

Standard Minimum Incentive Packages for Prioritized Development Categories – 2022-2027

The following incentive packages are available until the City of Kansas City, MO achieves the following thresholds or until 12/31/2027 which ever occurs sooner.

TARGET THRESHOLDS BY ASSET TYPE	
The following incentive packages are available until the City of Kansas City, MO achieves the following thresholds or until 12/31/2027 when thresholds will be reaffirmed or modified by Council approval, which ever occurs sooner	
Residential Multi-Family	10,000 units of newly constructed affordable housing
Class A Office Space	60,000 additional Target Sector Employees in Target Area or increased speculative Class A office space to 15% market share
Class A Industrial Space	1,750,000 total SF New in Target Area OR 8% Vacancy for 4 Consecutive Quarters

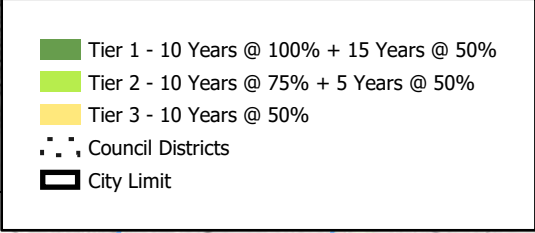
Asset Category	Incentive Package	Eligibility Criteria
Residential		
Tier 1	10 Years @ 100% + 15 Years @ 50% +STECM	1) Located in Eligible Target Area ¹ 2) >20% of Units Affordable @ or below 60% MFI 3) Minimum of 100 new units in the Central Business District; 50 units elsewhere 4) Minimum of 10 stories in the Central Business District; 4 Stories or 50 units/acre elsewhere
Tier 2	10 Years @ 75% + 5 Years @ 50% +STECM	5) Parking ratio at or below 1.0 space unit 6) Green building standards comparable with LEED Silver or equivalent
Tier 3	10 Years @ 50% +STECM	7) Inclusion of alternative transit options 8) Ground floor retail along at least 50% of street frontage or in accordance with local zoning requirements, whichever is greater, in the Central Business District
(Outside Target Zones) Affordable Housing Infill	10 Years @ 75%	Above criteria plus: 1) > 25% of Units Affordable @ or below 60% MFI 2) At least 4 units per acre density

¹ 2022-2027 Residential Incentive Tiers Map

Asset Category	Incentive Package	1) Eligibility Criteria	
Class A Office Space			
New Construction – Class A	15 Years @ 75% (Real and Personal) + STECM	1) Located in Target Area 2) Minimum 200,000 SF New Construction 3) Minimum 20 Stories (Downtown) 4) CBA Required 5) Parking Costs Excluded for Any Parking in Excess of 2.5/1,000	
+ Impact Bonus HQ Attraction Parking Density Wages	+ 15 Years @ 50% EATS Redirection	All of Above plus: 1) Involves Corporate Relocation from Outside KC Metro 2) In a Target Sector OR 3) Projects with Parking Ratios < 2.5/1000 sf and/or which include Worker Transportation Program OR 4) Min 500 Jobs with Wages @ or above 100% County Average Wage	
Industrial Development			
Tier 1	15 Years @ 75% (Real and Personal) + STECM + 15 Years 50% EATS Redirection	1) Located in Tier 1 Target Area 2) Minimum 250,000 SF New Construction Class A 3) CBA Required	
Tier 2	15 Years @ 75% (Real and Personal) + STECM	1) Located in Tier 2 Target Area 2) Minimum 250,000 SF New Construction Class A 3) CBA Required	
+ Impact Bonus Wages Job Access Mega Project Bonus	+ 15 Years 50% EATS	All of Above plus: 1) Min 100 Jobs with Wages @ or above 100% County Average Wage, OR: 2) Company Provided Workforce Transportation Program, OR: 3) Stand Alone projects greater than \$50 Million 4) CBA Required	

