

Eleventh Street Corridor Tax Increment Financing Plan

Five Year Progress Report

Approved by Resolution No. 92-60

Developers: Eleventh Street Corridor Development Corporation
Walnut Creek Ranch, LLC
Crossroads Academy of Kansas City, Inc.
DTC Community Development, Inc.
Young Men’s Christian Association of Greater Kansas City

Date Plan Approved by City Council: December 10, 1992 Ordinance No. 921355

Date Amended by City Council:

First Amendment:	June 23, 1994	Ordinance No.
940721		
Second Amendment:	November 21, 1995	Ordinance No.
951478		
Third Amendment:	April 11, 1996	Ordinance No. 960295
Fourth Amendment:	Not Approved	
Fifth Amendment:	November 23, 1998	Ordinance No.
981334		
Sixth Amendment:	September 2, 1999	Ordinance No. 991015
Seventh Amendment:	November 13, 2003	Ordinance No.
031223		
Eighth Amendment:	November 18, 2004	Ordinance
No. 041258		
Ninth Amendment:	March 24, 2008	Ordinance No. 050325
Tenth Amendment:	January 12, 2012	Ordinance No. 120025
Eleventh Amendment:	April 12, 2014	Ordinance No. 140285
Twelfth Amendment:	May 7, 2015	Ordinance No. 150328
Thirteenth Amendment:	October 11, 2018	Ordinance No. 180748
Fourteenth Amendment:	October 25, 2018	Ordinance No. 180807
Fifteenth Amendment:	July 11, 2019	Ordinance No.
190520		

General Location: The general Plan Area is generally located between 7th Street on the north, Wyandotte Street on the east, 12th Street and Bee Line Street on the south and interstate 29 on the west, in Kansas City, Jackson County, Missouri.

Plan Objective: Redevelopment and rehabilitation of the Centennial building located at the intersection of West 10th and Central Street, the Hereford Building and the Cancer Society Building located south of West 11th Street between Interstate 29 and Pennsylvania Avenue, the Deramus Building located at the intersection of West 11th and Central Streets; development of additional office, commercial and residential space; together with all necessary utilities, street improvements and appurtenances throughout the Redevelopment Area.

TIF Financing: Pay-As-You Go

Area Designation: Conservation

TIF Plan Summary

TIF Projects Approved	Date Activated	Ordinance No	Status
Project A – Hereford Block Parking	9//16/99	050475	Completed in 2000
Project B – Blossom House	11/26/02	921356	Completed in 2007
Project C – 10 th & Wyandotte - YMCA	11/26/02	921357	Completed in 2023
Project D – 11 th & Broadway Bldg	4/695	921358	Completed in 1997, Expired
Project E – Centennial Bldg	12/10/92	921359	Completed in 1995, Expired
Project F – Thayer Place	6/23/94	921360	Completed and Expired
Project G1 – Fashionbilt bldg	4/695	940722	Completed in 1996, Expired
Project G2 – Parking	4/6/95	940723	Completed and Expired
Project G3 – Tower Office Bldg	8/8/96	940724	Completed and Expired
Project H1 – Parking	4/6/95	940725	Completed and Expired
Project H2 - Parking	4/6/95	940726	Completed and Expired
Project H3	11/26/02	940727	Not Implemented
Project I – Bank Street Office Bldg	12/10/98	940728	Completed in 2001
Project J	11/26/02	940729	Not implemented
Project K	11/26/02	940731	Not implemented
Project L – Streetscape and Parking	11/26/02	940732	Completed in 1996
Project M – The Poindexter Bldg	11/26/02	951479	Completed in 1996, Expired
Project N	11/26/02	940733	Not implemented
Project O	11/26/02	940734	Not implemented
Project P	11/26/02	940735	Not implemented
Project Q	11/26/02	940736	Not implemented
Project R	11/26/02	940737	Not implemented
Project S	11/26/02	951480	Not implemented
Project T	11/26/02	951481	Not implemented
Project U – Parking garage	12/10/98	951482	Completed and Expired
Project V – Parking garage	12/10/98	951483	Completed and Expired

Project W	11/26/02	951484	Not implemented
Project X – 700 Central Bldg	3/2/00	981335	Completed and Expired
Project Y – Cathedral Square	9/2/99	991016	Completed in 2002, Expired

	TIF Plan Projections	Actuals
Number of Project Areas	29	29
Project Costs	\$284,000,000	Unknown
Total EATS Since Inception	----	\$69,,500,000
Total PILOTS Since Inception	----	\$35,500,000
Total Jobs	N/A	317
Total Disbursed to Date	----	89,000,000
Initial Assessed Value	\$3,800,000	----
Assessed Value	----	\$9,576,117

Community Benefit - The TIF Plan sets aside 30% of EATS collected for historic neighborhood projects. To date the TIF Plan has distributed \$12,365,500 to neighborhood improvement projects.



EXAMPLES OF ELEVENTH STREET CORRIDOR PROJECTS



**Deramus Building
301 West 11th Street – Project Area E**



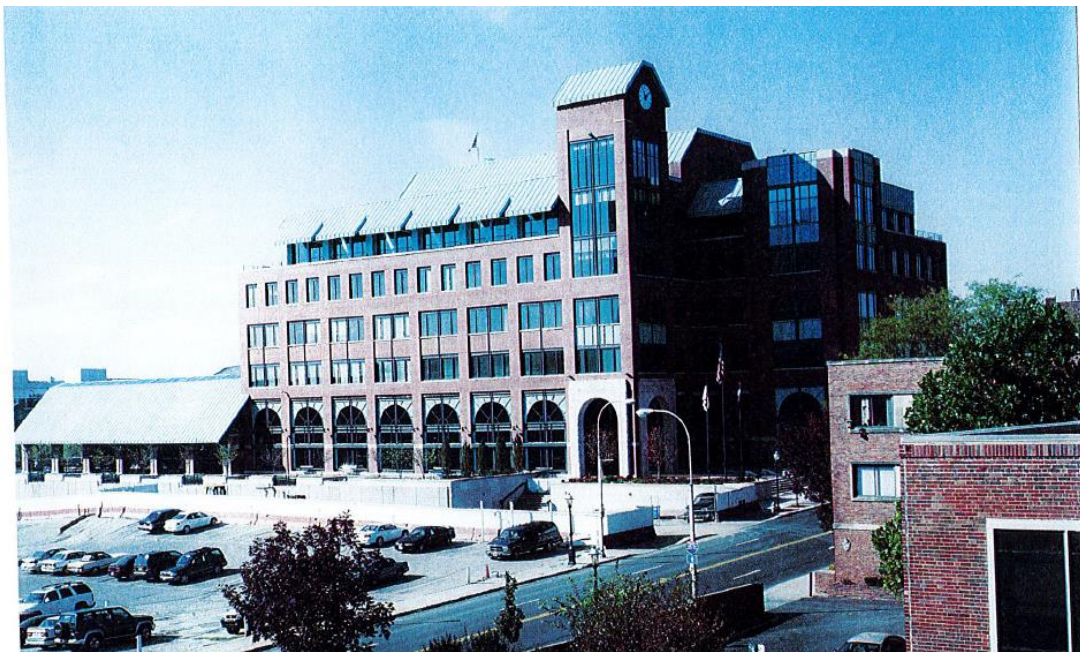
**Poindexter/Gatlin Building
801 Broadway – Project Area M**



Thayer Building – 816 Broadway – Project Area F



CROSSROADS ACADEMY
1015 Central – Project Area M



CATHEDRAL SQUARE
427 West 12th Steet – Project Area Y