

Gateway 2000 TIF Plan

PROJECT 1 EXPIRATION

Gateway 2000 TIF Plan overview

The Gateway 2000 TIF Plan was undertaken in 1995 to attract the Gateway 2000 computer hardware company to locate part of its facilities to the West Bottoms in Kansas City.

Gateway 2000 closed its Kansas City operations in 2006. The buildings are now occupied by Mark I and Missouri state offices.

Gateway 2000 TIF Plan overview



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- ▶ Plan approved in 1995
- ▶ Blighted area
- ▶ 3 project areas
- ▶ Project 1 completed in 1997
- ▶ Projects 2 and 3 were not completed
- ▶ Redeveloper – Gateway 2000

Redevelopment Area

Bound by 670 on the north, Kansas state line on the west, 15th Street on the south and Genessee Street on the east



Project 1

- ▶ Project 1, located at 1410 and 1414 Genessee, consists of the renovation of the A. Reich & Sons Food Distribution facility into office space and the construction of a new 2-story office building at 1410 Genessee with 1,077 parking spaces.
- ▶ The 1414 building straddles the state line with about half of the building located in each of Missouri and Kansas.

Project 1

- ▶ Total project budget: \$30 million
- ▶ Costs reimbursable from TIF: \$12 million
- ▶ Total certified costs: \$27.6 million
- ▶ Total paid to date: \$7 million
- ▶ On the Kansas side, Gateway constructed a \$2 million pump station to serve the entire watershed.

Then and Now – Project 1

Then

Base Assessed
Valuation:

\$447,000

Now

Current Assessed
Valuation:

\$3.3 million

Then and Now – Project M

Then

Base EATs:

\$0

Now

Current EATs:

\$35,000

Expiration of other project area

- ▶ Project 2 expires in 2025.

Recommendation

That the Commission recommend that the Council (1) acknowledge that the 23-year period for the capture of tax increment financing for Project 1 has expired and (2) terminate the designation of Project 1 as a project area.