



A Quick Reference Guide to Business Development Tools in Kansas City, Missouri

This document only is an ever simplified summary of the various programs. Please consult the appropriate agency for most detailed information.

Program	Agency	Main Incentive	General Information
Missouri 2020S - Zone Workable (Business Development Zone)	Missouri & KSZ Boards Missouri Dept. of Economic Development (Zone is an EDC Board for each city's EDCs.)	Reduction of State Income Tax or Tax Credits and Local Real Property Tax Abatement (ZoneWorkable is a 10-year abatement of 50% of the business taxes; higher levels of abatement may be available to eligible projects)	<ul style="list-style-type: none"> Your business must be an "eligible business" for the Missouri 2020S program; retail, housing, food/beverage, gaming/golfing, and adult-oriented businesses are not eligible. Your business must create at least 3 full-time jobs and must at least \$100,000 to qualify. Your business must pay at least 80% of the county median wage and provide health insurance. Revolving fund not be required, depending upon the business use and existing zoning. Your property does not have to be "improved" or "renewed" to qualify. If your business is awarded Missouri 2020S benefits, real property tax abatement is awarded. There is a 1 - 2 month 602 application timeframe.
Chapter 500	City of Kansas City	Bond-financing of real estate used in business; equipment for business expansion and businesses move to Kansas City; a 50% abatement of real and/or personal property taxes.	<ul style="list-style-type: none"> Your business must be an "eligible business" to participate. \$1 million minimum for existing businesses and \$50-million minimum for businesses that move to Kansas City, Missouri. Bond proceeds can be used for real estate, buildings, fixtures, machinery, and equipment. While property title is held by the City, property and sales taxes on bond-financed property may be abated for the bond term. Real and personal property taxes on bond-financed property will be abated at 50% during the bond term. The use of Chapter 500 bonds will not reduce any existing tax abatements for existing property. Bonds are secured solely by project revenue and are generally issued for a period not to exceed 30 years.
SBK - SBA	Local Lenders/Lender Corporation	Low-cost, fixed-rate second mortgage financing for fixed assets.	<ul style="list-style-type: none"> Your business must qualify as a "fixed business." Typical structure is 50% loan financing with SBA 504 and 502 equity. SBA 504 loans are subordinate to the bank's first mortgage loan, thus providing more "cushion" to the bank. SBA 504 loans are fixed-rate financing (land, buildings and capital equipment). An SBA 504 loan has a below-market interest rate that is fixed for the term of the loan (20 or 30 years).
CID Community Improvement District	City of Kansas City Revised with EDCAC	Cost sharing for additional public services and/or improvements through self-imposed property taxes, special assessments and/or sales tax.	<ul style="list-style-type: none"> CIDs are created by a petition process and are approved by the City. More than 50% of the owners and the owners of more than 50% of the aggregate assessed value must approve the petition. If a sales tax is proposed, more than 50% of the registered voters residing within the proposed CID must approve the petition. CIDs can provide security, trash & other control, public services, streetscape maintenance, marketing and other services. CIDs are governed by a Board of Directors and must submit annual budgets and reports to the City.
TID Transportation Development District	Metrolink and/or City of Kansas City Missouri Dept. of Transportation	Cost sharing for public street, public parking facilities and/or related improvements through self-imposed property taxes, special assessments, sales tax, tolls and/or toll-free.	<ul style="list-style-type: none"> TIDs are created by petition and are approved by a Circuit Court. More than 50% of the eligible voters within the proposed TID (or property owners if there are no eligible voters) must approve. The TID must enter into a "Cooperation Agreement" with Metrolink under the local transportation authority. TIDs can provide bridges, tunnels, streets, highways, interchanges, interconnections, signing, signalization, parking lots, bus stops, transit, railroads, light rail, and a variety of related improvements. TIDs are governed by a Board of Directors.
MAFC New Market Tax Credit	CIDDC board or EDC board (Capital Board) Community Development Board	50% Federal tax credit for qualified investments in eligible areas; tax credits are over a 7-year period (75% in Years 1 - 3 & 25% in Years 4 - 7).	<ul style="list-style-type: none"> 7-year interest-only loan; loan forgiveness at end of 7 years. 10- to 40-year amortization with below-market interest rates. Loan can represent up to 10% of the total project (e.g., land acquisition, construction costs, etc.) or capital investment (e.g., fixed assets/machinery, facilities financing). Minimum \$500,000 project or capital investment. Working capital and working debt refinancing are eligible under program. Some follow the use of MAFCs for tax credits, expenses and time-consuming.

