

**1200 Main /South Loop TIF Plan**  
**Twenty Year TIF Progress Report**

**TIF Plan: 1200 Main/South Loop Tax Increment Financing Plan**

**Developers:** Kansas City LIVE, LLC; H & R Block Services, Inc.; President Hotel, LC; Andrews McMeel Universal, Inc; 112 Redevelopers, LLC; and the City of Kansas City, MO, and NP Power & Light Building, LLC

**Date Approved by TIFC: January 14, 2004**

**Date approved by City Council: March 4, 2004 Ordinance: 040154**

**Date Amended:**

<b>First Amendment:</b>	<b>July 8, 2004</b>	<b>Ordinance: 040738</b>
<b>Second Amendment:</b>	<b>November 9, 2004</b>	<b>Ordinance: 041244</b>
<b>Third Amendment:</b>	<b>March 30, 2006</b>	<b>Ordinance: 051060</b>
<b>Fourth Amendment:</b>	<b>May 11, 2006</b>	<b>Ordinance: 051532</b>
<b>Fifth Amendment:</b>	<b>April 19, 2007</b>	<b>Ordinance: 070502</b>
<b>Sixth Amendment:</b>	<b>October 11, 2007</b>	<b>Ordinance: 070950</b>
<b>Seventh Amendment:</b>	<b>December 13, 2007</b>	<b>Ordinance: 071171</b>
<b>Eighth Amendment:</b>	<b>August 14, 2014</b>	<b>Ordinance: 140530</b>

**General Location:** The Redevelopment Plan Area is an area generally within the boundaries of an area beginning with Oak Street on the east from Truman Road to northern property line of Lot A, Block 71 of McGee's Addition until it intersects with the north-south vacated alley between Oak Street and McGee Street; then north along the vacated north-south alley between Oak and McGee; then the Redevelopment Area turns west along the north property line of Lots 139, Block 10 of McGee's Addition until it intersects with McGee Street; then the Redevelopment Area runs north along McGee Street until it intersects the north property line of Lot 16 of Block 2 of McGee's Addition; then the Redevelopment Area runs west along the north property line of Lot 16 of Block 2 of McGee's Addition until it intersects the center line of north-south alley between McGee and Grand; then the Redevelopment Area runs north along the center line of the north-south alley between McGee and Grand until it intersects the north property line of Lot 21 of Block 2 of McGee's Addition until Grand Avenue; then the Redevelopment Area runs west until it intersects the center line of Grand Avenue; then south on Grand to 13th Street; then the Redevelopment Area runs west on 13th Street until Walnut Street; then the Redevelopment Area runs north to Petticoat Lane; then the Redevelopment Area runs west to Main Street; then the Redevelopment Area runs north to the northern

boundary of Lot 1, E & A Subdivision; then the Redevelopment Area runs west long the northern boundary of Lot 1, E & A Subdivision (located within the block bound by 10<sup>th</sup>/11th/Main and Baltimore) and the east-west alley lying north of Lot 1, E & A Subdivision to Baltimore Avenue; then the Redevelopment Area runs south to the southern boundary of Lot I. E & A Subdivision; then the Redevelopment Area runs east along the southern boundary of Lot 1, E & A Subdivision and the southern boundary of Lot 2, E & A Subdivision to Main Street; then the Redevelopment Area runs south on Main Street until 12th Street; then the Redevelopment Area turns west along 12th to Baltimore Avenue; then the Redevelopment Area runs south on Baltimore Street until 13th Street; then the Redevelopment Area runs west on 13th Street until the alley bisecting Wyandotte Street and Baltimore Avenue; then the Redevelopment Area runs south along the alley until it reaches the alley bisecting 13th and 14th Street; then the Redevelopment Area runs east along and beyond the alley until Baltimore Avenue; then the Redevelopment Area runs south on Baltimore Avenue until 14th Street; then the Redevelopment Area runs west on 14th Street until Central; then the Redevelopment Area runs south on Central until Truman Road; and then the Redevelopment Area runs east along Truman Road, the southern boundary of the Redevelopment Area to Oak Street in Kansas City, Jackson County, Missouri. (the “City”) as legally described in Exhibit IA (the “Redevelopment Area”).”

The Redevelopment Area excludes the west 43 feet of south 24 feet of Lot 25, Block 2 McGee’s Addition.

