

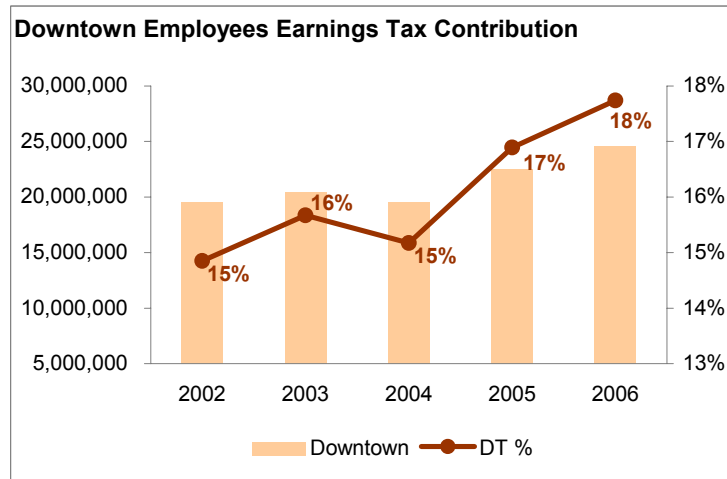


Economic Impact of Downtown Kansas City, Missouri

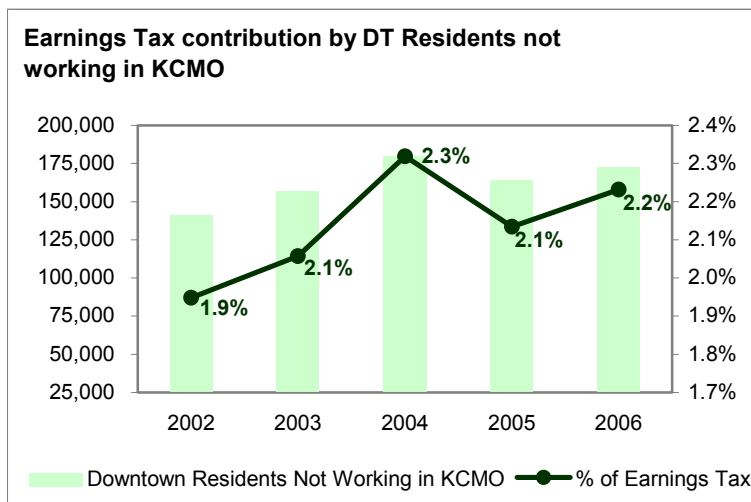
Draft 3/27/2007

Financial Impact

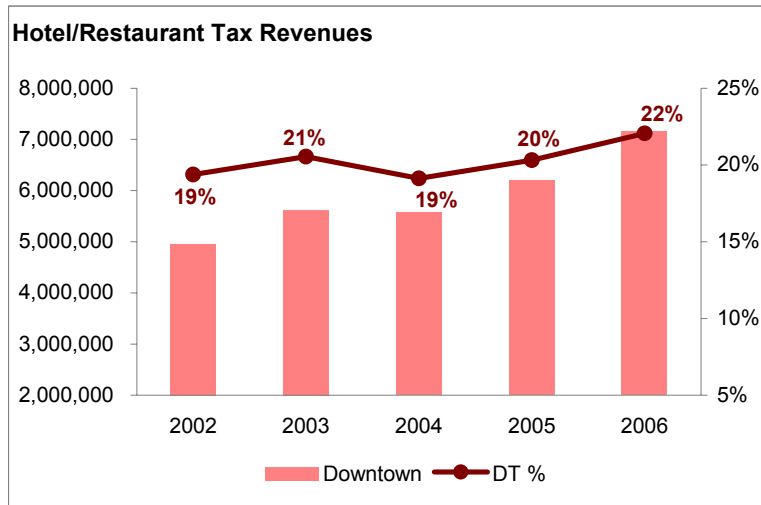
- Downtown employees contributed \$ 24,547,530 to the City earnings tax, or 18% of the FY2006 net earnings tax (withholding).



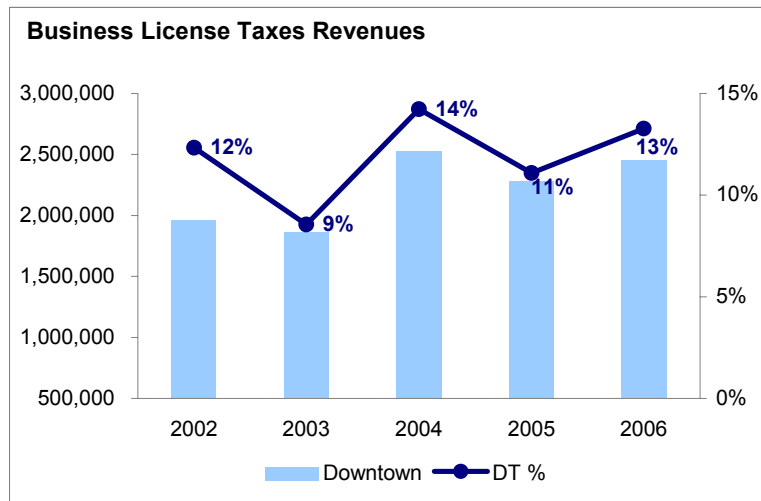
- Downtown residents who do not work Downtown contribute an additional \$2 million in earnings taxes.
- Downtown residents who do not work in KCMO contributed an additional \$172,728 in earnings tax, or 2% of the FY2006 net earnings tax collections (wage earner).



