

THIRD AMENDMENT

Midtown Redevelopment Tax Increment Financing Plan



Approved and Recommended by
the Tax Increment Financing Commission
of Kansas City, Missouri

CERTIFICATION:

We hereby certify that this is a true and correct copy of the Third Amendment to the Midtown Redevelopment Tax Increment Financing Plan approved by the Tax Increment Financing Commission of Kansas City, Missouri, on October 11, 2000.


Chairman


Executive Director


Date


Date

**THIRD AMENDMENT TO
THE MIDTOWN REDEVELOPMENT TAX INCREMENT FINANCING PLAN**

The Midtown Redevelopment Tax Increment Financing Plan shall be amended as follows:

A. Delete Section I, General Description, in its entirety, and replace same with the following:

I. GENERAL DESCRIPTION

A. Summary. The Midtown Redevelopment Tax Increment Financing Plan (the "Plan") calls for the development of the Redevelopment Area through the construction of approximately 300,000 to 375,000 square feet of retail space and preservation, rehabilitation and construction of safe residential structures, together with all necessary utilities, street improvements and appurtenances throughout the Midtown Area.

B. Redevelopment Area and Redevelopment Projects. The Redevelopment Area is generally bounded by 25th Street on the north, The Paseo on the east, 47th Street on the south and State Line Road on the west, and is more particularly described in Exhibit 1. The Linwood Corridor Project Area consists of a tract of land generally bounded by Linwood Boulevard, Gillham Boulevard, 34th Street and Main Street; the 40th and Mill Project Area consists of a tract of land generally bounded by Southwest Trafficway, 40th Street, Pennsylvania Avenue and Mill Street; and the Midtown Housing Program Project Area consists of the remaining tracts of land within the Redevelopment Area excluding those included in the Linwood Corridor Project Area and the 40th & Mill Project Area and any redevelopment area being redeveloped under any other approved TIF Plan. These three tracts are specifically described and graphically depicted in Exhibit 1 attached hereto.

Upon final approval of the City Council by ordinance, this Plan will be implemented by construction of the depicted development described on the site plan attached as Exhibit 2 and described in the specific objectives of the Plan set forth in Exhibit 3. Moneys in the special allocation fund not required for Redevelopment Project Costs for the Linwood Corridor Project and the 40th and Mill Project will be utilized to carry out the Midtown Housing Program Project as more fully set forth at Exhibit 14.

B. Add a paragraph "C" to Section III, ANTICIPATED SOURCES OF FUNDS as follows:

C. Midtown Housing Program Project. No real property or businesses located within the area of the Midtown Housing Program Project shall be subjected to the payment of Payments in Lieu of Taxes or Economic Activity Taxes.

C. Delete Section IX, EXISTING CONDITIONS, in its entirety and replace it with the following:

IX EXISTING CONDITIONS

The 40th & Mill Project Area and the Linwood Corridor Project Area qualify as blighted under the Real Property Tax Increment Allocation Redevelopment Act ("the Act"), significant portions of which were previously found to be blighted areas as part of the urban renewal designation process pursuant to previous LCRA, TIF and 353 designations. The Midtown Housing Program Project Area meets the definition of a conservation area in accordance with the Act. Studies documenting the existing conditions within the Redevelopment Area are attached as Exhibit 8.

- D. Delete Exhibit 1 and insert a new Exhibit 1, attached in its stead.
- E. Add Existing Conditions Study relative to the Housing Program Project, attached, to Exhibit 8.
- F. Add new Exhibit 14 - Midtown Housing Program Project, attached.

EXHIBIT 1

Location and Legal Description of the Redevelopment and Project Areas

Map of Midtown Housing Area Boundaries

**EXHIBIT 1
LOCATION AND LEGAL DESCRIPTION
OF THE REDEVELOPMENT AND PROJECT AREAS**

THE MIDTOWN REDEVELOPMENT AREA

The Midtown Redevelopment Area is generally bound by 25th Street on the north, The Paseo on the east, 47th Street on the south and State Line Road on the west.

THE LINWOOD CORRIDOR PROJECT AREA

Beginning at the point of intersection of the east right-of-way line of Main Street, as now established, and the south right-of-way line of Linwood Boulevard, as now established; thence easterly and northeasterly along the south right-of-way line of Unwood Boulevard to the point of intersection with the west right-of-way line of Gillham Plaza, as now established; thence southerly and southwesterly along the west right-of-way line of Gillham Plaza to the point of intersection with the north right-of-way line of 34th Street, as now established, said point also being the west line of the north-south alley lying between and parallel to Oak Street and McGee Street; thence north along the west line of said alley to the point of intersection with the south line of the east-west alley lying between and parallel to 33rd Street and 34th Street; thence west along the south line of said alley to the point of intersection with the east line of the north-south alley lying between and parallel to Main Street and Warwick Boulevard; thence south along the east line of said alley to the point of intersection with the north right-of-way line of 34th Street; thence westerly along the north right-of-way line of 34th Street to the point of intersection with the east right-of-way line of Main Street; thence northerly along the east right-of-way line of Main Street to the point of beginning, all now included in and part of Kansas City, Jackson County, Missouri.

THE 40TH AND MILL PROJECT AREA

Beginning at the point of intersection of the east right-of-way line of Southwest Trafficway and the south right-of-way line of 40th Street; thence east along the south right-of-way line of 40th Street to the west right-of-way line of Washington Street; thence south along the west right-of-way line of Washington Street to a point 50 feet south of the north lot line of Lot 3 CATHERINE PURDOMS ADDITION; thence westerly along a line 50 feet south of and parallel to the north lot line of Lot 3, CATHERINE PURDOMS ADDITION, to the center line of the vacated alley lying southwest and adjacent to Lot 3, CATHERINE PURDOMS ADDITION; thence northerly along the center line of said vacated alley a distance of 17 feet; thence westerly along a line 33 feet south of and parallel to the north lot line of Lot 2, CATHERINE PURDOMS ADDITION, to the easterly right-of-way line of Mill Street; thence southerly along the easterly right-of-way line of Mill Street to the northerly right-of-way line of Westport Road; thence southwesterly along said northerly right-of-way line of Westport Road a distance of 79.2 feet to the most southerly corner of Lot 4, JOHN C. MORRIS SUBDIVISION; thence northwesterly along the westerly line of said Lot 4, JOHN C. MORRIS SUBDIVISION, a distance of 141.9 feet to the most northerly corner Lot 1, JOHN C. MORRIS SUBDIVISION; thence southwesterly along the northwesterly line of said Lot 1, JOHN C. MORRIS SUBDIVISION, a distance of 33 feet to the most easterly corner of Lot 2, JOHN C. MORRIS SUBDIVISION; thence

northwesterly along the easterly line of Lot 2, JOHN C. MORRIS SUBDIVISION, a distance of 229.5 feet to the most northerly corner of Lot 2, JOHN C. MORRIS SUBDIVISION; thence south along the west line of Lot 2, JOHN C. MORRIS SUBDIVISION, a distance of 14.61 feet to the center line of the vacated alley; thence southwesterly along the center line of said alley to the westerly right-of-way line of Waddell Avenue; thence northerly along the westerly right-of-way line of Waddell Avenue to the southerly right-of-way line of 41st Street; thence westerly along the southerly line of 41st Street to the easterly right-of-way line of Southwest Trafficway; thence northerly along the easterly right-of-way of Southwest Trafficway to the point of beginning, all now included in and part of Kansas City, Jackson County, Missouri.

