

Bannister & Wornall Tax Increment Financing Plan
Ten Year Status Report

TIF Plan: Bannister & Wornall

Developer: Burns & McDonnell Engineering Company, Inc.

Date Plan Approved by TIFC: April 22, 2014

Date Approved by City Council: May 15, 2014 **Ordinance No. 140372**

Date Amended by City Council:

First Amendment: January 25, 2018 **Ordinance No. 180019**

Second Amendment: November 3, 2022 **Ordinance No. 229068**

General Location: The Plan area is generally bounded by Ward Parkway on the north, Wornall Road on the east, Bannister Road (95th Street) on the south, and the Ward Parkway Office Park South subdivision on the west in Kansas City, Jackson County, Missouri.

Plan Objectives: The development contemplated by the Plan will include the demolition of an approximately 75,000 sq. ft. existing structure located at 9400 Wornall Road, construction of an approximately 471,467 sq. ft. of office space, to be undertaken in two phases, along with approximately 340 surface parking spaces, an approximately 1,583 space parking garage, and all necessary infrastructure to support such improvements, including site preparation, utility construction and relocation, curbs, sidewalks, aesthetic improvements, landscaping and other improvements.

Area Designation: [x] Blight

TIF Plan Information	Projected	Actual-to-Date
Number of Project Areas	2	2
Projected Total Project Costs	\$232,219,643	\$123,393,979
Total EATS Since Inception	---	\$7,301,987
Total Disbursed to Date	---	\$6,955,553
Job Creation	2,100	4,360
Initial/Current Assessed Value	\$2,645,558	\$53,219,424

Project Improvements	City Council Approval	Ordinance #
Project A	1/25/2018	180019
Project B	11/3/2022	140374

Plan/Project Status: **Project A** involved the demolition of an existing 75,000 sq. ft. building and the new construction of a 4 story, 310,000 sq. ft. building with a footprint of 78,000 sq. ft. on 17.5 acres. The building frame is constructed of over 18,023 tons of steel, the exterior façade has over 5,934 individual metal and stone panels and 62,00 face sq. ft. of storefront and curtainwall glass. The garage is precast concrete with 5 levels and holds over 800 cars. Construction of construction started in 2014 and was completed in March 2014. They currently employ 1,106 people at this site. Inside the building there are four large training rooms, a 250-person auditorium, 60 conference rooms, a Credit Union, health clinic, a 2,500 sq. ft. rooftop terrace, and a 17,000 sq. ft. Daycare serving 144 children.

Project B: The Project Improvement consists of approximately 142,304 gross square fott, four (4) level office building with entry lobby, general offices, and other ancillary spaces. The Project Improvements include, without limitation, core & shell along with full tenant improvement fit-out. Additionally, an approximately five hundred and fifty (550) stall expansion to the structured parking garage on Lot 1 has been designed and constructed. The Project Improvements were completed in June 2020.

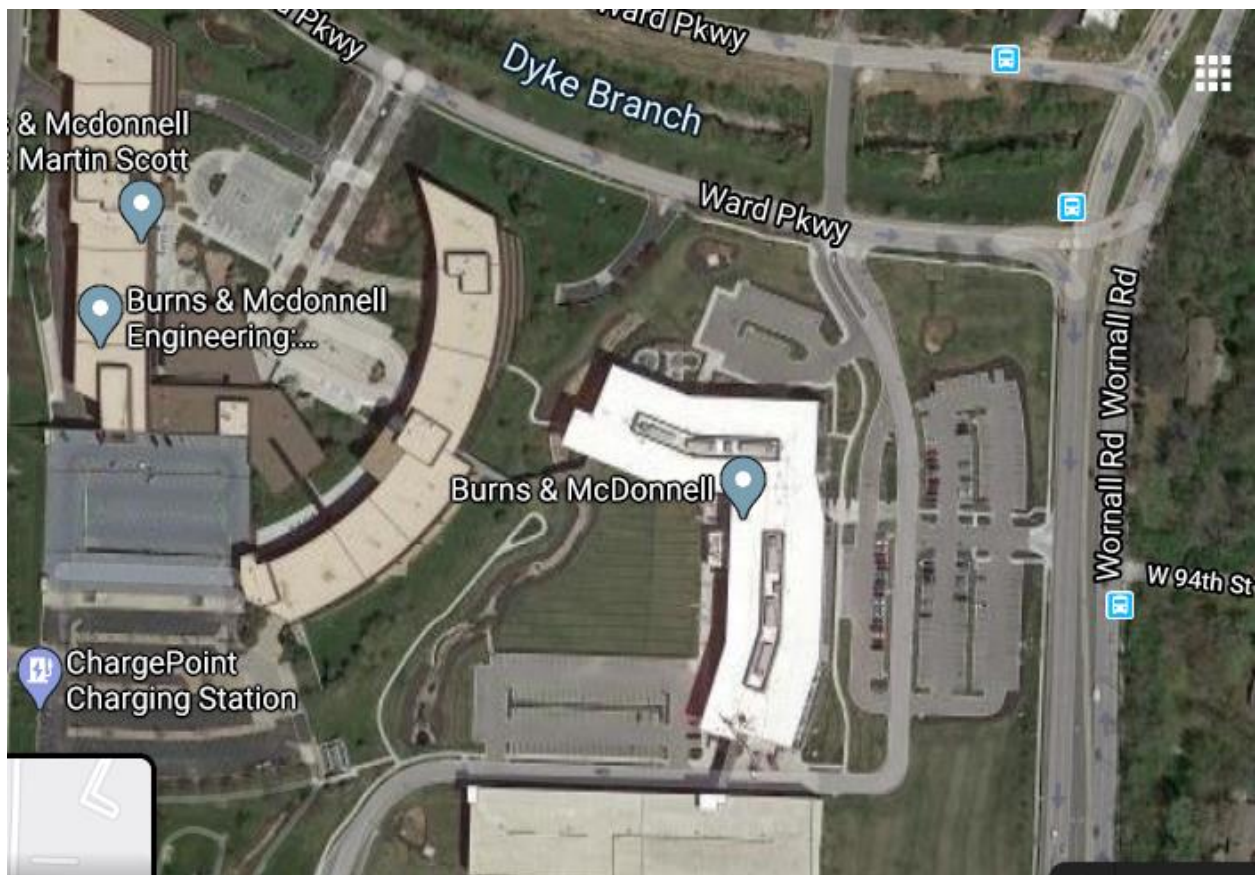
(Need an updated description)

Site Plan



Burns & McDonnell Office Expansion

Aerial View



PHOTOS



9400 Wornall





The bifacial photovoltaic modules collect sunlight from the front and back. The back side of a panel generates electricity from ambient light that has passed through the panel or is reflected off surrounding surfaces, while the front side operates simultaneously, resulting in higher power generation than standard single-sided panels.

