



A Quick Reference Guide to Frequently-Used Development/Redevelopment Tools in Kansas City, Missouri

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This is intended as an over-simplified summary of the various programs only. Please consult the appropriate agency for more detailed information.

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Program	Agency	Main Incentive	General Information	Estimated Costs to create
PIEA (Planned Industrial Expansion Area)	PIEA (Planned Industrial Expansion Authority)	Real Property Tax Abatement (10 years of 100% of the increased taxes, then 15 years of 50% of the increased taxes) An “upfront” financial analysis is required to determine need.	<ol style="list-style-type: none"> 1. The property or area must be “blighted” or “insanitary” to qualify. 2. A Blight Study and General Development Plan must be approved by both the PIEA and City Council. 3. Many projects will be required to rezone to URD (Urban Revitalization District). 4. Your project must be in conformance with that Plan. 5. Your project must be approved by the PIEA. 6. Single-family housing is not eligible for assistance. 7. There is a 4 - 5 month timeframe to create a PIEA. 8. There is a 45 – 60 day timeframe to get a project approved. 	<ol style="list-style-type: none"> 1. PIEA fees – est. \$3,000 - \$6,000. 2. Blight Study & General Development Plan - \$7,000 - \$15,000 typical. 3. Your own attorney and consultant fees. 4. PIEA tax abatement fees after project completion.
Chap. 353	EDC	Real Property Tax Abatement (10 years of 100% of the increased taxes, then 15 years of 50% of the increased taxes) An “upfront” financial analysis is required to determine need.	<ol style="list-style-type: none"> 1. You must document that your property is “blighted” to qualify. 2. You must form an “Urban Redevelopment Corporation” to own the project. 3. A Blight Study and Development Plan must be approved by the City Council after a review by 353 advisory board 4. Most projects will be required to rezone to UR (Urban Redevelopment). 5. Your project must be in conformance with that Plan. 6. Your project will be subject to the City’s MBE/WBE requirements. 7. Your project must be completed by contractors paying “prevailing wages.” 8. There is a 4 – 5 month timeframe to create a Chap. 353. 	<ol style="list-style-type: none"> 1. City fees - \$500 residential projects and \$500 - \$5,000 for commercial projects. 2. Preparation of the Blight Study and Urban Redevelopment Plan. 3. Your own attorney and consultant fees. 4. Funding agreement to cover EDC costs (legal, other)
URA (Urban Renewal Area)	LCRA (Land Clearance for Redevelopment Authority) Contact the EDCKC.	Real Property Tax Abatement (10 years of 100% of the increased taxes) An “upfront” financial analysis is required to determine need.	<ol style="list-style-type: none"> 1. The property or area must be “blighted” or “insanitary” to qualify. 2. A Blight Study and Urban Renewal Plan must be approved by both the LCRA and City Council. 3. Many projects will be required to rezone to UR (Urban Redevelopment). 4. Your project must be in conformance with that Plan. 5. Your project will be subject to the City’s MBE/WBE requirements. 6. Your project must be approved by the LCRA. 7. There is a 4 – 5 month timeframe to create a URA. 	<ol style="list-style-type: none"> 1. LCRA - \$4,000 Urban Renewal Plan fee (additional costs possible). 2. Your own attorney and consultant fees. 3. \$3,000 commercial project application fee.
TIF (Tax Increment Financing)	TIF Commission (Tax Increment Financing Commission) Contact the EDCKC.	Recapture PILOTs and EATS (Up to 23 years of 100% of the increased property taxes and 50% of economic activity taxes may be available to pay for some or all eligible project costs) An “upfront” financial analysis is required to determine need.	<ol style="list-style-type: none"> 1. The property/area must qualify as a “blighted” or “conservation” area. 2. A TIF Plan must be approved by both the TIF Commission and City Council. 3. Many projects will be required to rezone to UR (Urban Revitalization). 4. Your project must be in conformance with that Plan. 5. Your project will be subject to MBE/WBE, prevailing wage, and workforce requirements. 6. Your project must be approved by the TIF Commission and City Council. 7. There is a 6 – 7 month timeframe to create a TIF. 	<ol style="list-style-type: none"> 1. TIF Commission - \$20,000 application fee w/additional costs possible. (An additional \$10,000 retainer will be required.) 2. Your own attorney and consultant fees. 3. TIF Commission - 5% of all TIF revenues generated.
Missouri WORKS - EEZ (Enhanced Enterprise Zone)	EEZ Boards (There is an Enhanced Enterprise Zone Board for each of the 3 EEZs in KCMO.) Contact the EDCKC.	Retention of State Income Tax or Tax Credits and Local Real Property Tax Abatement (local benefit is a 10 years abatement of 50% of the increased taxes; more possible)	<ol style="list-style-type: none"> 1. Your business must be an “eligible business” for the Missouri WORKS program; retail, housing, food/beverage, gaming/gambling, and adult-oriented businesses are not eligible. 2. Your business must create at least 2 jobs and invest at least \$100,000 to qualify. 3. Your property must be located within one of the three Kansas City EEZs. 4. Rezoning may not be required, depending upon the business use and existing zoning. 5. Your property does not have to be “blighted” or “insanitary” to qualify. 6. If your business is awarded Missouri WORKS benefits, real property tax abatement is awarded. 7. There is a 1 – 2 month EEZ application timeframe. 	<ol style="list-style-type: none"> 1. Enhanced Enterprise Zone Board - \$300 application fee. 2. EEZ property tax abatement fee depends upon the building’s total square footage.