THE MIDTOWN HOUSING PROGRAM PROJECT AREA

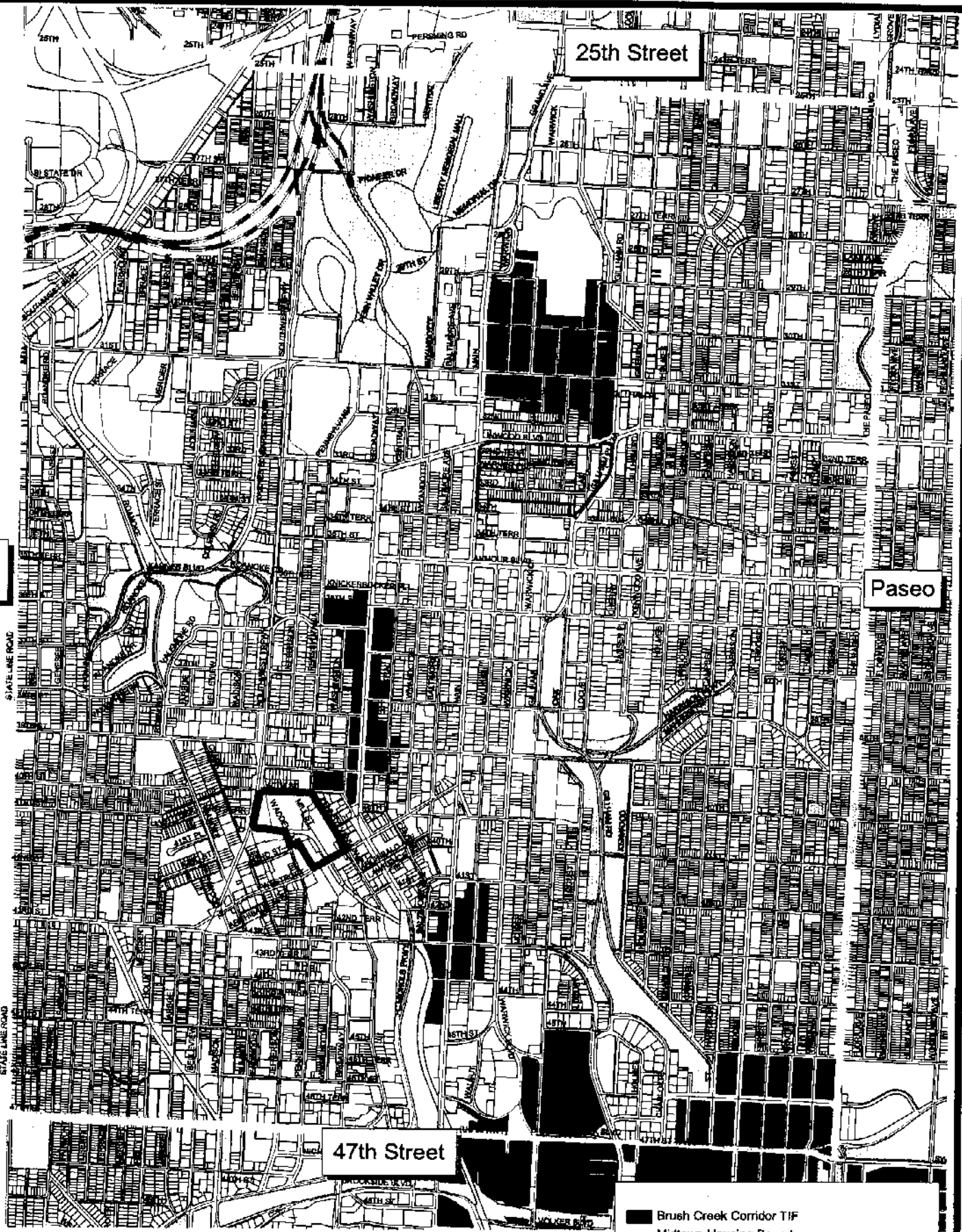
All remaining tracts of land between 25th Street on the north, The Paseo on the east, 47th Street on the south and State Line Road on the west, in Kansas City, Jackson County, Missouri, but excluding those tracts of land included in the Linwood Corridor Project Area, the 40th and Mill Project Area and the redevelopment areas of any other tax increment financing plan as are now or in the future may be approved.

State Line

25th Street

Paseo

47th Street



Midtown Housing Area Boundaries

Not to Scale



- Brush Creek Corridor TIF
- Mill Street Station Project of Midtown TIF
- Midtown Market Place Project of Midtown TIF
- Union Hill TIF
- 43rd & Main TIF
- Uptown TIF
- Parkland



ADD TO EXHIBIT 8

**EXISTING CONDITIONS STUDY
RELATIVE TO HOUSING PROGRAM PROJECT**

Mid Town
3rd Amendment

AFFIDAVIT

STATE OF MISSOURI

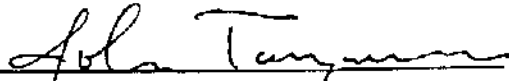
COUNTY OF JACKSON

BEFORE ME, the undersigned Notary Public, this day personally appeared John Tangeman, to me well known, and who, upon being first duly sworn on oath, deposes and says:

1. My name is John Tangeman, I am over the age of eighteen years and have personal knowledge of the facts set forth herein.

2. I am the Director of Planning for the Department of Housing and Community Development of the City of Kansas City, Missouri. One of that department's responsibilities is to assess the types and conditions of housing within the City of Kansas City. At the request of the Tax Increment Financing Commission, we have completed such a study of the area bounded by 25th Street on the north, The Paseo on the east, 47th Street on the south and State Line Road on the west. This study utilized the 1990 Census, housing conditions data available to us and more recent planning studies of neighborhoods within that area. Such study was done by me or under my supervision. The results of the study demonstrate that no less than 69% of all structures located within the indicated area are more than thirty-five (35) years of age, that more than eighty percent (80%) of the residential units located in the same area are more than 35 years of age, and that structural conditions exhibiting dilapidation, obsolescence, deterioration, abandonment and excessive vacancies are prevalent within the whole of said area.

Further Affiant sayeth naught.



John Tangeman

Sworn to and subscribed this 9th day of October, 2000, State and County aforesaid.

JILL S QUINN
NOTARY PUBLIC STATE OF MISSOURI
PLATTE COUNTY
MY COMMISSION EXP. JULY 28, 2003



NOTARY PUBLIC

EXHIBIT 14

MIDTOWN HOUSING PROGRAM PROJECT

*Midtown Redevelopment
Tax Increment Financing Plan*

Housing Program

October 26, 2000



*Midtown Redevelopment
Tax Increment Financing Plan*

Housing Program

Presented to the Tax Increment Financing Commission

October 26, 2000

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Midtown Housing Background Information

The Midtown Redevelopment TIF Plan, approved in 1994, calls for the development of retail space at two locations. The completed "Mill Street Station" is located at the southeast corner of 40th Street and Southwest Traffic way, and the "Midtown Marketplace" currently being constructed at the southeast corner of Linwood and Main.

When redevelopment is completed at these two locations, the City anticipates an increase in value of real property for the two centers. In addition, local economic activity taxes such as sales, utility and earnings taxes from the area will increase significantly. This increase in local tax revenue resulting from the redevelopment projects is called the "tax increment". The tax increment from local property taxes and 50% of the increment from economic activity taxes are available to finance eligible project costs. For the Midtown TIF, the proposed use of the funds not required to service the debt incurred for property acquisition, relocation, remediation, demolition and related site preparation, will be used to support housing within the project area, along with some related improvements.

