

DTC
 annual report
 STATE OF DOWNTOWN
 2006

ARUN THAI PLACE GRILL | BAR NATASHA | BELLE EPOQUE | CITY MARKET | CUPINI'S DOWNTOWN FRESH PASTA & PANINI | HABITAT SHOE STORE | THE MANGO ROOM | HARRY'S COUNTRY CLUB | JP WINE BAR & COFFEE HOUSE | MICHAEL'S CLOTHING | OGGI MODERN FURNISHINGS | PLANET SUB | SCOOTER'S COFFEEHOUSE | KANSAS CITY STAR PRESS PAVILION



HILTON PRESIDENT KANSAS CITY | HOK SPORT + EVENT + VENUE OFFICES | RESIDENTIAL DEVELOPMENT | CHILDREN'S MERCY HOSPITAL EXPANSION | POWER AND LIGHT DISTRICT | SPRINT CENTER ARENA | FEDERAL RESERVE BANK OF KANSAS CITY | H&R BLOCK WORLD HEADQUARTERS | KANSAS CITY CONVENTION CENTER EXPANSION | IRS REGIONAL SERVICE CENTER



DOWNTOWN COUNCIL OF KANSAS CITY, MISSOURI
 is a private non-profit membership organization representing
 Kansas City's best businesses, property owners,
 entrepreneurial companies and non-profit organizations.

The DTC is committed to creating a vibrant, diverse
 and economically sustainable Downtown.

www.downtownkc.org
 [816] 421-1539

new URBANISM



ARTS & CULTURE . . . ENGAGING STREET LIFE . . .
 interesting . . . vibrant . . . diverse . . . creative . . .
 synergistic . . . sustainable . . . accessible . . .
 walkable . . . livable . . . transformational . . .
Downtown Kansas City . . .

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Mural commemorating the Second Summit of Mayors of Canada, United States and Mexico on Bartle Hall, 12th Street.

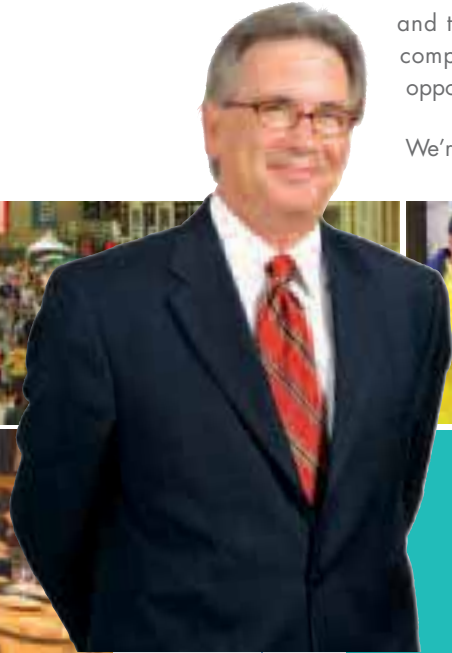
LETTER FROM THE CHAIR

Dear Friends and Supporters of Downtown:

Vibrant. Diverse. Livable. This will be the new Downtown. Never before has so much work been underway. Since 2000, more than \$4 billion has been committed to building the new Downtown.

The Power and Light District, the Sprint Center, the Kansas City Convention Center Expansion, the H&R Block Headquarters, and the IRS Regional Service Center are all nearing completion. When completed, they will provide new opportunities for growth and investment.

We're not done. The Kauffman Center for the Performing



Steve Taylor, Chair

"THE DTC PROVIDED VALUABLE MARKET INFORMATION TO HELP US MAKE THE DECISION TO COME DOWNTOWN. WE LOOK FORWARD TO THE FUTURE OF DOWNTOWN AS A TRUE 24-HOUR CITY."

Jeff Klusman, co-owner, Planet Sub

Arts will link the Loop and the Crossroads. East Village will add even more housing to our growing Downtown neighborhood. And new investment will take root in the spaces between the big projects.

But more than just bricks and mortar, the new Downtown will be a new experience, a new urban experience that will blend Kansas City's rich Midwestern tradition with a new energy and vitality - all in a thoroughly modern setting.

Your Downtown Council is working hard to promote economic development, to recruit and retain business, to continue the residential renaissance, and to manage the Community Improvement Districts.

Now is the time to stay involved and participate even more as today's future becomes tomorrow's reality.

Steve Taylor, Chair

LETTER FROM THE PRESIDENT

Dear Friends and Supporters of Downtown:

Downtowns are complex systems by definition. The challenges of redevelopment are great but so too are the rewards. New urbanism represents an appreciation of diversity of experience and for the environment within which it exists.

Downtown Kansas City exemplifies sustainable development. Our density provides business the opportunity for synergies not available at suburban campuses. As operating costs increase, Downtown continues to demonstrate that it is the smart choice for both business and residents. A second car costs an average of \$6,500 per year



Bill Dietrich, President & CEO

for a young, creative college graduate. That translates into about a year of housing in a Downtown apartment or condominium; that's a smart, urban alternative and an effective recruitment tool.

Take a look at Downtown's diverse neighborhoods and see creative industries; architectural, marketing, advertising and design services, art galleries and boutique retail locating here because of synergies with other like businesses. A vibrant urban culture is expressed through events like First Friday gallery walks, cultural festivals like Oktoberfest, the Avenue of the Arts and Art in the Loop. New major venues breaking ground or being upgraded will exponentially add to the Downtown experience. An exciting, urban, pedestrian friendly Downtown will help us attract and retain the young professional workforce critical to our sustainability.

Young professionals are demanding more than careers, they are seeking lifestyles. Together we are building an exceptional Downtown that is a uniquely urban Kansas City experience. Thank you for your continued support.

Bill Dietrich, President & CEO

"THERE IS NO BETTER PLACE TO OPEN A NEW RETAIL VENTURE THAN DOWNTOWN. THERE IS CONTINUOUS BUZZ & EXCITEMENT & IT'S FUN TO BE A RETAILING PIONEER IN THE NEW URBAN PLAN FOR KC."

John McClain, owner, Habitat Shoe Store

GOALS AND ACCOMPLISHMENTS

The Downtown Council (DTC) is committed to creating a vibrant, diverse and economically sustainable Downtown Kansas City, Missouri. Downtown is the arts and cultural center of our metropolitan area, a model of sustainable development, a residential neighborhood, an energetic work place and a setting for entrepreneurial creativity. Downtown Kansas City is interesting, vibrant, diverse, synergistic, accessible, walkable, and livable. The pieces are in place; the Downtown Council is making the connections and leading Downtown into the future. Highlights of our 2005-06 accomplishments are summarized below.



Celebration at the Station - Union Station.



Urban Tour Weekend Billboard.



10th Street, Library District.



Scooter's Coffeeshouse - 9th & Walnut.

ECONOMIC & COMMUNITY DEVELOPMENT

The DTC implements strategies to create a healthy and diverse Downtown economy and community. Our focus is creating economic development opportunities through implementing the 2005 Kansas City Downtown Corridor Strategy.