New Tools For Economic Development The Enterprise Zone Development Bank And Rfc

Ted Robert Gurr, Desmond King



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New Tools for Economic Development George Sternlieb, David Listokin, 1981 **Administrations Enterprise Zone Proposal and H.R. 6, the Enterprise Zone Improvements Act of 1989** United States. Congress. House. Committee on Ways and Means, 1990 **Local Enterprise Zone Programs and Economic Development Planning** Chun-Cheung Sidney Wong, 1996 *To Amend the Public Works and Economic Development Act of 1965 and the Appalachian Regional Development Act of 1965* United States. Congress. House. Committee on Public Works and Transportation. Subcommittee on Economic Development, 1983 **Creativity and Public Policy: Generating Super-optimum Solutions** Stuart Nagel, 2018-01-12 This title was first published in 2000 A history of the ideas behind public policy studies which can be defined as the study of the nature causes and effects of government decisions for dealing with social problems *Sources of Metropolitan Growth* John F. McDonald, 2017-07-31 The factors that determine growth at the industry level are different for innovative versus mature industries Growth industries rely on high quality workers access to capital technical change and numerous forms of collected economies Mature industries concentrate on low input costs and minimizing costs for wages transportation taxes material etc This approach is adopted here to consider the growth and development of metropolitan economies In twelve chapters eminent scholars provide a complete review of what works and what doesn't in generating economic development What are the potential and the reality of producer services suburban business centers enterprise zones technology based ventures and industrial incubators How can economic development policy improve the incubator effect Is there a nationwide venture capital network What are the locational requirements of firms in high growth industries Finally what are the consequences of failed growth This comprehensive collection includes chapters by Edwin S Mills Patricia E Beeson Mark A Satterthwaite Breand n Huallach in John F McDonald William B Beyers Truman A Hartshorn Peter O Muller Rodney A Erickson Richard Florida Donald F Smith Jr Claudia Bird Schoonhoven Kathleen M Eisenhardt Stephen Nord Robert G Sheets and Thomas R Hammer This work is a must read for policymakers planners analysts and students

Enterprise Zones Felix Chin, 1982 *Progress in Economics Research* Albert Tavidze, 2002 This series spans the globe presenting leading research in economics It is perhaps a sign of the times that economic weapons such as sanctions seem to be as powerful as or more so than tanks International applications and examples of economic progress are invaluable in a troubled world with economic booms bursting like so many penny balloons Contents Preface Globalisation Combining Capitalism Socialism and Democracy Trade Potential in the Middle East Wage Rigidity Unemployment and Growth The Asymmetric Adjustment of Prices Theory and Evidence from UK Manufacturing Estimation of the Investment Thresholds Economic Evaluation of Health Care Interventions in Developing Countries A Critical Review of the Published Literature Chaotic New Open Economy Macroeconomies The Formation of Institutions among Conflicting Parties The Effects of Linear Time Trends on Co Integration Testing in Single Equations Index **It Takes a Neighborhood** David J. Wright, 2002-01-03

The Neighborhood Preservation Initiative a comprehensive community building program in ten neighborhoods from nine mostly mid sized cities is examined in It Takes a Neighborhood Wright shows what was learned through NPI about the value of focusing on working class neighborhoods as well as how to think about and structure community building efforts generally The lessons gained from NPI about engaging established networked community organizations in deliberate action oriented strategies fueled by flexible funding and linked to systems of local support are shown to be applicable to a wide spectrum of community building initiatives The Pew Charitable Trusts created the NPI targeting it toward working class neighborhoods threatened but not yet affected deeply by decline a significant departure from previous community development efforts The neighborhoods possessed important assets such as strong community organizations talented volunteers and neighborhood strategies that could be capitalized upon neighborhood strengths that could be reinforced through relatively small investments as a way to prevent decline Along with generating attention to working class neighborhoods and public policy on their behalf the goal of NPI was to help residents to improve their quality of life and learn how to sustain long term community stability and vitality