The Midtown Redevelopment TIF Plan envisions that the preservation, rehabilitation and construction of safe residential structures together with all necessary utilities, street improvements and appurtenances throughout the Midtown Area generally located between 25th Street on the north, The Paseo on the east, 47th Street on the south, and State Line Road on the west is necessary to adequately address the blighted conditions within the Redevelopment Area.

City/Community Involvement

The Tax Increment Financing (TIF) Commission is a quasi-governmental agency whose board is appointed by the Mayor. The Commission is responsible for holding public hearings and recommending disposition of proposed plans and to implement plans as approved by the City Council. TIF Commission staff and counsel, the Mayor's Office, and various City departments including City Planning and Development, and the Housing and Community Development Department, have all participated in the formulation of the Midtown Housing Program. In addition to public officials, representatives from various neighborhood groups and business organizations have participated in the community-base planning process. Along with the regular TIF Commission meetings, a number of community workshops were held to obtain feedback from the public regarding the status of residential housing in the Midtown area.

FOCUS Kansas City Plan

The Midtown Housing Program used the framework of recommendations in the FOCUS Kansas City Plan as the foundation for discussion and recommendations for the Program. FOCUS is an interconnected plan that provides a new decision-making framework for complex issues enabling all parts of Midtown to work together toward the same goal. The FOCUS Kansas City Plan was developed under the direction of the Mayor's Office, City Council, the City Plan Commission and a Steering Committee of civic leaders, and involved over 3,000 citizen volunteers over a 5-year process.

Midtown Housing Program Summary

The Midtown Housing funds will be initially targeted to a concentrated area around the Linwood Corridor Project Area (hereafter referred to as the Midtown Marketplace), eventually phasing into the expanded target area, at a rate determined by availability of funding in amounts that will be significant for the major reinvestment in succeeding adjacent areas. The Midtown Housing funds should be allocated with an initial priority for:

- Rehabilitation of single family housing.
- Rehabilitation of small (2 to 12 units per structure) multifamily Kansas City apartment-style housing with an emphasis on resident and local owners.
- No TIF housing funds are planned for rehabilitation of large multifamily (more than 12 units) structures initially, but a study should be made of those located in the target area and expansion areas and potential sources of funding identified; as supplemental funds are identified and obtained, consideration can be given to assisting large multi-family structures.

Primary recommendations about the administration of the Midtown housing program include:

- The TIF Commission will retain overall administrative responsibility, establishing partnerships with existing organizations and institutions to carry out most program delivery functions.
- Develop an evaluation mechanism for the Program.
- Phased initiation of program operations/implementation with availability of housing funds in Years 1-5, with faster start-up funding possible upon identification of additional, supplemental funding sources.

Proposed Guidelines

The Housing Program, will award grants to qualified property owners within the targeted Midtown TIF Housing benefit area. The Tax Increment Financing Commission (the "Commission") will directly interface with the Midtown Community through one or more "Program Delivery Contractors" (PDC's) who will solicit and review grant applications, and manage rehab construction and funds disbursements. It is recommended that the PDC's be entities with established ties to the City and Commission and are extremely familiar with housing programs within the City.

A grant program is recommended due to the ease of delivery and simplicity of management. The Commission shall determine appropriate funding limitations based on funding availability and projected needs of the particular target area. Factors, which should be considered when determining the appropriate funding limitations, include: condition of housing stock, mixture of single and multifamily housing stock, and number of qualified applicants. It is recommended that the limits discussed below be adopted as initial guidelines, which may be subject to modification by the TIF Commission, based on new funding and periodic program evaluation.

The TIF Commission will take the Housing Inventory Study completed by the City Housing and Community Development Department and the University of Missouri, Kansas City into account when making program determinations.

The Housing Program

The program will provide grants to qualified participants for the costs of exterior improvements to residential properties. Examples of eligible costs include façade improvements, new roofs, windows, porches siding, masonry, painting, lighting and fencing.

It is anticipated that the program may engage existing third party organizations as Program Delivery Contractors (PDC's) for single family and multi-family properties. The program initially will be primarily focused on single-family. The Multi-family portion will be phased in as program revenues grow to a substantial amount annually, or upon the TIF Commission's ability to finance an accelerated receipt of future revenues.

Single Family

1. Owner-occupied single-family residences.
2. Maximum grant amount of up to \$10,000 for single-family residences.
3. Residency requirement: No pre-existing residency requirement. Post grant-award residency of five (5) years is required. Midtown TIF Housing Grant funds will be written off 20% per year for five years. Re-payment will be required for the prorated period if the residency period is not accomplished.
4. Match-Funding Requirements: Applicants must apply for TIF Housing Grants through a Program Delivery Contractor (PDC). Depending upon income, grants may require matching funds. Matching funds requirements are outlined below.

<u>Household Income</u>	<u>Matching Private/Loan Funds</u>
lower than 100% of Median	No match required
between 100% and 125% of Median	1 to 1 match required
greater than 125% of Median	2 for 1 match required

Households with incomes below 100% of median are entitled to grant funding without a matching requirement. If household income is between 100% and 125% of median income, loan proceeds and/or owner cash on a dollar for dollar basis must match the grant. If the household income is above 125% of median income, then one dollar of grant must be matched by two dollars in loan proceeds and/or owner cash.

5. Use of grant funds: TIF grant funding will be primarily limited to exterior improvements. Exterior improvements may include, but are not limited to, façade improvements, painting, roofing, windows, porches and siding. Non-TIF grant funds may be used for interior improvements. If health and safety violations are identified by Program inspectors, during a pre-qualification inspection, these violations must be corrected upon approval of the PDC

Small Multi-Family

1. Property types: Residential properties with two to twelve units.
2. Maximum grant amount: \$50,000, with a per unit maximum of \$5,000.
3. Ownership Requirements: This restriction will be in place for 5 years. If the property is sold within 5 years, the grant funds will be recaptured, with the amount recaptured declining each year by 20% of the original grant amount.
4. Match-Funding Requirements: Applicants must apply for TIF Housing Grants through a Program Delivery Contractor (PDC). The applicant on a dollar for dollar basis will match all small-multi family TIF Housing Grants.
5. Application Process: All multi-family applications must be made to the Program Delivery Contractor. All grants must be made in conjunction with loans and/or owner cash which will be matched on a dollar for dollar basis, up to the maximum amounts.
6. Use of Funds: All TIF Housing grant funds will be used for exterior improvements. Exterior improvements may include, but not be limited to, façade improvements, painting, roofing, windows, porches, masonry and siding. Properties containing dangerous and hazardous health and safety code violations that cannot be corrected with funding provided under this program or other financing will be disqualified from participation.

Large Multi-Family

The proposed program is not intended to address buildings in excess of 12 units initially. It is expected that a separate program may be developed if and when supplementary funding sources are identified.



Targeting and Selection Criteria

Targeting Recommendations

The Midtown Housing funds should be targeted geographically in the initial phases of the program to an area around the Midtown Marketplace.

- The target area boundary should initially be what is shown as Area A on the Proposed Target Areas map. Initial priority focus for the expenditure of TIF Housing Funds in the first year should be within a four (4) block radius of the Midtown Market Place Redevelopment Project.
- No property currently located within an existing Tax Increment Financing Plan will be eligible for benefits from this Midtown Housing Program.