POLITICAL ADVOCACY

The Downtown Political Action Committee, which is managed by the DTC, enables Downtown businesses to speak with a unified voice when advocating for Downtown. Accomplishments include:

- Surveyed, interviewed and endorsed Missouri state candidates from urban, suburban and rural areas who support Downtown.
- Participated in legislative initiatives for responsible reform to eminent domain and TIF practices.

HOUSING

Through its Housing Committee the DTC works to support the continuing growth in residential development Downtown. Issues of importance include workforce housing, parks and green space, land use/zoning master planning, Downtown academic campus and parking. Accomplishments for the year include:

- Produced the sixth annual Urban Tour showcasing over 35 residential properties and the Taste of Downtown with an estimated attendance of 10,000.
- Completed comprehensive employee survey and report.
- Tracked and published detailed residential development data.

RETAIL RECRUITMENT

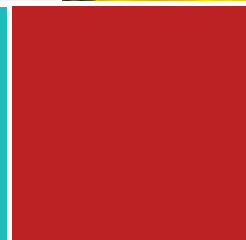
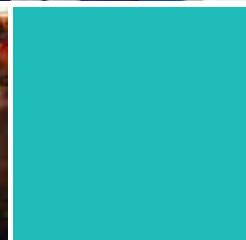
Through its Retail Recruitment Program the DTC marketed Downtown retail opportunities on local, regional and national levels. Highlights include:

- Recruited eight retail businesses Downtown.
- Provided information and technical assistance to over 60 retailers, more than 40 of whom located Downtown.
- Provided three information sessions to realtors, brokers, retail property owners and bankers.
- Developed and implemented the Downtown Loan Fund, through both grants and a banking consortium with seven banks. The loan program assists new retailers opening in the urban core.
- Identified catalyst retail sites to utilize loan fund.
- Initiated a business support program and conducted ribbon cutting events for new retailers.

RESEARCH & INFORMATION

The DTC is working to become the information source for Downtown. Accomplishments for the past year include:

- Initiated plan to increase data collection, management and publication capabilities.
- Managed, collected and utilized data to provide research, analysis and information in support of the DTC's strategies.
- Responded to hundreds of requests for information from local, regional, and national firms interested in investing in Downtown as well as requests from citizens and visitors.



BUSINESS RETENTION & ATTRACTION

The Business Retention and Attraction Committee proactively works to retain and attract businesses Downtown. *Highlights include:*

- Leadership teams contacted over 100 businesses regarding retention or attraction.
- Produced the Urban Hero Award program recognizing small businesses and individuals who are passionate about making Downtown more vibrant.
- Held quarterly events recognizing businesses that have committed to or expanded Downtown.

DOWNTOWN LIBRARY DISTRICT

The DTC acted as a community developer for the Downtown Library District. *Highlights include:*

- Managed design, installation and expansion of the Library District streetscape.
- Managed the Library District TIF and Neighborhood Improvement Fund; thus, providing an on-going funding mechanism for improvements and maintenance.

DOWNTOWN DEVELOPMENT GROUP

The DTC formed the Downtown Development Group (DDG) which will act as a community-oriented developer and be a catalyst for development. The DDG identifies potential projects and then works as the coordinating agency providing oversight for development. *Focus for 2005-06 included:*

- Facilitated business plan development and community outreach to assess the viability of developing a social service assistance center in the vicinity of Margaret Kemp Park.
- Worked with the General Services Administration to retain federal jobs by identifying new parking and transportation options to mitigate the impact of the mixed-use East Village development.
- Conducted pre-development research on a range of potential projects.

THE LICENSE STORE

In 2005 the DTC, through a subsidiary, contracted to operate the Downtown Motor Vehicle and Driver's License Office, now known as The License Store, for the State of Missouri; thus, retaining this service Downtown. *Highlights for the year include:*

- Improved customer service by providing staff training, new signage and a concierge.
- Added retail sales of auto-related products for customer convenience.
- Energized environment by creating an art gallery in waiting area.



URBAN ENVIRONMENT

The DTC works to ensure that Downtown is clean, safe, attractive and well designed. Implementation of the Downtown Community Improvement District and continuing projects that create vibrant urban spaces are priorities.

DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT (DCID) IMPLEMENTATION AND RENEWAL

With an annual budget of \$1.4 million, and 22 maintenance ambassadors and 16 safety ambassadors on staff, the DCID works to keep the Central Business District clean, safe and attractive. The DCID represents Downtown property owners and partners to various government entities to improve accountability and advocate for ongoing infrastructure repair and replacement.

- Provided management services to the DCID in its fourth year of operations.
- Based on the operational accomplishments of the organization, the DCID initiated the process to renew the district. In 2006 the DCID received high marks of satisfaction from Downtown tenants, residents and ratepayers. Survey results showed that since 2003 public spaces are cleaner and Downtown is safer.
- Engaged in a range of problem solving initiatives including management of Oppenstein Brothers Memorial Park, enhancements to Case Park, and crime prevention.
- Successfully assisted the River Market Business Association (RMBA) with the establishment of the River Market Community Improvement District (RMCID) which has a \$300,000 annual budget and a 9-year life. The DTC and DCID will provide the clean and safe services and ambassadors under contract to RMCID.
- Provided technical assistance to MainCor in support of their successful efforts to create a Community Improvement District on Main Street from 27th to 47th Streets.

STREETSCAPE & CAPITAL IMPROVEMENTS

Through the Streetscape Committee, the DTC facilitates communication with stakeholders involved in Downtown construction projects in regard to street closures, streetscape and other issues, and advocates for property owners' concerns. The committee also plays a leadership role in creating sustainable streetscapes for Downtown. *Highlights include:*

- Coordinating design and construction of multiple streetscape initiatives throughout Downtown including 2nd Street, 10th Street, 12th Street, 22nd Street, Broadway and the extension of the Library District.
- Worked closely with the City of Kansas City to ensure maximum impact from 2003 G.O. bond proceeds.
- Submitted \$10 million request for capital improvement projects to the Public Improvements Advisory Committee.
- Implemented a design process to transform several bridges over I-670 into safe attractive pedestrian linkages.

ART IN THE LOOP

A partnership of the DTC, Kansas City Art Institute (KCAI), the Municipal Art Commission, and the Greater Kansas City Community Foundation, Art in the Loop continued its efforts to commission new, site-specific public art for outdoor sites in the Downtown Loop. *Highlights include:*

- Unveiled "Uplifted Arms," by KCAI graduates Davin Watne and Dylan Mortimer at the KCATA Transit Plaza, 10th & Main.
- Created the Art in the Loop ARTWall – a 36-by-72-foot steel "billboard" structure designed to display contemporary artworks reproduced as large-scale digital prints. Installed on the south-facing side of the Town Pavilion Parking Garage, the ARTWall will present a new commissioned image every six to nine months.
- Commissioning a multi-faceted public art project for Oppenstein Park, 12th & Walnut. As with all Art in the Loop projects, the development of the project involves an extensive two-phase selection process engaging artists and arts professionals, architects, engineers, business people, civic leaders, and site and community representatives.