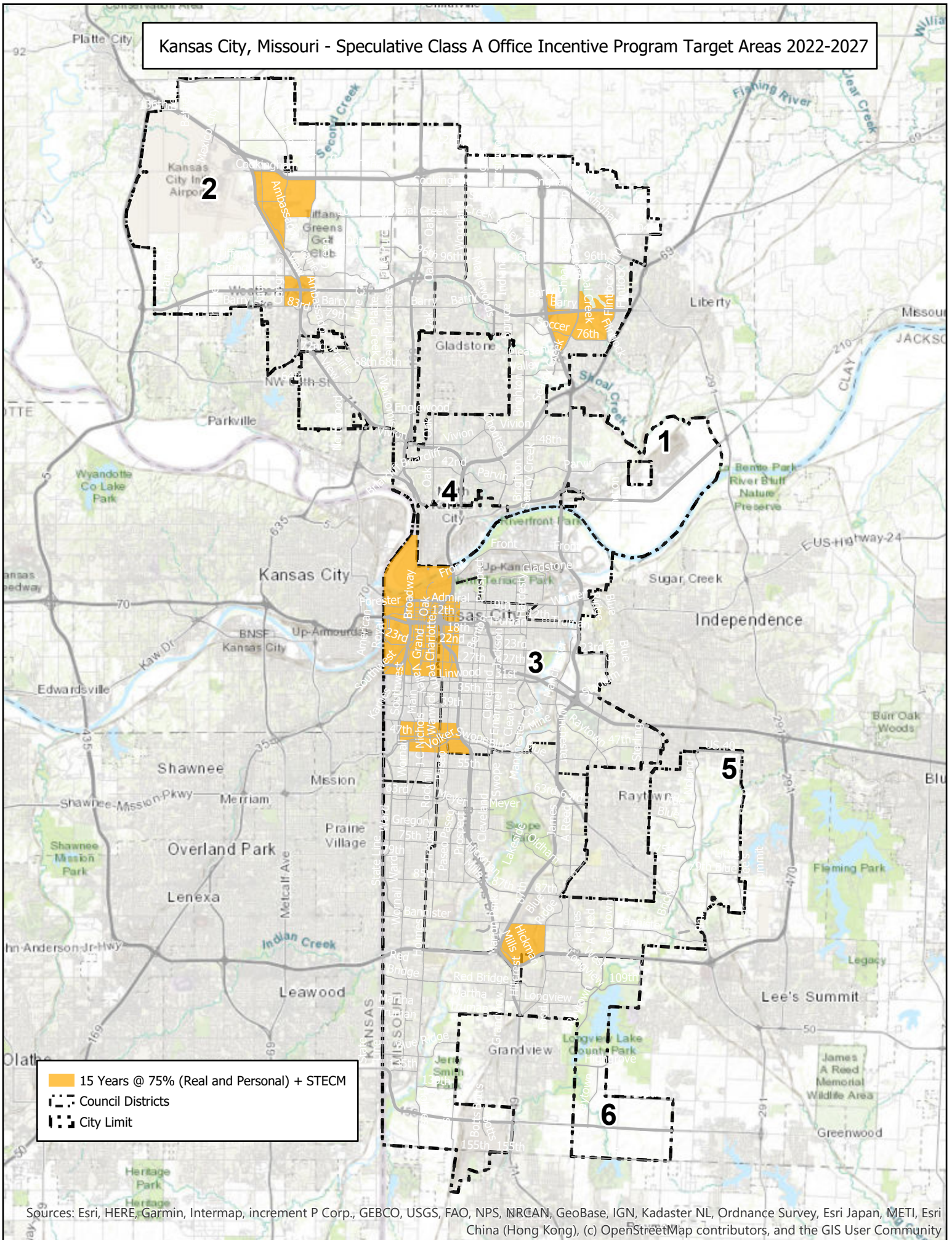
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KCMO Residential MF Incentive Tiering 2022-2027