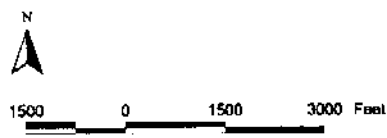
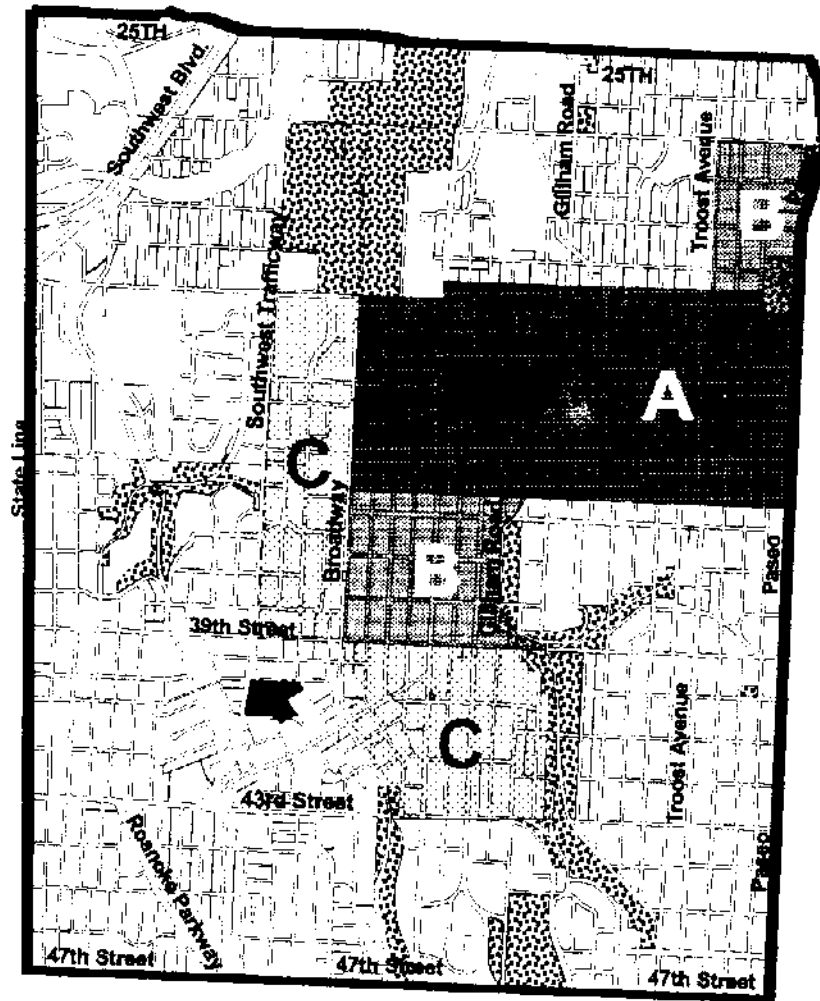
- The recommendation about impact areas should be based on the results of the Housing Condition Survey (to be completed in the fall of 2000), Neighborhood Assessments in Midtown, a review of housing related social needs, and a definitive knowledge of the amount of TIF funds available. The TIF Commission will utilize the findings of the Neighborhood Assessment when establishing program policy about targeting for the Program.






Other Targeting Considerations

- As funding allows, the TIF Commission will review the opportunity for expansion of the **primary** target area to include Expansion Area B (see map). Expansion Area B consists of two parts: 1) a part of Old Hyde Park and Broadway Gillham between Armour Boulevard and 39th Street, Broadway Boulevard and Gillham Road; and 2) a part of Beacon Hill south of 27th Street to 31st Street, Troost Avenue to The Paseo.

Target Area Expansion Recommendations

- The TIF Commission will in consultation with the Advisory Board, on an annual basis, review progress in the primary target area, housing needs including housing related social elements and resources from TIF and other sources before implementing target area expansion.
- In expanding the target area, the initial consideration should be given to Areas B and C on Proposed Target Areas Map



-  Area A
-  Expansion Area B
-  Expansion Area C
-  Parks
-  Eligible Area

The recommendation about impact areas should be based on the results of the Housing Condition Survey (to be completed in the fall of 2000), Neighborhood Assessments in Midtown, a review of housing related social needs, and a definitive knowledge of the amount of TIF funds available. The TIF Commission will utilize the findings of the Neighborhood Assessment when establishing program policy about targeting for the Program.

Housing Finance

Outline

In order to jump start the Midtown Housing program, it is the intent of the Tax Increment Financing Commission to execute a proposed ten year Promissory Note for \$1,000,000 which will fund the rehabilitation of approximately 50 single family homes and 10 small multi-family buildings within the Target Area A (see enclosed Target Area Map). Particulars are as follows:

Term:	10 years.
Rate:	Prime (+/-).
Form of borrowing:	Line of Credit.
Repayment:	Principal: Paid years 4-10. Interest: Accrues during the first three years, amortized years 4-10.
Pre-payment penalty:	None.
Participation:	Six local, urban core lenders will participate based on asset/capital base.
Servicing:	A lead lender will be designated to service the proposed loan.
Security:	The proposed note will be secured by only the excess TIF revenue generated by the Midtown TIF Redevelopment Project, and is not an obligation of the City or the TIF Commission.

Recommendations:

- Targeted to single family, owner occupied housing units and rental properties from 2-12 units;
- All applicants would be subject to an initial financial review to determine the funding levels;
- Any applicant receiving funding from the Program shall be current on all payment of City taxes. Verification shall be provided to the Program Administrator;
- Full property inspections, work write-ups, bidding assistance and verification of work by qualified inspector/architect will be required as part of the approval process;
- Distribution of Funds:
It is recommended that the TIF Commission and TIF Staff coordinate with the Program Administrator(s) to estimate and certify of funds available for the Midtown Housing Program.
- Depending on size of initial target area and volume of applicants, participant selection may be done by lottery.

Administration

Summary of Recommendations

1. Create a Midtown Housing Advisory Board. This body would consult with and advise the Commission on the implementation and administration of major policies that guide the operation of the Housing Program.
2. Identify a program administrator(s). Establish partnerships with existing organizations and institutions to carry out some of the administrative functions.
3. Develop an evaluation mechanism to ensure that the program functions in accordance to policies, goals and objectives outlined by the TIF Commission and City Council for the program.

Functions

The recommendations and programs that are being proposed as part of the Program may require three distinct functions in the administration of the program. These functions are:

- Program Management/Administration
- Preliminary Inspections/Quality Control
- Financial/Loan Underwriting

The Program Administrator would be responsible for the implementation and oversight of each of these identified functions.