Planet Sub Restaurant.

MEMBERSHIP & ORGANIZATION

Developing an inclusive broad-based membership that represents the diversity of Downtown is critical to the future of the organization.

MEMBERSHIP

The DTC's members are the heart and soul of the organization. The Membership Committee is charged with recruiting, developing and retaining members that represent the diversity of Downtown Kansas City. *Highlights for the year include:*

- Increased membership by 105 percent to 260 members since 2002.
- Maintained 95 percent membership retention rate.
- Conducted the 2005 annual luncheon with an attendance over 850 people and conducted other membership events throughout the year.

MARKETING, PUBLIC RELATIONS & EVENTS

The DTC enhances the Downtown experience by producing quality events and providing information and education about Downtown initiatives.

MARKETING

Through its Marketing Committee, the DTC is developing a comprehensive marketing, public relations and advertising program for Downtown. *Highlights include:*

- Created a new event production capability within the DTC - reducing the costs of event planning and production, increasing quality control, providing consolidated purchasing power, expanding sponsorship opportunities and creating personnel efficiencies.
- Produced a successful 2006 event series drawing hundreds of thousands of visitors to Downtown. The series showcased the arts, provided value for our sponsors and enhanced our promotional marketing opportunities. *Events included:*
 - Avenue of the Arts (May)**
 - Oktoberfest (Sept/Oct)**
 - DTC Western Heritage American Royal Events (Sept/Oct)**
 - City Lights and Downtown Holiday Marketfest (Dec)**
- Supported and/or provided sponsorship for Celebration at the Station, Riverfest and Rhythm and Ribs festivals.
- Worked with the Kansas City Area Development Council to develop and fund the documentary "Mending the Heart of an American City" about the revitalization of Downtown Kansas City including time-elapse photography of construction.
- Produced the 2nd Downtown Retail Directory & Map, a 50-page summary of shopping, service, attraction, restaurant and visitor information. One hundred thousand directories were distributed.

COMMUNICATIONS

The DTC works to inform its members, partners, the media and the general public about initiatives and issues that impact Downtown. *Highlights and accomplishments for the year include:*

- Sustained media coverage of Downtown, the DTC and the DCID.
- Published the Downtown Update, a quarterly e-newsletter distributed to members, media, government officials and other stakeholders.
- Distributed regular event email blasts to stakeholders.
- Managed the DTC website, www.downtownkc.org to provide current information to members and the public. The website is updated with new information and reports on a weekly basis.
- Published the DTC and DCID annual reports. Produced the first State of Downtown report summarizing the Downtown economy.

TRANSPORTATION, ACCESS & PARKING

Improving access to Downtown and circulation in the district, through all modes of transit, is a key issue in Downtown's growth.

PARKING & TRANSPORTATION

The Parking and Transportation Committee brings the private and public sectors together to improve access to and within Downtown. *Highlights and accomplishments include:*

- Participated in the I-29/I-35 Environmental Impact Study (EIS) process focusing on the future impacts and design of a new Paseo Bridge.
- Completed design of the second phase of the Downtown Wayfinding Signage program scheduled for installation in 2006-2007.
- Pursued appropriate and successful conversion of one-way streets to two-way streets in critical areas.
- Monitored progress and design of the CBD Traffic Signal Modernization Plan.
- Successfully communicated to affected stakeholders street closures and other construction mitigation issues.
- Coordinated with local constituencies to support and implement the Smart Moves regional transportation plan.
- Developing plan in partnership with the Kansas City Area Transportation Authority and the Regional Transit Alliance to promote transit and create a free bus zone Downtown.
- Developing new on-street parking policy to include new parking stations.



Paseo Bridge.



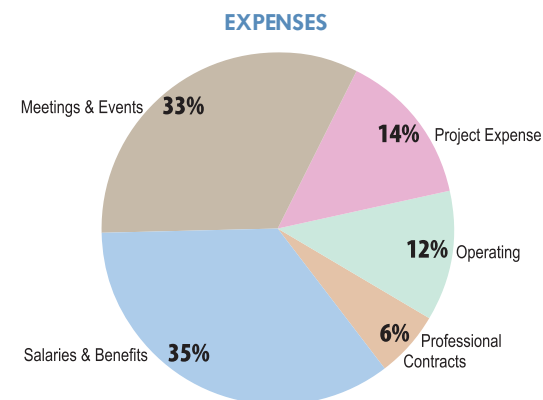
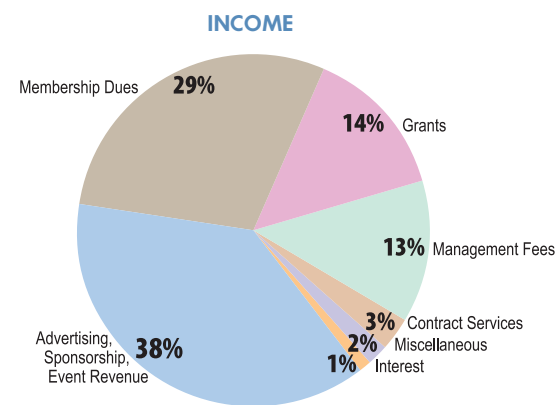
H&R Block World Headquarters.



Sky Stations.

Roller blading in Penn Valley Park.