- Downtown contributed **\$ 7,158,032** in Convention and Tourism Tax revenues in FY2006, accounting for **22%** of the City's net total. Revenues consisted of:
 - Hotel/Motel tax \$4,615,983
 - Restaurant tax \$2,542,048



- Revenues from Business License Taxes totaled **\$ 2,448,410**, or **13%** of the City's total in FY 2006.



- Sales tax generated in Downtown zip codes has averaged **\$33,092,317** since 2002, accounting for an average **25%** of the total sales tax in that time.

New Investment

- The unparalleled transformation of Downtown Kansas City eclipsed \$4 billion of investment in 2006.
- Several catalytic projects, securing Downtown Kansas City as a major regional destination, began to take shape and enter the market in 2006. The H&R Block world headquarters as well as the IRS regional service center are now complete. The Power & Light District, AMC's flagship Main Street Theatre, Sprint Center arena, and Convention Center ballroom are all under construction and will be completed in 2007.

A Business Center

- There are approximately 3,000 businesses Downtown, employing 100,000 people.
- Approximately 35% of Kansas City, MO employees and 10% of the MSA's employees work Downtown.

Employers Employing 3,000 and Over

AT&T
Children's Mercy Hospitals and Clinics
City of Kansas City, Missouri
DST Systems, Inc.
Federal Government
Hallmark Cards Inc.
Kansas City, Missouri School District
State of Missouri

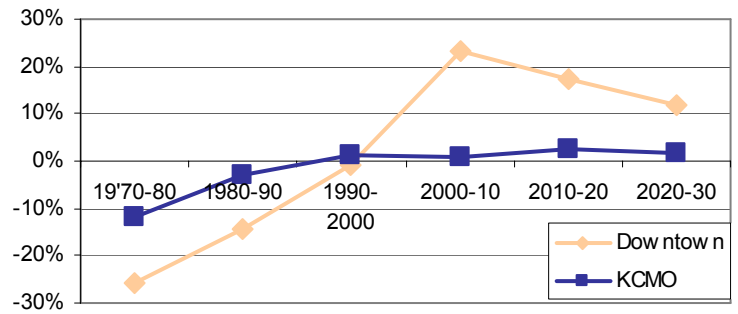
Employers Employing 1,000 to 2,999

Aquila Inc.
Assurant Employee Benefits
BG Service Solutions
Blue Cross and Blue Shield of Kansas City
Commerce Bank
Federal Reserve Bank of Kansas City
Great Plains Energy/Kansas City Power & Light
H&R Block Inc.
J.E. Dunn Construction
Jackson County, Missouri
Kansas City, Missouri Police Department
Kansas City Star
Shook Hardy & Bacon
State Street
Truman Medical Centers
UMB Financial Corp.

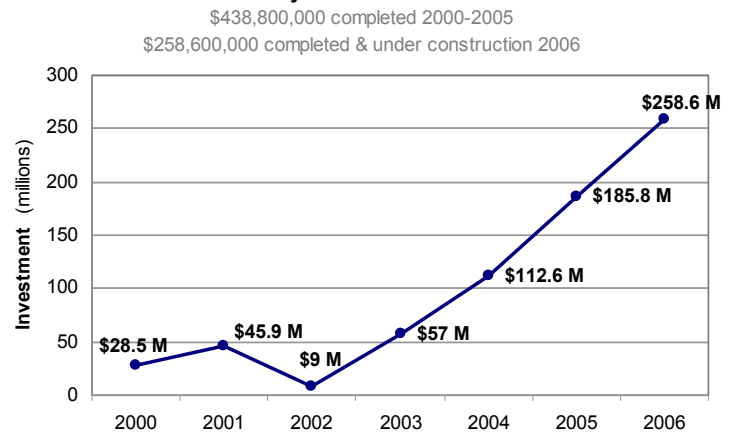
A Residential Neighborhood

- Downtown is now a rapidly growing residential neighborhood.
- Over 16,000 residents live Downtown.
- Since 2005, 630 affordable housing units have been completed or are currently under construction. This is a significant increase considering 182 affordable housing units were added from 2000-2004.
- Residential development continued to play a significant role in Downtown's renaissance in 2006. More multi-family residential units entered the Downtown housing market in 2006 than any other year. As of November, 4,528 units were in various stages of development throughout Downtown:
 - 891 units completed (as of 11/15/2006)
 - 988 units under construction
 - 2,649 units planned
- Between 2000 and 2006, the number of residential units Downtown increased 50 percent, a \$630 million investment Downtown.