Program Management/Administration

There is the need to undertake a variety of tasks to operate the program. These tasks fall under what is generally described as the *Management/Administration* of the Program. These tasks may include:

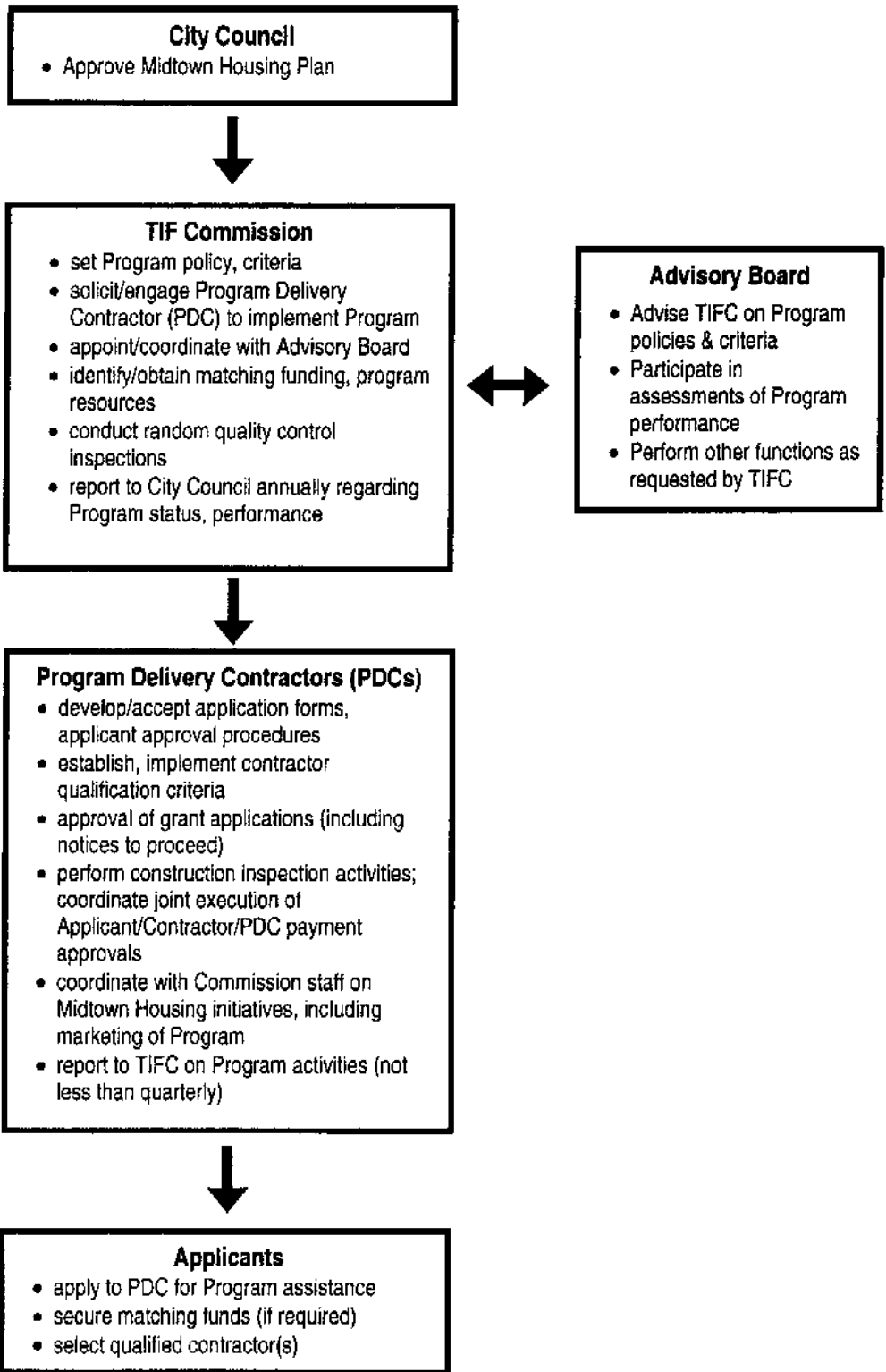
- collecting and reviewing applications
- determining if an applications complies with the criteria of the program
- conducting a financial pre-qualification
- intense marketing and promotion of the program

It is recommended that the TIF Commission contracting with an outside entity, or entities, which specializes in urban housing programs, accomplish the management/administration of the Program. Ideally, these entities would specialized in either single family or multi-family housing.

Advisory Board

The creation of a Midtown Housing Advisory Board is recommended to ensure continued participation of the public in the operation of the Program. The Tax Increment Financing Commission will appoint all members of the Advisory Board. The Advisory Board shall consist of 9-15 individuals who have a residency interest (personal and/or business) within the Midtown area.

Organization & Inter-Agency Chart Midtown TIF Housing Program



Preliminary Inspection and Quality Control

In addition to a program manager(s) or administrator(s), the hiring of a qualified professional is recommended to conduct pre and post-project inspections. The pre-project inspection would serve to ensure that the property owner receiving funds from the housing program is using such resources to address any problems or deficiencies that could threaten the integrity of the home/dwelling unit. An inspection after the work is completed would be conducted to ensure that such problems or deficiencies have been adequately addressed to the satisfaction of the homeowner. The services of a qualified professional inspector, rehabilitation expert, architect, construction specialist or some other professional in the field are recommended to complete this function.

Administration Costs

The administration of the program, as recommended, could carry a cost of \$100,000 annually. This cost would be to cover the salaries of up to two program staff and a qualified inspector. Compensation for financial/loan underwriting services, if any, has not yet been determined.

Evaluation

The overall operation of the program should be evaluated on a periodic basis by the TIF Commission and City Council. These evaluations would be conducted to ensure that the program is functioning in an efficient and effective manner. The program should be evaluated against the guiding principles identified in this plan and also against any subsequent policies, goals and objectives.

The program should also be evaluated against some pre-defined variables and performance measures. These variables could include the following:

- Improvement in the overall condition of housing units in the area. The Housing Condition Survey will provide base line information
- Decrease in the number of code violations and code violation complaints
- Increase in dollars of private investment as measured by the value of building permits
- Increase in home ownership
- Decrease in crime as measured by the number of crimes per 10,000 persons
- Increase in membership of neighborhood associations

Bi-annual evaluations are recommended in the first two years of the operation of the program. In subsequent years, program evaluations should be conducted on an annual basis.

RAMP Household Income Chart

#Persons in Household	100% of Median	125% of Median
1	\$40,440	\$50,500
2	\$46,150	\$57,700
3	\$51,960	\$64,900
4	\$57,700	\$72,125
5	\$62,300	\$77,900
6	\$66,950	\$83,650
7	\$71,550	\$89,450
8	\$76,150	\$95,200

These income levels are current as of March 9, 2000. These income levels are subject to change by H.U.D. The median income for a family of four is \$57,700 for the metro Kansas City area.

Existing Housing Rehab Programs

This appendix includes a brief summary of existing housing programs in the Midtown Area.

Single Family Homes

Minor Home Repair Program

The City's Minor Home Repair Program provides a grant for income-eligible families for the repair or replacement of their roof, hot water tank, housing gutters, plumbing, furnace, sewer line or electrical system. To qualify, applicants must own and reside in the home for a minimum of five years and meet appropriate low-income eligibility guidelines. Interested applicants should contact the Kansas City, Missouri, Department of Housing & Community Development at 816-513-3000.

Barrier Removal Program

Kansas City homeowners who have physical impairments and wish to increase accessibility in their home may apply for Barrier Removal Services. This free service of the Department of Housing and Community Development is designed to remove obstacles that limit the mobility of handicapped residents. Eligible services include widening doorways, installation of grab bars, stair lifts, bathroom adjustments, and home access ramps. To qualify, applicants must own and reside in the home and meet moderate-income guidelines. Interested applicants should contact the Kansas City, Missouri, Department of Housing & Community Development at 816-513-3000.