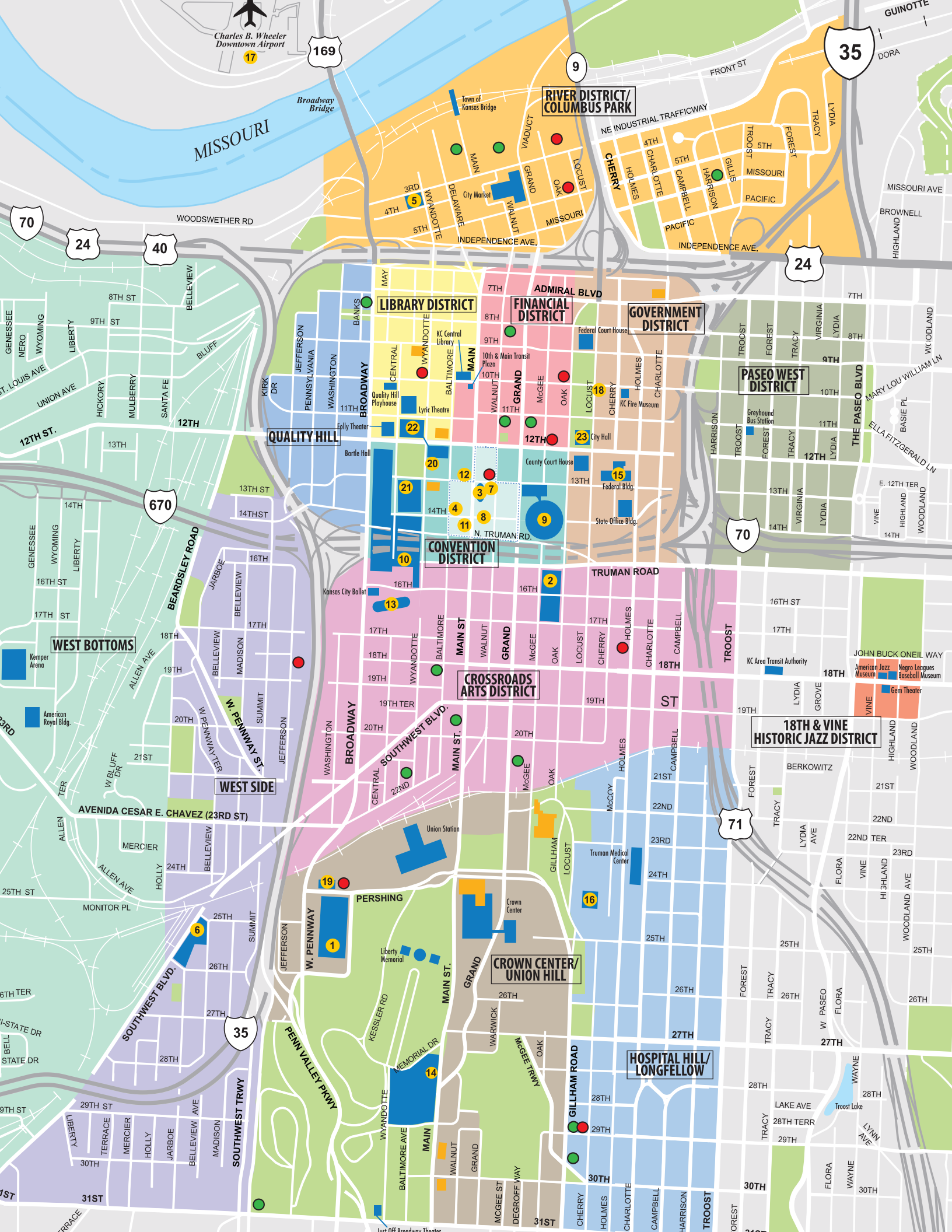
FINANCIAL HIGHLIGHTS: FY 2005 - 2006



STATE OF DOWNTOWN 2006

The unparalleled transformation of Downtown eclipsed \$4 billion of investment in 2006. Downtown's renaissance took

significant steps in 2006 as several catalytic projects began to come out of the ground and take shape. The H&R Block headquarters as well as the IRS Regional Service Center are nearly complete, construction of the Sprint Center arena, the Convention Center ballroom and Power & Light District are well underway, the Kauffman Center for the Performing Arts broke ground in October and over 891 residential units entered the market in 2006. The synergy of these projects is creating a vibrant Downtown, not found anywhere in the Midwest and securing Kansas City's position as a major regional destination.



MAJOR INVESTMENT

\$4 Billion in Downtown Development since 2000!*



KC Star Press Pavilion. Hilton President Hotel. Wyandotte Street Pedestrian Bridge Rendering. (courtesy of MK12 and el dorado inc.) Power & Light District - Opening 2007.

2006 COMPLETE

1. IRS Service Center
\$370 million
2. Kansas City Star Press Pavilion
\$199 million
3. H&R Block World Headquarters
\$138 million
4. Hilton President Kansas City
\$45.4 million
5. HOK Corporate Headquarters
\$30 million
6. Boulevard Brewing Company Expansion
\$25 million
7. Kansas City Repertory Theatre Copaken Stage
\$7 million

● Residential Development
\$164.6 million

OPENING 2007

8. Power and Light District
\$350 million
9. Sprint Center Arena
\$276 million
10. Convention Center Ballroom Expansion
\$135 million
11. Main Street Theatre Renovation
12. Midland Theatre Renovation
\$60 million

UNDER CONSTRUCTION

13. Kauffman Center for the Performing Arts
\$326 million
14. Federal Reserve Bank of Kansas City
\$200 million
15. Richard Bolling Federal Building
\$200 million
16. Children's Mercy Hospital Expansion
\$120 million
17. Downtown Airport
\$69.6 million
18. JE Dunn Corporate Headquarters
\$60 million
19. Todd Bolender Center for Dance & Creativity
\$26.5 million

UNDER CONSTRUCTION

20. Citi Center Hotel
\$15 million
 21. Music Hall Renovation
\$13.4 million
 22. Kansas City Downtown Marriott Renovation
\$8.5 million
 23. City Hall Renovation
\$4.5 million
- Residential Development
\$95.1 million

* As of November 2006



Cupini's Restaurant. Scooter's Coffeehouse. Cashew Restaurant. One Kansas City Place and Boley Building.

OFFICE MARKET

Downtown as a sub-market has the highest concentration of office space in the Kansas City region, accounting for 28 percent of the office space available in the Metropolitan Statistical Area in a concentrated 2.5-square-mile area or .03 percent of the region's area. According to the Kansas City Business Journal's 2005-06 Book of Lists, Downtown is home to 13 of the 25 largest multi-tenant office buildings in the region, including the top three buildings, the Town Pavilion (914,362 s.f.), One Kansas City Place (785,000 s.f.) and City Center Square (650,000 s.f.).

The office market is holding steady, as projects solidify and construction continues. Currently, there is more than 12.8 million square feet of Class A and B office space Downtown at a 21.5 percent vacancy rate. Asking rates for leasable Class A and Class B office space are also holding steady for 2006 at \$18.59 and \$15.48 respectively. The average asking rates for the metropolitan area are \$20.48 (Class A) and \$16.65 (Class B).*

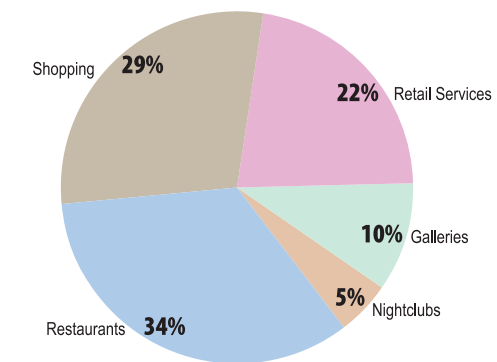
The Federal government's investment in Downtown continues to grow with the construction of the IRS Regional Service Center near Union Station and major renovations of the Federal Building. The Federal Reserve Bank is also reinvesting in Downtown through the construction of its new regional headquarters adjacent to the Liberty Memorial and Penn Valley Park.

Finally, a major new office tenant for Downtown is H&R Block, which completed the move of 1,450 employees into its new world headquarters in 2006.

RETAIL MARKET

The Downtown retail market continued to expand and diversify with a net of 40 retail businesses opening between June 2005 and June 2006. From restaurants to shoe stores, new businesses such as Planet Sub and Habitat Shoes are experiencing success Downtown. Other new business to Downtown includes Panera Bread Company, Dos Hombres, Willie's Sports Bar & Grill, Straw Sticks and Bricks, Scooter's Coffeehouse, Segway and Pidgeon, a men's and women's clothing store in the Crossroads. With more empty nesters and young professionals choosing to live Downtown, the demand for new retail options continues to grow.