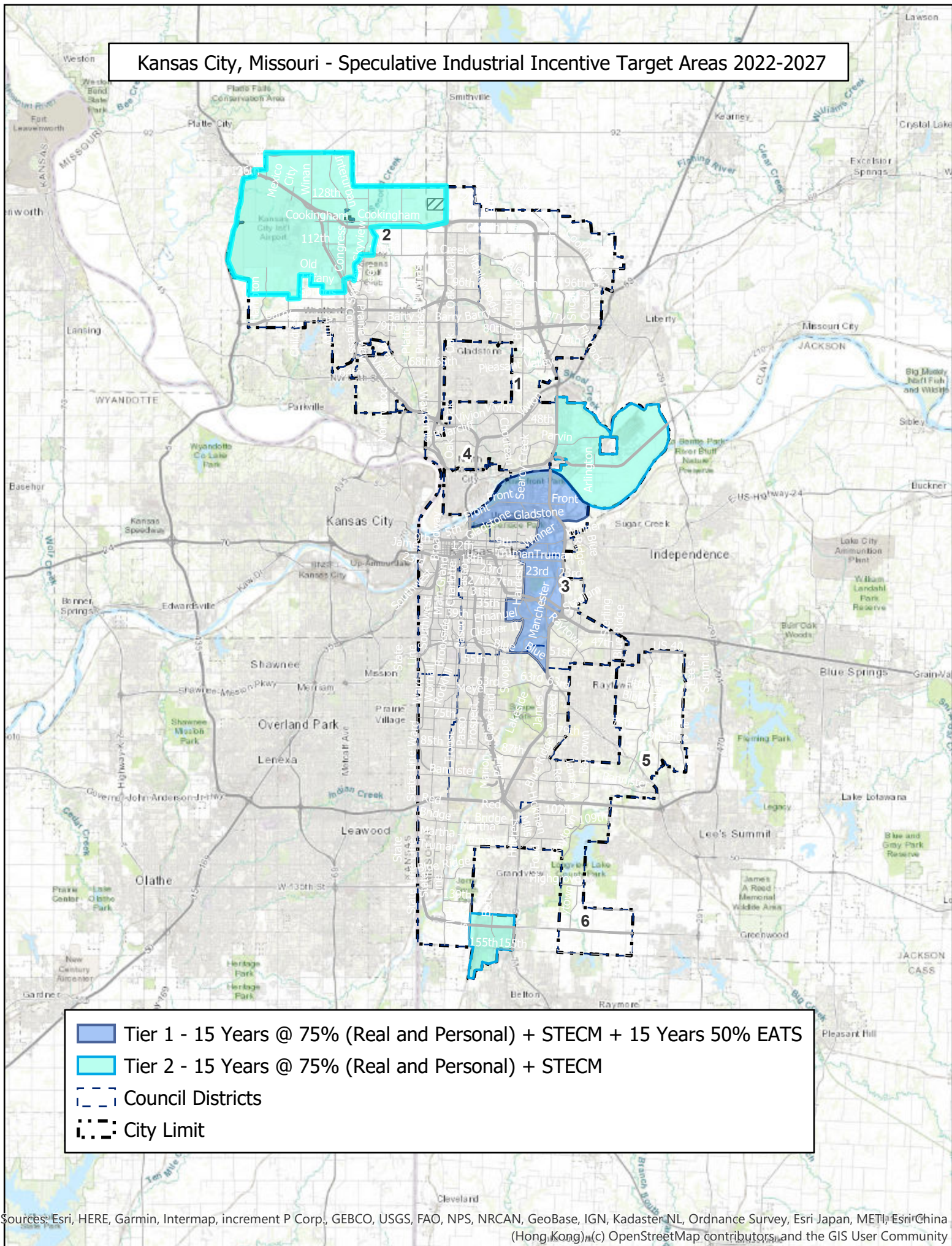


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Kansas City, Missouri - Speculative Class A Office Incentive Program Target Areas 2022-2027



Kansas City, Missouri - Speculative Industrial Incentive Target Areas 2022-2027



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