Home Rehabilitation Rebate Program

If you are considering rehabilitation work on your home, contact the City's Department of Housing & Community Development before you begin. The department offers a rebate grant equal to one-third of the cost of major home repairs for Kansas City residents. The maximum grant award is \$3,000. Eligible services include roof repair, painting, electrical upgrades, flooring replacements, heating systems, siding, hot water tanks and foundation repairs. To qualify, applicants must own and reside in the home and meet moderate-income guidelines. Interested applicants should contact the Kansas City, Missouri, Department of Housing & Community Development at 816-513-3000.

Home Weatherization Program

This energy-saving program is designed for low-income homeowners and renters throughout Jackson, Clay and Platte counties. Program services include caulking and weather stripping, window and door repair, installation of storm windows, attic and exterior wall insulation, ventilation systems and furnace repair, replacement and/or cleaning. Interested applicants should contact the Kansas City, Missouri, Department of Housing & Community Development at 816-513-3000.

Rehab Loan Program

Home improvement loans are available to Kansas City homeowners who would like to make major repairs. These home rehabilitation loans are offered at varying interest rates that range from 3 to 8 percent. Repayment terms also vary and may extend up to 20 years depending upon the loan amount. To qualify, applicants must own and reside in the home and meet moderate-income guidelines.

Maintenance Reserve Program

Complementing these rehabilitation loans is the Maintenance Reserve program. This unique housing rehabilitation support is a long-term maintenance insurance program that assures rehab loan recipients they will have financial assistance to meet future home repairs. Participation in the maintenance reserve program is restricted to owner occupants who have used city-sponsored programs. Interested applicants should contact the Maintenance Reserve Corporation at 816-472-3058.

Multi-Family Rehab Programs

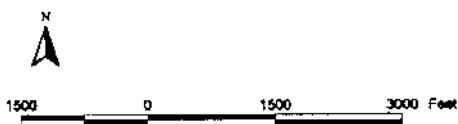
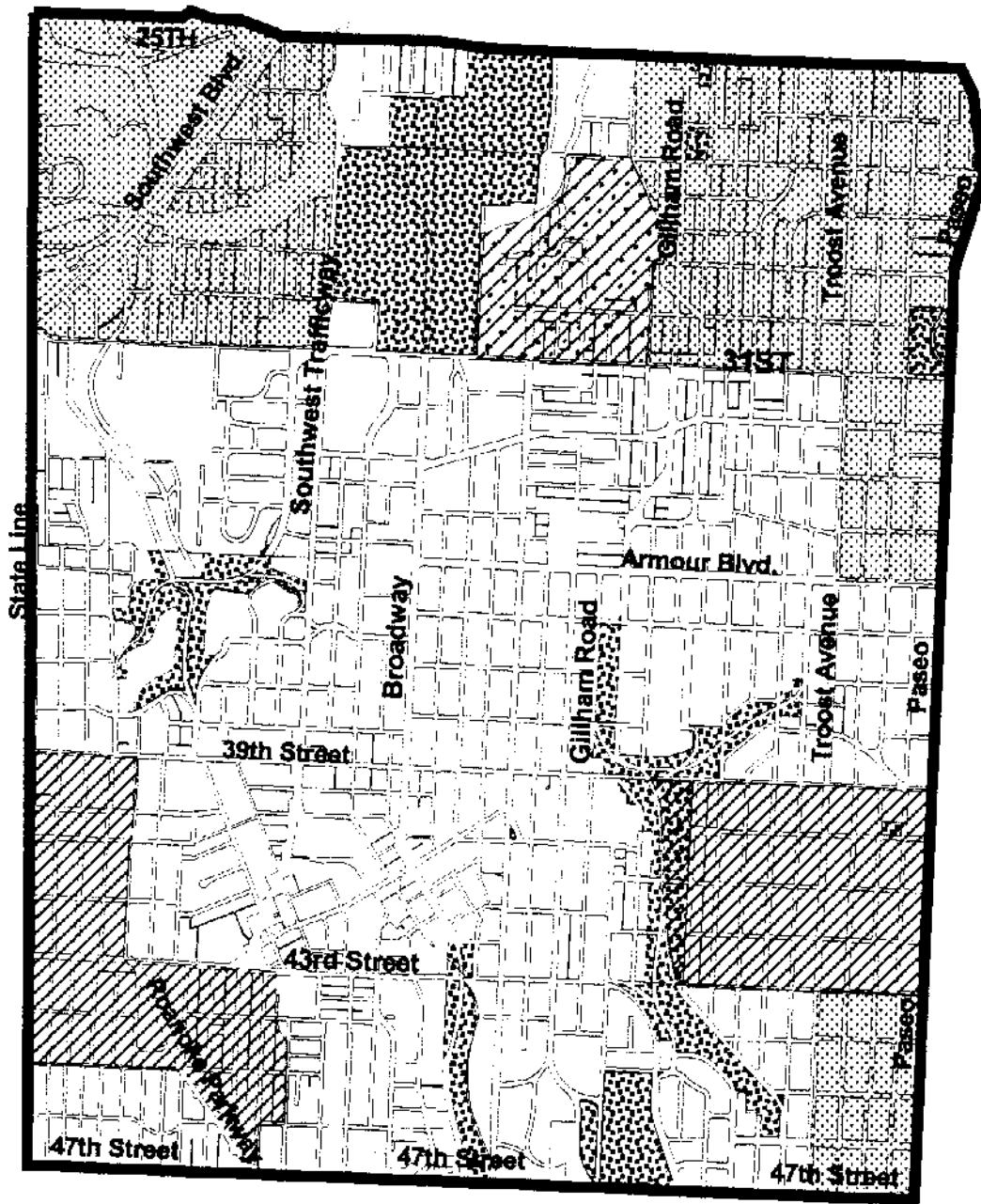
Apartment Redevelopment Fund





Kansas City's Department of Housing and Community Development provides rehabilitation or construction financing for properties of four or more rental units. Forty-five percent of the development cost must be obtained in the form of equity or conventional debt, and the remaining financing may be obtained in the form of a Community Development Block Grant deferred loan.

Assistance is limited to \$15,000 per unit for rehabilitation and \$20,000 per unit for new construction. The developer's return on investment is limited to fifteen percent. Contact the Department of Housing and Community Development at 816-513-3000 for further information.

Low-Income Housing Tax Credits.

The Missouri Housing Development Commission offers tax credits to owners and developers of low-income rental units. These credits apply to either the rehabilitation or new construction of such units. Interested companies, groups or property owners should contact the Commission at 759-6600 to determine their eligibility and the formula for appropriate tax credits.



