economic Activity Taxes:  
Total received since inception: \$ 139,020.23; Amount on hand\*: \$ See 4a  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>30,830</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>98,846</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): TIF expenses	\$ <u>93,360</u>	\$ <u>2,714</u>
f) Other (specify): TIF expenses	\$ <u>0</u>	\$ <u>0</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
  
\*Since inception: \$ 0      \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 129,676      \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 0      \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 2,441,370
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 164,392.01
  - b. Expended in the report period: \$ 1,231

9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 28,224.20
  - b. Expended in the report period: \$ 1,483
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement between TIFC and Winchester Ventures II 6/18/91; Agreement between City and TIFC to establish Special Allocation Fund 1/31/92; Redevelopment Contract between Winchester Ventures II and TIFC 9/8/92; (Memorandum of Contract filed with County Recorder 3/17/93); Funding Agreement between TIFC and International Association of Fire Fighters, Local No. 42 on April 23, 1993; Certificate of Full Compliance regarding Project I on 8/11/93; Redevelopment Contract between TIFC and Visions Building, Inc. on 3/2/94; Funding Agreement with Winchester Ventures II on 4/29/94.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ 24,000,000.
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary:

**Submit this form to:** Missouri Department of Economic Development  
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P.O. Box 118, 301 West High Street  
Jefferson City, Missouri 65102  
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**Further Information:** Michelle Mueller, 573/751-0717



## ***Tax Increment Financing Annual Report***

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***Deadline for Submission: November 1 each year.***

(Note: The reporting period can be any 12 month period prior to November 1)

1. Name of City and/or County (entity that approved the TIF project): City of Kansas City, MO
2. Name of Plan: Walnut Creek Apartments TIF Plan
3. Report Period: From June 1, 1996 to May 31, 1997
4. Amount of revenue in the Special Allocation Fund as of May 31, 1997
  - a. Payments in Lieu of Taxes:  
Total received since inception: \$ 1,002,889.76; Amount on hand\*: \$ 28,753  
(\*At end of reporting period)
  - b. Economic Activity Taxes:  
Total received since inception: \$ 0; Amount on hand\*: \$ 0  
(\*At end of reporting period)
5. Expenditures from the Special Allocation Fund:

	Total since inception:	Report period only:
a) Public infrastructure (streets, utilities, etc.)	\$ <u>898,210</u>	\$ <u>0</u>
b) Site development (grading, dirt moving, etc.)	\$ <u>0</u>	\$ <u>0</u>
c) Rehab of existing buildings	\$ <u>0</u>	\$ <u>0</u>
d) Acquisition of land or buildings	\$ <u>0</u>	\$ <u>0</u>
e) Other (specify): _____	\$ <u>0</u>	\$ <u>0</u>
f) Other (specify): <u>TIF Expenses</u>	\$ <u>125,952</u>	\$ <u>1,414</u>
6. Amount of any pledge of revenues:
  - a. Payments of principal and interest on outstanding bonded debt:  
\*Since inception: \$ 0 \*This reporting period: \$ 0
  - b. Reimbursement to developer for eligible costs:  
\*Since inception: \$ 898,210 \* This reporting period: \$ 0
  - c. Reimbursement to city/county (or other public entity) for eligible costs:  
\*Since inception: \$ 125,952 \*This reporting period: \$ 0
7. Assessed valuation added to the redevelopment project (as of the end of the report date): \$ 1,955,100
8. Payments in Lieu of Taxes (real property taxes):
  - a. Received in the report period: \$ 28,273.14
  - b. Expended in the report period: \$ 1,414

9. Economic Activity Taxes (sales, utility taxes primarily)
- a. Received in the report period: \$ 0
  - b. Expended in the report period: \$ 0
10. Reports on contracts made incident to the implementation and furtherance of a redevelopment plan or project: Funding Agreement with Matrix Realty 4/13/88; Revised TIF Plan and Funding & Acquisition Agreement with Matrix Realty 9/21/88; Contract with Walnut Creek Associates, L.P. 12/14/88; Funding Agreement with Ben Rose 6/14/88; Contract with City for funding 10/11/89; Rescinding Agreement with City for Funding 11/8/89; Amended Contract with Walnut Creek Associates, L.P. 12/13/89; Assignment Agreement between Walnut Creek Associates, L.P. and North Haven East, Inc. 12/13/89; Contract between TIFC and North Haven East, Inc. 12/13/89; Amended Agreement with City for funds to pay cost for preparation of Amended TIF Plan 12/13/89; Cooperative Agreement for Public Improvements between TIFC and the 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; Assignment of Rights from Matrix Realty, Inc. to DEC Ventures II 8/12/92.
11. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: \$ \*
- \*11a. The cost for and amount of any property acquired is \$ N/A
  - \*11b. The cost for and amount of any property disposed of is N/A
  - \*11c. The cost for and amount of any property rehabilitated is N/A
  - \*11d. The cost for and amount of any property constructed is \$14,319,787 expended by Matrix Realty. TIFC reimbursement of \$1,369,651.
  - \*11e. The cost for and amount of any property repaired is N/A
  - \*11f. The cost for and amount of any property remodeled is N/A
12. The number of parcels acquired by or through initiation of eminent domain proceedings: 0
13. Any additional information the municipality deems necessary: \_\_\_\_\_

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