Downtown Population Growth Rate by Decade



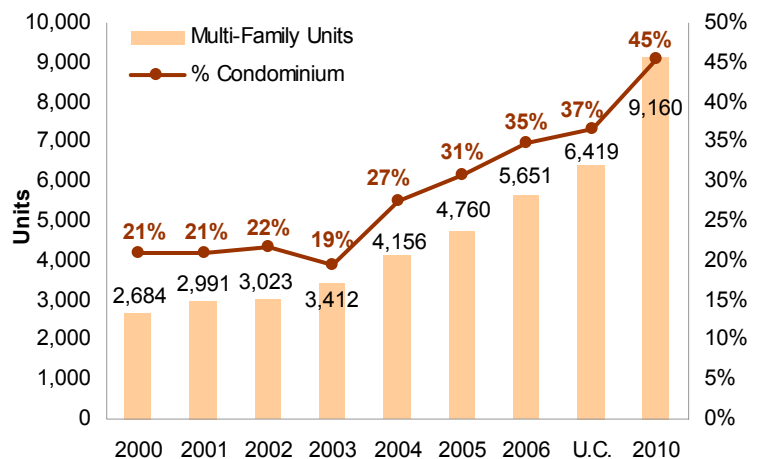
Downtown Multi-Family Residential Investment Since 2000



Sources

City of Kansas City, Downtown Council,
Dun & Bradstreet Marketplace,
Jackson County,
Mid-America Regional Council.
Kansas City Business Journal Book of Lists – 2005 & 2006

Percentage of Condominium Units Downtown



DOWNTOWN KANSAS CITY - MAJOR INVESTMENT - BY YEAR

2000	Residential Development	\$28,500,000	\$28,500,000
2001	Residential Development	\$46,000,000	\$46,000,000
2002	Liberty Memorial Restoration	\$76,000,000	
	Kansas City Southern Headquarters	\$43,000,000	
	Residential Development	\$9,000,000	\$128,000,000
2003	Shook, Hardy, Bacon Headquarters	\$85,000,000	
	Residential Development	\$57,000,000	
	Commerce Trust Building	\$48,000,000	
	11th & Oak Street Municipal Parking Garage	\$30,000,000	
	Webster House	\$11,000,000	
	CID	\$9,000,000	\$240,000,000
2004	Residential Development	\$112,600,000	
	Central Library	\$40,000,000	
	Truman Medical Center	\$13,000,000	
	Library Parking Garage	\$10,000,000	
	Western Union	\$8,000,000	
	Missouri River Bridges	\$3,200,000	\$186,800,000
2005	Residential Development	\$185,800,000	
	Bartle Hall Renovation	\$22,000,000	
	Bus Rapid Transit (MAX)	\$21,000,000	
	Truman Medical Center	\$15,000,000	
	Blossom House Renovation	\$12,000,000	
	Municipal Auditorium	\$3,800,000	
	McCownGordon Headquarters	\$3,300,000	\$262,900,000
2006	IRS Regional Service Center	\$370,000,000	
	Kansas City Star Printing Press	\$199,000,000	
	Residential Development	\$164,600,000	
	H&R Block World Headquarters	\$138,000,000	
	President Hotel	\$45,400,000	
	HOK Corporate Headquarters	\$30,000,000	
	Boulevard Brewing Company Expansion	\$25,000,000	
	National WWI Museum at Liberty Memorial	\$26,000,000	
	Kansas City Repertory Theatre	\$7,000,000	
	Freighthouse District Pedestrian Bridge	\$5,000,000	\$1,010,000,000
2007	Power and Light District	\$350,000,000	
	Sprint Center Arena	\$251,000,000	
	Bartle Hall Ballroom Expansion	\$135,000,000	
	Main Street Theatre	\$25,000,000	
	College Basketball Experience	\$25,000,000	
	Midland Theatre	\$35,000,000	\$821,000,000
UC	Kaufmann Center for the Performing Arts	\$326,000,000	
	Federal Building	\$200,000,000	
	Federal Reserve Bank	\$200,000,000	
	Children's Mercy Expansion	\$120,000,000	
	Residential Development	\$114,000,000	
	Downtown Airport	\$69,600,000	
	GO Bond 2004	\$62,000,000	
	JE Dunn Corporate Headquarters	\$60,000,000	
	Riverfront Heritage Trail	\$34,740,000	
	Power & Light Building Parking Garage	\$30,000,000	
	Kansas City Ballet	\$26,500,000	
	Citi Center Hotel	\$15,000,000	
	The Music Hall at Municipal Auditorium	\$14,000,000	
	Kansas City Marriott Downtown	\$8,500,000	
	City Hall Renovations	\$4,500,000	\$1,284,840,000

\$4,008,040,000

UC: Under Construction