-  Enhanced Enterprise Community
-  Neighborhood Preservation Act
-  Union Hill
-  Parks

Workshop Participants

Sam Alpert	Julie Gibson
Mark Anders	John Gladeau
Don Arney	Jim Glover
Jenny Atterbury	Pam Goldman
Carol Bachhuber	Tom Gould
Barb Bailey	Larry Hamel
Brian Ball	Cory Hampton
Tom Becker	Al Hannah
Albrun Brady-Weber	Tracy Hemsley
Mike Braun	Colleen Hernandez
Dewald Bright	Pam Hoelzel
Kathleen Brock	Kaye Johnston
Kathy Burke	Chris Jordan
Scott Burnett	Donna Kerr
Lynda Callon	Tim Knight
Howard Carson	Mitch Krueger
Vi Collins	Dana Laiben
Jim Collins	Don Lenz
Stan Counts Jr.	Edward Linnebur
John Cyprus	Terry Lock
Lois Daniel	Major Wayne Griswold
Jim Davis	Matt Martin
William Edgerly	Bobie McCanse
Joe Egan	Eddie Middleton
Michael Frith	Paul Minto
Hilda Gibbs	Mimi Moffat
Elaine Mondschein	George Niewrzal
Allen Norman	Molly O'Neill
Greg Patterson	Adriana Pecina
E.Wynn Presson	Cliff Schlappa
Don Schuman	Robert Schock
Gerald Shechter	
E.Crichton Singleton	

Brendan Smith
Curt Stoz
Ella Tolbert
Clara Vaughn
Virginia Wallace
Jim Watt
Laura Wesche
Regina White
Judy Widener
David Wilson
Michelle Wolf

Organizations Invited to Participate in Midtown TIF Housing Workshops

49-63 Neighborhood Coalition	Hispanic Economic Development Corp.
Baptist Ministers Union	La Raza Political Club
Beacon Hills-McFeders Community	Hispanic Chamber of Commerce of GKC
Black Chamber of Commerce	Historic Kansas City Foundation
Blue Hills Homes Corp.	Home Builders Association of KC
Bridging the Gap	Homesharing Program
Broadway Gillham Neighborhood	Housing and Economic Devel. Financial Corp.
Broadway Westport Council, Inc.	Housing Authority of Kansas City, MO
Broadway-Main Community Assoc.	Housing Information Center
Brush Creek Community Partners	Hyde Park Neighborhood Association
Church Community Organization	Image de Greater Kansas City
City Vision Ministries	Kansas City Art Institute
Coleman Highlands, Inc.	Kansas City Athenaeum
Community Development Corp. of KS	Kansas City Community Gardens, Inc.
Community Housing Network	Kansas City Neighborhood Alliance
Community Revitalization LLC	Kansas City Partnership Office
Concerned Clergy Association	Kauffman Foundation
Consumer Credit Counseling Service	Legal Aid of Western MO
DST Realty	Living in New Community
El Centro, Inc.	Local Initiatives Support Corp.
Friendship House	Longfellow/Dutch Hill Community Assoc.
GMAC Commercial Mortgage	The Habitat Company
Health Midwest, Inc.	The Whole Person, Inc.
Heart of America Family Services	Unicorn Theatre
Main St. Corridor Development	Union Hills Homes Association
McCormack Baron	Uptown Theater
Metropolitan Baptist Church	Urban League of Greater KC
Metropolitan Community College District	US Dept. of Housing and Urban Development
Metropolitan KC Board of Realtors	Valentine Neighborhood Association
Metropolitan Lutheran Ministry	Volker Neighborhood Association
Mid-America Regional Council	West Business Association
Missouri Housing Development Commission	West Plaza Neighborhood Association

MO Assoc. for Social Welfare
MO Housing Development Commission
Neighborhood Housing Services, Inc.
Office of Congressman Dennis Moore
Old Hyde Park Historic District, Inc.
Plaza-Westport Neighborhood
Plaza Merchants Association
Roanoke Protective Homes Assoc.
Rockhill Homes Association
Sacred Heart Homes Association
Salvation Army
SAVE, Inc.
Senior Center Council
South Plaza Neighborhood Association
Southern Christian Leadership Conf.
Southmoreland Neighborhood
Southwest Blvd. Business Assoc.
St. Lukes Hospital of KC
The Alpert Companies

Westport Citizen Action Coalition
Westport Clergy Association
Westport Crime Prevention Commission
Westport Historical Society
Westport West Business Assoc.
Westside CAN Center
Westside Housing Organization
Westwood Homes Association
Women's Employment Network

Program Formulation Staff Support

Economic Development Corporation

Joe Egan
Jim Potter
Laura Whitener
Richard Smith, esq.

City Planning & Development Department

Lisa Lassman Briscoe
Lynn Jameson
Graham Smith
John DeBauche
Alma Hubbard
Carrie Flack
Gabriel Okafor
Mario Vasquez
Ana Melgoza

Office of Neighborhood Advocate/Mayor's Office

Donovan Mouton
Millie Crossland

Housing and Community Development Department

John Tangeman
Stuart Bullington
Bill Judy
Irving Blue

Lending Partners Expressions of Interest



Commerce Bank

1000 Walnut
Post Office Box 419248
Kansas City, Missouri 64141-6248
(816) 234-2201

EDWARD J. REARDON, II
Vice Chairman

October 2, 2000

Tax Increment Financing Commission
Attn: Mr. Jim Potter
10 Petticoat Lane, Suite 250
Kansas City, Missouri 64106

RE: Letter of Interest for Midtown Housing Program Participation

Dear Commissioners,

Commerce Bank is interested in possible participation in the \$1 Million loan to initially fund the Midtown Housing Program for the Tax Increment Financing (TIF) Commission and the City of Kansas City, Missouri. We understand this loan will be backed by anticipated TIF revenues generated from the Midtown TIF Redevelopment Project. We are interested in exploring this opportunity within financially sound underwriting guidelines and with a demonstrated stream of tax revenue payments in place.

Commerce Bank is committed to the redevelopment efforts of our urban core and enthusiastically supports the TIF Commission's and City's commitment to revitalize the Midtown area of Kansas City. We look forward to learning more about the finalized Program and appreciate your efforts to keep us informed.

Sincerely,

Edward J. Reardon, II
Vice Chairman

cc: Mr. Joe Egan

Bank of America



Bank of America
Community Development Banking
1200 Main Street
Kansas City, MO 64105-2122

September 29, 2000

Tax Increment Financing Commission
Attention: Jim Potter
10 Petticoat Lane, Suite #250
Kansas City, Missouri 64106

Re: Letter of Interest for Midtown Housing Program Participation

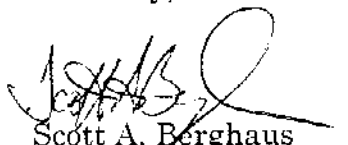
Dear Commissioners:

Bank of America is interested in exploring the opportunity to participate in a \$1 million loan to fund the Midtown Program for the Tax Increment Financing (TIF) Commission and the City of Kansas City, Missouri.

If provided a properly structured financial package that makes financial sense and has acceptable risk, we would be willing to review this request and begin due diligence needed to assemble an appropriate loan package.

Bank of America takes pride in being a leader in our community by taking the initiative to invest in the renewal efforts of our neighborhoods. We support the TIF Commission's and the City's commitment to redevelop the Midtown area of Kansas City, Missouri. Thank you for the opportunity to take a look at this unique request.

Sincerely,


Scott A. Berghaus
Senior Vice President

First Federal Bank F.S.B.

P.O. Box 419194 Kansas City, Missouri 64141-6194 (816) 241-7800

September 27, 2000

Tax Increment Financing Commission
Attn: Mr. Jim Potter
10 Petticoat Lane, Suite 250
Kansas City, MO 64106

Re: Letter of Interest for Midtown Housing Program Participation

Dear Commissioners:

First Federal Bank, FSB is interested in participating in a \$1 Million loan to initially fund the Midtown Housing Program for the Tax Increment Financing (TIF) Commission and the City of Kansas City, Missouri. We would be interested in funding up to \$100,000 of the loan on terms that meet our approval, and subject to other lender's level of participation in the remainder of the \$1 Million. We understand anticipated TIF revenues generated from the Midtown TIF Redevelopment Project will back this loan.