DOWNTOWN RETAIL ESTABLISHMENTS - 2006

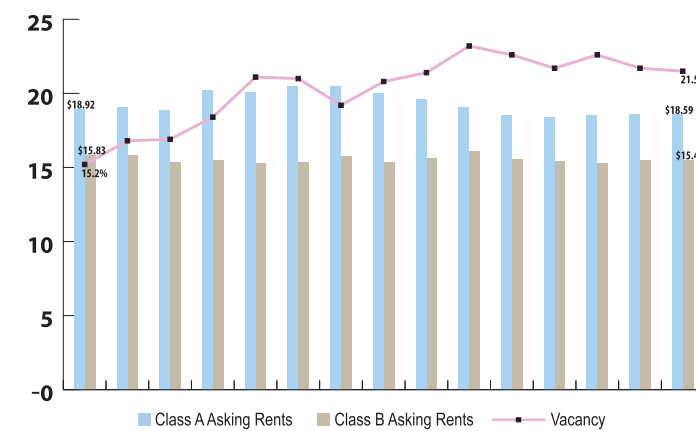


DOWNTOWN RETAIL ESTABLISHMENTS

	2005	2006
Restaurants	181	199
Galleries	51	61
Nightclubs	29	30
Retail Services	119	116
Shopping	155	169
TOTAL RETAIL BUSINESSES:	535	575

[Source: DTC Retail Database]

DOWNTOWN OFFICE RENTS & VACANCY RATES



* [All data is from the Grubb & Ellis-The Winbury Group Midyear 2006 Office Market Trends. Office inventory includes multi-tenant and single-tenant buildings with at least 20,000 sq. ft. as of 3Q 2006.]

A SAMPLING OF DOWNTOWN RETAIL BY TYPE:

APPAREL / SHOE STORES

- Bob Jones Shoes
- Casual Corner
- Habitat Shoe Store
- Michael's Fine Clothes for Men
- Pidgeon
- Victoria's Secret

HOME FURNISHINGS

- Black Bamboo
- Function Junction
- Kansas City Light & Fixture
- OGGI Modern Furnishings
- Retro Inferno
- Straw Sticks and Bricks

GIFTS / CARDS / JEWELRY

- Bacara Designs
- Best of Kansas City
- Emblazon Company
- Hallmark
- Jewelry Box Antiques
- Swing Shop



DINNER

- City Tavern
- Fiorella's Jack Stack BBQ
- Lidia's
- Peppercorn Duckclub
- The American Restaurant
- The Peachtree

FAST FOOD / TAKE-OUT

- Antonio's Pizzeria
- Panda Express
- Pizza Hut
- Quizno's
- Smokin' Joes BBQ
- Subway

BAR / NIGHTCLUB

- Harry's Country Club
- The Brick
- The Cashew
- The Drum Room
- Velvet Dog
- YJ's

COFFEE / BAKERY

- BabyCakes
- Filling Station
- River Market Bakery
- Starbucks
- Scooter's Coffeehouse
- The Coffee Girls



H&R Block World Headquarters.

BUSINESS / EMPLOYERS

Downtown is poised to add another 2.2 million square feet of office space to the existing 12.8 million square feet of inventory when the new H&R Block World Headquarters, IRS Regional Service Center, and Federal Reserve Bank open in late 2006 and 2007. Combined these employers will be adding or retaining 8,450 jobs Downtown. Many of Kansas City's largest and most respected businesses are located 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

[Source: Kansas City Business Journal Book of Lists - 2005 through 2006]

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.

[Source: Kansas City Business Journal Book of Lists - 2005 through 2006]

Downtown is a center for professional and business services, financial activities, and leisure/hospitality when compared to the region. Downtown is also a focus for the arts and creative professions. When compared with the 29 largest metropolitan areas in the United States, Kansas City has the:

- **7th** highest concentration of **visual artists**
- **6th** highest concentration of **commercial & industrial designers**
- **4th** highest concentration of **graphic designers**
- **12th** highest concentration of **architects**

[Source: The Artistic Dividend Revisited, 2004]

According to Richard Florida, celebrated author of *The Rise of the Creative Class*, Kansas City ranks 25th out of 50 major metropolitan areas with the largest creative class populations. The creative class, according to Florida, consists of workers whose job it is to create new forms, including knowledge and information workers, artists, designers, and many other professionals.

WORKFORCE

Ideally located in the center of the metropolitan area, Downtown Kansas City gives businesses easy access to the entire region's workforce. Over 100,000 or approximately 10 percent of the Kansas City region's workforce is employed Downtown.

DOWNTOWN EMPLOYEES

In November 2005, the Downtown Council (DTC) surveyed employees at Downtown businesses and organizations. From the web-based survey, the DTC received 1,394 responses from 48 businesses and organizations.

- Average age **41**
- Average household income* **\$84,669**
- Female **55%**
- Male **45%**
- Reside in Jackson County, MO **40%**
- Reside in Johnson County, KS **28%**
- Drive to work Downtown **89%**
- Would use public transportation if it was affordable and convenient **71%**

RESPONDENTS INTERESTED IN LIVING DOWNTOWN

When asked if they were interested in living Downtown, 19 percent of the employees surveyed responded yes. If this sample is extended to the entire Downtown workforce of 100,000, it could indicate an additional market of 19,000 people interested in living Downtown.

- Average age **34**
- Average household income **\$76,800**
- Median rent/mortgage payment **\$875**
- Female **47%**
- Male **53%**

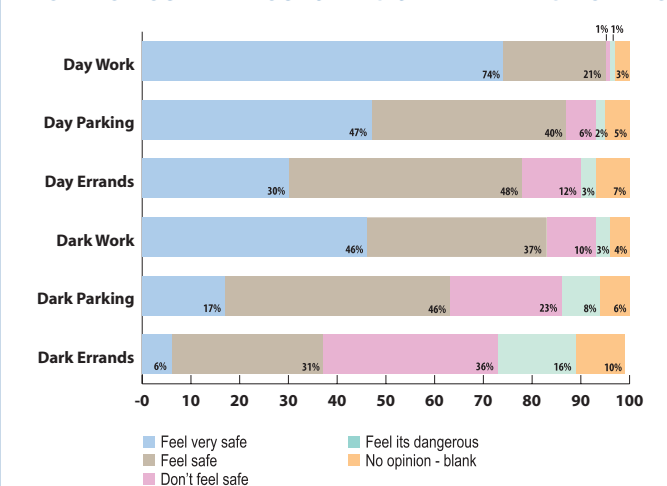
SATISFACTION ANALYSIS

A majority of employees reported feeling safe Downtown:

- **95%** feel very safe/safe during the work day
- **87%** feel very safe/safe parking Downtown during the day
- **78%** feel very safe/safe running errands during the day
- **92%** of employees are very satisfied with parking Downtown or feel that it is adequate

* [Due to the web-based nature of this survey, the average household income for the respondents was significantly higher than the \$46,194 estimated by the 2000 Census for the metropolitan area.]