**Plan Objective:** The original plan objective was to acquire, develop, construct, rehabilitate and improve office space, parking garages, public improvements, streetscape, park development, residential development, retail development, as well as all necessary public infrastructure, appurtenances and utilities. The Project Improvements were to consist of the acquisition and demolition of the vacant Jones Store Building, construction of retail/entertainment uses of approximately 325,000 to 450,000 square feet, construction of two office buildings containing approximately 450,000 to 650,000 square feet and 250,000 to 300,000 square feet, renovation of Hotel President, construction of mixed development which will include residential, retail, office, and open space uses, construction of improvements in and parking.

**TIF Financing:** City Bonds and Pay-As-You Go

**Area Designation:** Blight

<b>TIF Plan Information</b>	<b>Projected</b>	<b>Actual-to-Date</b>
Number of Project Areas	13	14
Projected Total Project Costs	\$920,000,000	---
Total EATS Since Inception	----	\$162,000,000
Total PILOTS Since Inception	----	\$ 45,000,000
Total Disbursed to Date	----	\$354,000,000*
Job Creation	2,175	2,912
Initial Assessed Value	\$33,773,369	\$113,000,000

\*Includes interest

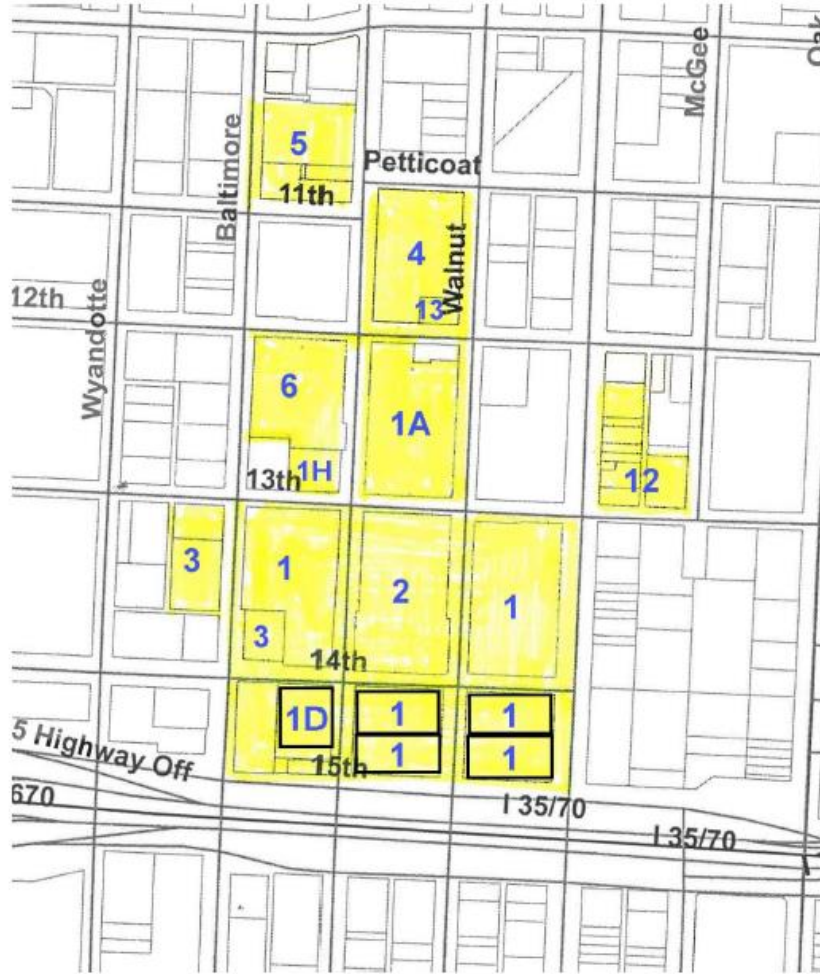
<b>TIF Projects Approved</b>	<b>Date Approved by City Council</b>	<b>Ordinance No.</b>	<b>Status</b>
Project 1 – Power & Light District	12/13/2007	040155	Completed - 2009
Project 1A – Power & Light District	12/18/2008	071172	Completed - 2009
Project 1D – Empire Theatre	12/18/2008	071173	Completed - 2009
Project 1H – Midland Theatre	8/21/2008	071177	Completed - 2009
Project 2 – H&R Block Hdqtrs	7/23/2006	040156	Completed - 2007
Project 3 – President Hotel/Garage	12/1/2005	040157	Completed - 2006
Project 4 *	2/27/2014	040158	N/A
Project 5 *	2/27/2014	040159	N/A
Project 6 *	2/27/2014	040160	N/A
Project 7 – H & R Block Expansion	2/27/2014	040161	Not started yet**
Project 12	4/21/16	051528	Not started yet**
Project 13 – AMU Boley Bldg	10/11/2007	070948	Completed – 2009
Project 14 – AMU Boley Bldg	12/18/2008	070949	Completed - 2009