We at First Federal Bank, FSB enthusiastically support the TIF Commission and City's commitment to redevelop the Midtown area of Kansas City, and we look forward to participating in this Program.

Sincerely,



Alan R. White
Senior Vice President
Lending and Servicing



FDIC Insured



central bank of kansas city

2301 INDEPENDENCE BLVD. • 3740 TRUMAN ROAD • 3600 BROADWAY
P.O. BOX 240048 • KANSAS CITY, MO 64124-0048 • (816) 483-1210

Member of FDIC

September 22, 2000

Tax Increment Financing Commission
Attn: Mr. Jim Porter
10 Petticoat Lane, Suite 250
Kansas City, MO 64106

Re: Letter of Interest for Midtown Housing Program Participation

Dear Commissioners:

Central Bank of Kansas City, subject to its standard underwriting requirements, is interested in participating in a \$1 million loan to initially fund the Midtown Housing Program for the Tax Increment Financing (TIF) Commission and the City of Kansas City, Missouri. We understand this loan will be backed by anticipated TIF revenues generated from the Midtown TIF Redevelopment Project.

We at Central Bank of Kansas City enthusiastically support the TIF Commission's and the City's commitment to redevelop the Midtown area of Kansas City, and we look forward to participating in this program.

Yours truly,

William M. Dana, Jr.
President & C.E.O.

WMD:vmr

FIRSTBANK

OF KANSAS CITY

September 20, 2000

Mr. Jim Porter
Tax Increment Financing Commission
10 Petticoat Lane, Suite 250
Kansas City, Missouri 64106

Re: Letter of Interest for Midtown Housing Program Participation

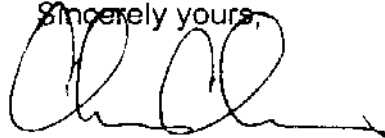
Dear Mr. Potter,

First Bank of Kansas City is interested in participating in a one million dollar loan to fund the Midtown Housing Program for the Tax Increment Financing Commission and the City of Kansas City, Missouri.

We understand that this loan will be backed by anticipated Tax Increment Financing revenues generated by the Midtown Redevelopment Project.

First Bank of Kansas City enthusiastically supports the Tax Increment Financing Commission's and the City's commitment to redevelop the Midtown area of Kansas City.

Sincerely yours,



Thomas c. Owens
President

Strategic Partners Expressions of Interest



KANSAS CITY PARTNERSHIP OFFICE

4435 Main Street
Suite 910
Kansas City, Missouri 64111

October 4, 2000

Mr. John Crawford
Director of Planning and Development
Economic Development Corporation
Of Kansas City
10 Petticoat Lane, Suite 210
Kansas City, Missouri 64106

Dear John:

As we have discussed, the Kansas City Partnership Office for Fannie Mae is very interested in working with the Economic Development Corporation (EDC) and other interested parties in support of the Mid-Town TIF district and associated housing opportunities. As you are aware, the Partnership Office has announced a \$4 Billion, five-year investment plan to serve 43,000 families. Much of this effort is targeted at the revitalization of central city neighborhoods and the Mid-Town TIF initiative is very much in line with these priorities.

Our potential support could involve work on creative down payment and closing cost assistance programs, first mortgages for the purchase of new homes or the rehabilitation of existing homes and debt or equity financing for multi-family developments. We would also like to explore the role of employer based housing assistance to support the purchase of homes within the TIF.

We look forward to working with the City of Kansas City, Missouri, the EDC and other housing stakeholders on this project.

Sincerely,

William H. Brown

CITY OF FOUNTAIN
HEART OF THE NATION



KANSAS CITY
MISSOURI

**Department of Housing and
Community Development**

11th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

(816) 513-3000

DATE: September 22, 2000
TO: Tax Increment Finance Commissioners
FROM: John Tangeman, Director of Planning
RE: Midtown Housing Plan Resources

As you consider final recommendations for the Midtown Housing Plan, you should be aware of the potential for utilizing other existing resources to assist housing rehabilitation, particularly those targeted for low and moderate income persons and families. This department is committed to utilizing the full range of its available programs to assist existing and new homeowners throughout the Midtown Redevelopment areas. We look forward to continue working with the TIF Commission in this effort.

CITY OF MOUNTAINS
HEART OF THE NATION



KANSAS CITY
MISSOURI

Office of the Mayor

Mayor Kay Barnes

29th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2778

(816) 513-3500
Fax: (816) 513-3518

October 4, 2000

Commissioners,

As Mayor Kay Barnes' Neighborhood Advocate, I have realized the greatest success on issues involving our community when neighborhoods, private interest and government are brought together to leverage resources and take advantage of opportunities. With this guiding principle in mind I would like to express interest in coordinating with the Tax Increment Financing Commission (TIFC) to promote neighborhood revitalization within the midtown area of Kansas City, Missouri. More specifically, I would like to express the Mayor's Office interest in coordinating with the TIF Commission, so as to further leverage the Commission's Housing Program's impact in the midtown area.

The Office of the Mayor is pleased to support the Midtown TIF Housing Program.

Sincerely,

Donovan D. Mouton
Neighborhood Advocate,
Office of the Mayor



Kansas City Local Initiatives Support Corporation
One West Armour Boulevard, Suite 10, KCMO 64111,
816.753.0055, Fax:753.6883, E-mail: jwhite@liscnet.org

October 8, 2000

Tax Increment Financing Corporation
Attn: Mr. Jim Potter
10 Petticoat Lane, Suite 250
Kansas City, Missouri 64106

Re: Letter of support for Midtown Housing Program

Dear Commissioners:

The Local Initiatives Support Corporation supports the Midtown Housing Program and the financing model which you are developing using TIF revenues from the commercial enterprises to support housing investment. If there is a way we can become more involved in helping to bring this important strategy to realization, please do not hesitate to let me know.

Again, best of luck with the plan.

Sincerely,

A handwritten signature in black ink that reads "James M. White". The signature is written in a cursive, flowing style.

James M. White
Senior Program Director



LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

October 18, 2000

Tax Increment Financing Commission
10 Petticoat Lane, Suite 250
Kansas City, Missouri 64106

Subject: Midtown Redevelopment Initiatives

Commissioners,

As Chairman of the Land Clearance for Redevelopment Authority (LCRA), I would like to express interest in LCRA coordinating with the Tax Increment Financing Commission (TIFC) to promote redevelopment within the Midtown area of Kansas City, Missouri. More specifically, I am interested in utilizing the LCRA's program resources, where appropriate, and in coordination with the TIF Commission, so as to further leverage the Commission's Housing Program's impact in the Midtown Area. For example, providing 10-year tax abatement for rehabilitated single-family homes may assist the Commission in maximizing homeowner interest.

I intend to recommend to my Board that LCRA enter into such a partnership with the TIF Commission in the Midtown TIF Housing Program.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Duffy', written over a white background.

Mr. Michael Duffy
Chairman
Land Clearance for Redevelopment Authority

ECONOMIC DEVELOPMENT CORPORATION OF KANSAS CITY, MISSOURI

10 PETTICOAT LANE ■ SUITE 250 ■ KANSAS CITY, MISSOURI 64106-2103 ■ 816-221-0636 ■ FAX 816-221-0189 ■ 800-889-0636
INTERNET: <http://www.edckc.com> ■ E-mail: edckc@edckc.com or 73531.625@compuserve.com