HOW DO YOU FEEL ABOUT SERVICES AND PARKING DOWNTOWN?





909 Walnut Interior. First Friday's Downtown. The Lofts at 917.

RESIDENTIAL DEVELOPMENT

Between 2000 and 2006, the number of residential units Downtown increased 50 percent, a \$610 million investment in Downtown. Downtown Kansas City continues to experience strong residential development. As of October 2006, there were 4,264 multi-family housing units in various stages of development:

- 891 units completed
- 768 units under construction
- 2,603 units planned

The number of condominium units being placed in the market continued to increase in 2006. Thirty-four percent of the existing Downtown housing stock is for-sale units. This is an increase from a year ago when 23 percent of the Downtown housing market was for-sale units and a dramatic increase from two years ago when for-sale units made up only 5 percent of the housing market. The strong trend toward for-sale units is leading to condominium conversion. Since 2005, 625 existing rental units have been converted into for-sale units.

Affordable housing units in Downtown have increased significantly over the past two years. Since 2005, 496 affordable units have been completed or are currently under construction. The increase is substantial considering only 182 affordable units were added from 2000-2004. Examples include the Graphic Arts Building, Professional Building, and the Cold Storage Building.

RESIDENTIAL DEVELOPMENTS COMPLETED IN 2006

FOR SALE	UNITS
30 Gillham Row	11
700 Broadway	47
1800 Baltimore	6
Donicci Lofts	8
First & Main Lofts	24
Founders at Union Hill	59
Monroe Hotel	8
One Park Place	106
The Gumbel	32
Wallstreet Tower	144
Western Auto (Phase 3)	32

FOR RENT	UNITS
Founders at Union Hill	216
Old Town Lofts	44
Professional Building	132

RESIDENTIAL DEVELOPMENTS UNDER CONSTRUCTION

FOR SALE	UNITS
1728 Holmes	7
Bridgeworks Lofts (Phase 2)	27
Cherry Hill Row	15
Freighthouse Flats	22
Jefferson Heights	8
Midland Theater Apts	40
Power & Light District Condominium	240
The Liberty	44

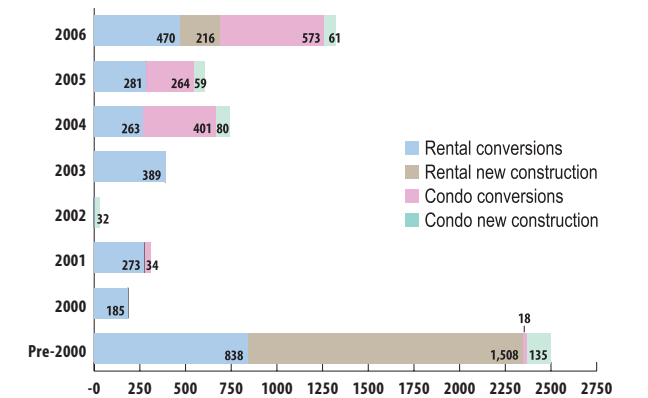
FOR RENT	UNITS
Argyle Building	90
Abdiana Building	15
Cold Storage Building	224
Graphic Arts Building	58

RESIDENTIAL DEMOGRAPHICS*

- 16,292 Residents
- \$50,312 Median Household Income
- \$61,491 Average Household Income

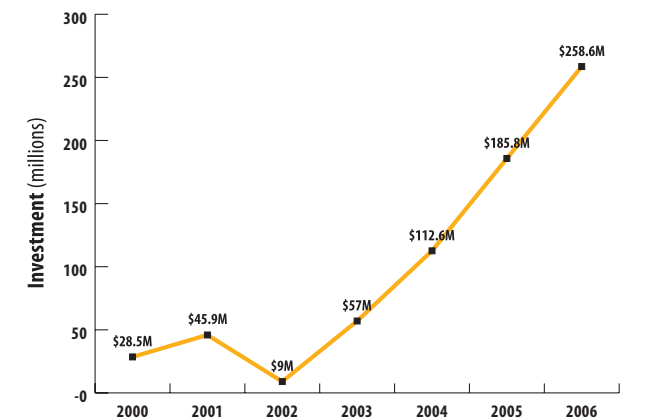
* [The boundaries used for this estimate were the 16 Census Tracts bounded by the Missouri River on the north, 31st Street on the south, Troost Avenue on the east, and State Line on the west. Units added are the total units completed from January 2000 - October 2006 in Downtown according to the DTC definition. The 2000 Census population was adjusted for units added since 2002 at current occupancy rates and average household size. Median and Average Household Income is from the 2004 Downtown Housing Study.]

DOWNTOWN MULTI-FAMILY UNITS PRE-2000 TO 2006

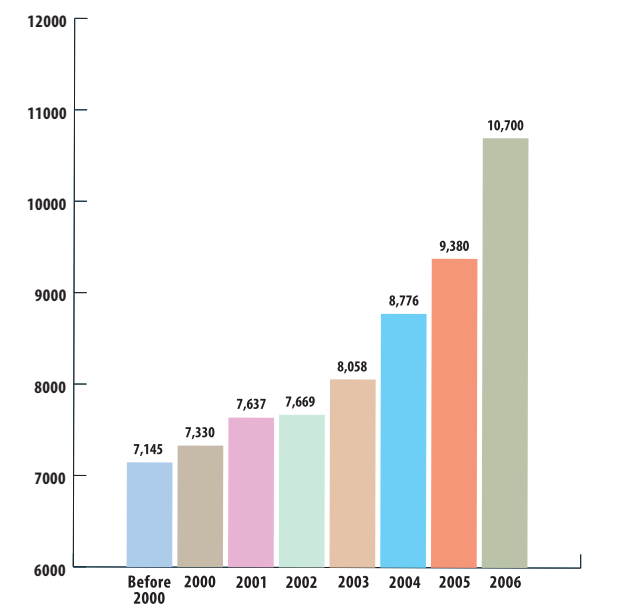


DOWNTOWN MULTI-FAMILY RESIDENTIAL INVESTMENT SINCE 2000

\$438,800,000 COMPLETED 2000-2005
 \$258,600,000 COMPLETED AND UNDER CONSTRUCTION 2006



DOWNTOWN RESIDENTIAL UNITS AS OF OCTOBER 2006 - INCLUDES UNITS UNDER CONSTRUCTION





First Friday's Gallery Tours. Downtown Nightlife. Kauffman Center for the Performing Arts, Rendering (courtesy of BNIM Architects). Kimberly Cowan and Juan Pablo Trujillo perform Todd Bolender's "Stillpoint pas de deux" with KC Ballet's music director Ramona Pansegrau conducting the KC Symphony.

ARTS & CULTURE

According to a recent study by the Arts Council of Metropolitan Kansas City, the non-profit arts are a \$279.3 million industry in the five-county Kansas City metropolitan region. * Downtown Kansas City is the focus of this activity.