An Economic Development Toolbox Terry Moore, Stuart Meck, James Ebenhoh, 2006 This report is a practical guide for local governments planning for economic development *Monthly Labor Review*, 1982 Publishes in depth articles on labor subjects current labor statistics information about current labor contracts and book reviews

The State and the City Ted Robert Gurr, Desmond King, 1987-08-27 Many of the oldest and largest Western cities today are undergoing massive economic decline The State and the City deals with a key issue in the political economy of cities the role of the state Ted Robert Gurr and Desmond S King argue that theoreticians from both the left and the right have underestimated the significance of state action for cities Grounding theory in empirical evidence they argue that policies of the local and national state have a major impact on urban well being Gurr and King s analysis assumes modern states have their own interests institutional momentum and the capacity to act with relative autonomy Their historically based analysis begins with an account of the evolution of the Western state s interest in the viability of cities since the industrial revolution Their agument extends to the local level examining the nature of the local state and its autonomy from national political and economic forces Using cross national evidence Gurr and King examine specific problems of urban policy in the United States and Britain In the United States for example they show how the dramatic increases in federal assistance to cities in the 1930s and the 1960s were made in response to urban crises which simultaneously threatened national interests and offered opportunities for federal expansion of power As a result national and local states now play significant material and regulatory roles that can have as much impact on cities as all private economic activities A comparative analysis of thirteen American cities reflects the range and impact of the state s activities at the urban level Boston they argue has become the archetypical postindustrial public city half of its population and personal income are directly dependent on government spending While Gurr and King are careful to delineate the limits to the extent and

effectiveness of state intervention they conclude that these limits are much broader than formerly thought Ultimately their evidence suggests that the continued decline of most of the old industrial cities is the result of public decisions to allow their economic fate to be determined in the private sector *Handbook of Win-win Economics: Combining capitalism, socialism, and democracy* Stuart S. Nagel, 2001 Combining Capitalism Socialism Democracy Handbook of Win Win Economics Volume 2

Enterprise Zones J. Ed Cantu, Nick Dauster, Todd Nichols, 1990 *Nutritional Screening and Assessment Tools* J. M. Jones, 2006 Malnutrition is a serious problem amongst many sections of the population Many screening tools have been developed for the purpose of identifying subjects who are at risk of malnutrition However selection of the appropriate instrument for use in a particular population is hampered by the sheer number of tools Urban Economic Development Richard D. Bingham, John P. Blair, 1984-11 Urban Economic Development Volume 27 of the Urban Affairs Annual Reviews discusses the effectiveness of various policies which aim to stimulate private sector activity in urban areas It examines urban enterprise zones grants and investments federal state and local development programmes and four case studies of city projects Promoting Productivity in the Public Sector Rita Mae Kelly, 1988-06-18 **Housing and Planning References**, 1982 **Planning for Enterprise**, 1983 *Higher Goals for America* Stuart S. Nagel, 1989 The purpose of this book is to bring together a number of ideas that relate to the analysis of public policy issues for the presidential campaigns of 1988 These issues are also relevant to 1992 and thereafter since the emphasis is on long term concerns The book is organized in terms of the need for higher goals for America incentives for achieving higher goals improving American constitutional effectiveness coordinating the public and private sectors and public policy substance methods Beginning with goals on a high level of generality or applicability the author then discusses middle range means for achieving them with an emphasis on economic incentives political structures and legal rules Specific policy problems and systematic methods for analyzing them are also included One important feature of this book is that it is concerned with issues relevant to the presidential campaigns of Democrats and Republicans or liberals and conservatives within the political parties Contains charts and tables

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