*\*No Developer has been identified yet.*

*\*\*Development is dependent upon market conditions*

1200 MAIN/SOUTH LOOP TIF PLAN  
NINTH AMENDMENT

SITE PLAN (PROJECTS)



**Before & After Project Photos**



**West Side of Grand Avenue Between 13<sup>th</sup> & 14<sup>th</sup> Streets**



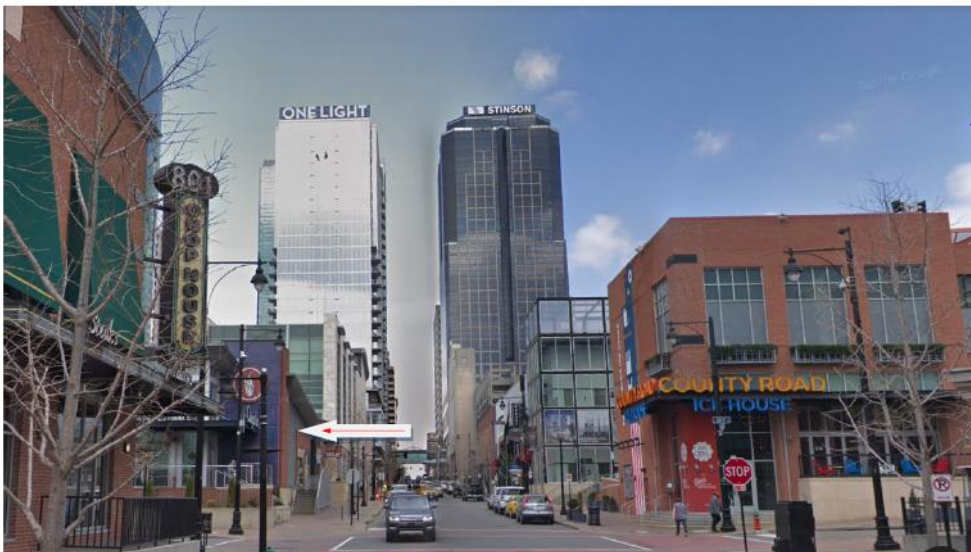
1024 x 590

**Project 1/KC LIVE**





NW Corner of 14<sup>th</sup> & Walnut Street



Project 1/KC LIVE

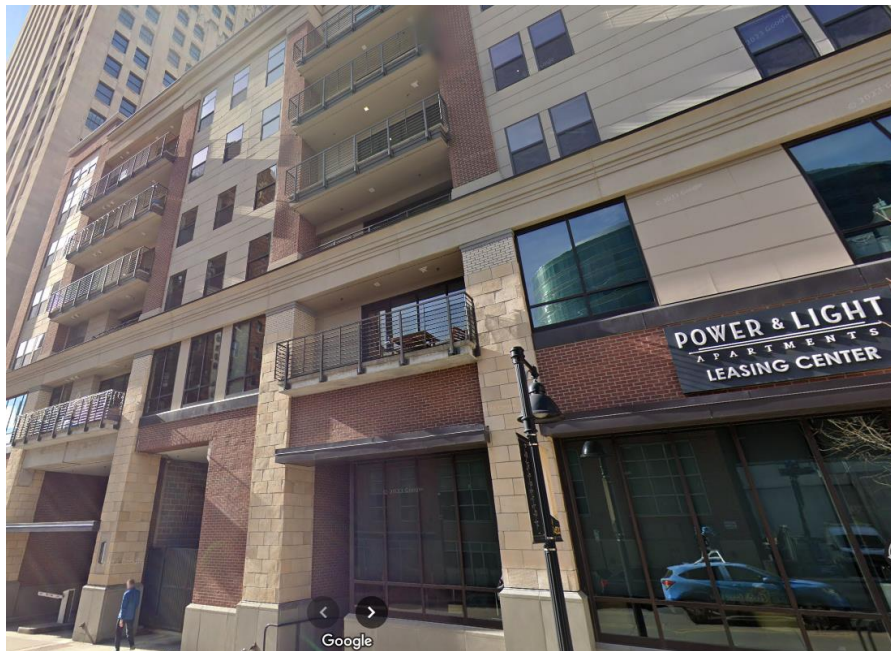




East Side of Main – 13<sup>th</sup> to 14<sup>th</sup> Streets



Project 1/KC LIVE



**1316 Baltimore Garage**



**Cosentino's Grocer and H & R Block**