VISUAL ARTS

Downtown is the center for the visual arts in Kansas City and the Crossroads Arts District, which has emerged as one of the top thriving arts districts in the country, is its focal point. Today, it is a vibrant center for art, culture, loft living, and entertainment. It is home to 60 art galleries, as well as unique restaurants and boutiques. Tens of thousands of people visit the district for First Friday's, an open house event for galleries and shops held the first Friday evening of every month. Other visual arts programs such as Art in the Loop and the Urban Culture Project 3rd Fridays are also bringing more art, artists and patrons into Downtown.

Downtown is also home to many unique organizations supporting and promoting the local arts community. The Kansas City Arts Incubator

is a nonprofit organization dedicated to working with emerging artists in the development of their careers, offering business workshops, consulting, and affordable, quality studio space. The Charlotte Street Foundation supports and recognizes outstanding visual artists in Kansas City through an annual grant program, having distributed \$312,500 in cash to 57 local artists over the past decade. Review Inc. produces a monthly publication, which reviews, contextualizes, exports and highlights the work of local artists, and runs Review Studios, which awards free studios to mid-career Kansas City-based artists. Essential to Review's vision is understanding and promoting the connection between a vital arts community and a vital urban environment. These are but a few of the many efforts putting Kansas City's visual arts community on the national radar as an exciting hub for contemporary art and artists.

PERFORMING ARTS

The Avenue of the Arts theater district is home to Kansas City's leading performing arts organizations. Many of Kansas City's most prestigious and exciting performance

organizations are located Downtown, including the Kansas City Symphony, The Lyric Opera, and the Kansas City Ballet. They perform in Downtown's historically significant venues such as the Folly Theater, Lyric Theater, Midland Theatre and the Music Hall.

The Kansas City Repertory Theatre Copaken Stage will open in February 2007. The 320-seat stage will provide an intimate performance space for producing new works, works by familiar and emerging playwrights, and smaller plays and musicals. This new stage will add to the mix of entertainment venues opening in 2007 as part of the adjacent Power & Light District project.

In 2009 the Kauffman Center for the Performing Arts will be completed and will be the highlight of the new Downtown cultural experience. The goal of the project, with its 1,800-seat ballet/opera house, a 1,600-seat concert hall, and a 250-seat "Celebration Hall," is to bring artists and audiences together. A world-class technical team of architects led by Moshe Safdie, acousticians led by Yasuhisa Toyota, and other theater designers led by Richard

Pilbrow, are finalizing plans and significant public and private funding has been secured.

PERFORMING ARTS VENUES

Folly Theater
Lyric Theater
Midland Theatre
Music Hall
Heartland Theater
Off Broadway Theater
Gem Theater
H&R Block City Stage Theater at Union Station
Just Off Broadway Theater

MUSIC

Kansas City Symphony
Lyric Opera of Kansas City
Harriman-Jewell Series
Friends of Chamber Music



DANCE

Kansas City Ballet
Kansas City Friends of Alvin Ailey

THEATER

American Heartland Theatre
Coterie Theatre
Kansas City Repertory Theatre Copaken Stage
Quality Hill Playhouse
Theater League
Late Night Theater

* 2005 Arts & Economic Prosperity Study, prepared for the Arts Council of Metropolitan Kansas City.

MAJOR CAPITAL INVESTMENTS SINCE 2000

	MILLIONS
■ Kauffman Center for the Performing Arts	\$326
■ Liberty Memorial Restoration	\$76
■ Midland & Empire Theaters Renovation	\$60
■ Kansas City Central Public Library	\$40
■ National World War I Museum at Liberty Memorial	\$26.6
■ Todd Bolender Center for Dance & Creativity	\$26.5
■ Kansas City Repertory Theatre Copaken Stage	\$7
TOTAL:	\$562.1

MUSEUMS AND ATTRACTIONS

Downtown Kansas City has a variety of unique museums giving visitors and local residents the opportunity to experience the multi-faceted history of our city, region and nation. Four of the top 25 visitor attractions identified by the Kansas City Business Journal are located Downtown.

MUSEUMS

- American Museum of Jazz at 18th & Vine
- American Royal Museum and Visitors Center
- Arabia Steamboat Museum
- K.C. Rail Experience
- Kansas City Fire Museum
- Negro League Baseball Museum
- Science City at Union Station
- National World War I Museum at Liberty Memorial

TOP AREA ATTRACTIONS DOWNTOWN ANNUAL ATTENDANCE

■ City Market (Arabia Steamboat Museum)	558,000
■ Union Station (Science City, KC Rail Experience)	475,000
■ American Jazz Museum	300,000
■ American Royal	250,000

[Source: Kansas City Business Journal, 2005-06 Book of Lists]

EVENTS AND FESTIVALS

Hundreds of thousands of people visit Downtown each year to experience a variety of events and festivals showcasing our culture, art, music and history. These events attract and entertain a variety of audiences from the metro area, the state and throughout the Midwest. Events bring unique opportunities to the community, highlight exciting year-round recreational opportunities as well as the arts and culture, and also feature Kansas City's diversity and ethnic heritage.

SAMPLE OF DOWNTOWN EVENTS AND FESTIVALS

- American Royal Livestock, Rodeo, and Horse Shows
- Celebration at the Station
- Irish Festival
- Kansas City Fringe Festival
- KC Riverfest
- Oktoberfest
- Rhythm and Ribs



Rocket Lands on Barkley's new headquarters. Oktoberfest at Crown Center & Union Station. Sprint Center Rendering (courtesy of sprintcenter.com). Power & Light District Rendering (courtesy of 360 Architecture/Fearless Eye).

CONVENTIONS, HOTELS & TOURISM

Kansas City's hospitality industry is centered Downtown. The focal point of the eight-block convention activity is the newly renovated Kansas City Convention Center. The convention center, with its distinctive sky stations, is currently expanding its facility as part of a \$135-million renovation. The first phase was a \$22-million upgrade to the meeting and pre-function rooms. The second phase is the addition of a 46,450-square-foot ballroom space over I-670, creating one of the 10 largest convention center ballrooms in the nation.

KANSAS CITY CONVENTION CENTER FEATURES

■ Exhibit Space	388,000 SF
■ Meeting Rooms	58
■ Ballroom	23,910 SF
■ Grand Hall	18,548 SF
■ Grand Ballroom (2007 Opening)	46,450 SF

[Source: Kansas City Convention & Entertainment Center]

ADDITIONAL MEETING FACILITIES & EXHIBIT HALLS

■ American Royal Exhibition Halls	172,000 SF
■ Governor's Exposition Building	100,975 SF
■ Kansas City Marriot Downtown	93,374 SF
■ Hale Arena	56,700 SF
■ Municipal Auditorium Exhibition Hall	55,000 SF
■ The Westin Crown Center	53,873 SF
■ Crown Center Exhibit Hall	52,000 SF
■ Hyatt Regency Crown Center	42,680 SF
■ Municipal Auditorium Arena	26,200 SF
■ Union Station	26,000 SF

[Source: Ingram's Magazine]

CONVENTIONS

Meeting planners are taking notice of the Downtown improvements. Demand and commitments are up significantly for 2007 and bookings are ahead of pace for future years:

- Year-to-date Convention Center bookings (through August) are up 100 percent compared to 2005.
- Definite room nights are up almost 30 percent from last year.
- As of August, the KC Convention & Visitors Association has secured 19 definite city-wide bookings in 2006 for future years. That's the same number as YTD 2004 and YTD 2005 combined.

