

Economic Development Tool Selected Examples

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Tax Abatement

- All or a portion of property taxes are forgiven to a maximum of 10 years
- Kansas Constitution permits abatements for manufacturing, distribution, research and development activities
- May be provided in conjunction with issuance of industrial revenue bonds, which adds flexibility to eligibility of tax abatement

Corporate Ridge Office Park, Olathe K-10 and Ridgeview

- Several office buildings by Opus Development, each approximately \$20 M and a bit over 100,000 square feet
- IRB financing and 55% abatement



Garmin International, Olathe

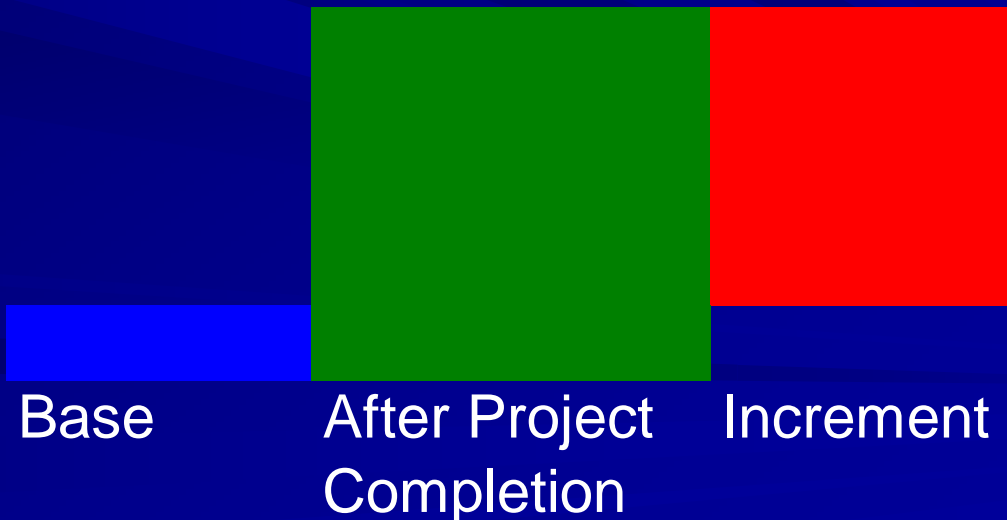
- 151st Street east of I-35
- Approximately \$190 M in industrial revenue bond financing
- 55% tax abatement for 10 years



Tax Increment Financing (TIF)

- Added valuation associated with a development creates an increment that can be utilized to fund certain public improvements associated within the development
- District can be in place up to 20 years
- Incremental taxes are then collected yet segregated into a special fund to be used to fund certain public improvements associated with the development.

Taxes
within
TIF District



Lenexa City Center TIF District

- Lenexa project to create mixed use downtown at 87th & Renner off of I-435



Lenexa City Center
Arnold Imaging

Manhattan Downtown TIF/STAR Bond Project

- Redevelopment project north and south of mall to include mixed use retail, residential, convention center and Discovery Center



Speedway/Legends TIF/STAR Bond Project

- Unified Government STAR bond project at I-70 and I-435



Olathe Gateway TIF/TDD

- Bass Pro Shop and associated retail development at 119th and I-35



Transportation Development District (TDD)

- Property owner can petition the City to place special assessment or special sales tax (up to 1%) on a district to fund public transportation-related infrastructure in the vicinity of the district
- Can fund things such as streets, geometric improvements, signals, parking garage, utility relocation associated with infrastructure improvements
- Requires that 100% of the property owners sign a petition
- District can be in place up to 22 years

Olathe Pointe TDD

- Olathe Pointe TDD 119th & I-35
- 290,000 square feet of out lots, 290,000 square feet of inline shops
- Petition cap \$30 M
- Estimated funded cost \$12.5 M at full build out