HOTELS

Downtown accounts for 14 percent of all the hotel rooms located in the metropolitan area. All of these hotels are within a 5- to 10-minute walk of the Kansas City Convention Center.

2005 DOWNTOWN HOTEL STATISTICS

■ Number of rooms	3,606
■ Average room rate	\$92.50
■ Average occupancy rate	56.5%

[Source: KC Convention & Visitors Association]

VISITORS

Travel and tourism continues to be an important part of Downtown's economy. According to the Kansas City Convention & Visitors Association, the Kansas City area hosted 16.5 million visitors in 2004. Of these visitors, a record high 11.9 million were leisure travelers, while business travel accounted for 4.6 million visitors. Traveler spending supported more than 66,000 jobs in the five-county region or 7.6 percent of all jobs in Kansas City. Visitor spending in the Kansas City area was \$3.6 billion in 2004, with \$3.15 billion in the five-county region.

SPORTS

Downtown is emerging as the region's hub for sports and entertainment.

Kemper Arena is the home to the Kansas City Brigade arena football team, the annual American Royal as well as family shows and concerts.

Municipal Auditorium is Kansas City's historic sports and events arena; currently, the arena is home to the UMKC men's basketball team.

Construction of the new \$276 million Sprint Center arena is well underway with a scheduled opening of fall 2007. The state-of-the-art arena will allow Kansas City to be competitive in acquiring a professional basketball and/or hockey team as well as Big 12 and NCAA basketball tournament games. In 2006, the arena received several college basketball bookings; 2008 Big 12 Men's conference tournament, NCAA Men's first and second round tournament games in 2009, and NCAA Women's regional semifinals and finals will be held in the new arena in 2010.

The 18,500-seat arena will be operated by Anschutz Entertainment Group (AEG) and is expected to host 100 events a year, including concerts, family shows, special events as well as various sporting events. The arena will also be home to the National Association of Basketball Coaches (NABC) College Basketball Experience. Currently, Downtown is the home for two professional sports teams, the Kansas City Explorers tennis team and the Kansas City Brigade arena football franchise.

ENTERTAINMENT

The Sprint Center will also be an anchor for Kansas City's new entertainment destination, the Power & Light District.

The dynamic new seven block district will become the 24/7 heartbeat of Downtown. The district will feature a unique blend of boutiques, restaurants, clubs, lounges, live music venues, cafes, leading entertainment attractions, residential opportunities and an urban grocery store, creating an exciting district and atmosphere not found in the region. The center of the district will be Kansas City Live!, a covered outdoor plaza designed for major concerts and events.



POWER & LIGHT DISTRICT TENANTS ANNOUNCED

[Information provided by The Cordish Company]

- AMC Main Street Theatre
- Bristol Seafood Grill
- ChinaBAR
- Cosentino's Downtown Market
- Lucky Strike Lanes
- Midland Theatre
- Vinino by Chef Paternotte

POWER & LIGHT DISTRICT

■ Square Feet	425,000
■ Number of Tenants	50
■ Total Visits (annually)*	\$7.1m
■ Spending per Visit*	\$27
■ Number of Full-Time Jobs Created*	2,853

* [CH Johnson Consulting Economic Impact Analysis, 2004]



Truman Medical Center. Oppenstein Park. MAX Bus Stop. Library District, 10th & Baltimore.

HEALTHCARE

Located in Downtown Kansas City, on Hospital Hill, are two of the region's largest hospitals, Children's Mercy Hospital and Clinics and Truman Medical Centers. These two hospitals play a vital role in helping Downtown and metropolitan residents with their health care and emergency needs. The Kansas City Star ranked metropolitan area hospitals by admission in September 2006 and ranked Children's Mercy Hospital and Truman Medical Centers sixth and eighth respectively.

In recent years, both hospitals have made significant investments in their Downtown facilities. Children's Mercy is currently in the midst of an expansion plan that will occur in phases and be completed in 2010. The hospital invested \$17 million in a Pediatric Research Center and \$20 million in Primary Care Clinics, both opened in early 2004. Truman Medical Centers invested \$28 million in 2004 and 2005. The improvements included spending \$9 million to expand their radiology department and \$15 million to expand their emergency room.

DOWNTOWN HOSPITAL STATISTICS - 2005

	CHILDREN'S MERCY	TRUMAN
■ Admissions	12,831	12,390
■ Total Patient Days	67,125	53,098
■ Total Outpatient Visits	272,002	340,402
■ Emergency Room Visits	111,469	55,754
■ Employees	3,602	2,495
■ Licensed Staff	269	205
■ Physicians	339	426
■ Licensed Beds	295	247

[Sources: www.childrensmc.org and Truman Medical Centers]

EDUCATION

A growing number of colleges and universities in Kansas City are realizing their potential to attract people living and working Downtown who are looking to expand their education. Many schools, such as DeVry, Keller Graduate School, and Park University now have locations Downtown where courses are offered. The University of Missouri Kansas City School of Dentistry and School of Medicine are also located Downtown on Hospital Hill.

Nearly 8,000 students are currently enrolled in institutions of higher learning located Downtown.

PARKS & STREETScape

Over 360 acres of land, or 9 percent of the total acreage Downtown, is dedicated to parks, playgrounds, and greenspace. Parks and playgrounds create an important place for rest and recreation among the vitality of Downtown streets and sidewalks. They provide attractive amenities and gathering places for employees, residents, and visitors.

The 22 parks located Downtown range in size from urban pocket parks like Oppenstein Park to the historic Penn Valley Park with its 130 acres of scenic vistas, sports fields, and walking paths overlooking Union Station. Penn Valley Park is also the location of the Liberty Memorial Museum which houses one of the most significant World War I collections in North America.

RIVERFRONT HERITAGE TRAIL

Another unique asset is the Riverfront Heritage Trail. The Riverfront Heritage Trail is a fully accessible 10-mile bike and pedestrian pathway winding from the riverfront through the oldest and most historic parts of bi-state Kansas City. It links communities, parks, and exciting destinations with unique new venues and dramatic public artwork. Historical markers along the trail create a journey through the early history of this region. As such, the trail enhances Downtown's historic, cultural and recreational treasures.

PUBLIC ART: SCULPTURES, FOUNTAINS AND MEMORIALS

The experience of Downtown is enhanced with 23 sculptures and memorials and nine fountains. Examples include the Corps of Discovery monument commemorating the Lewis and Clark Expedition, dedicated at Clark's Point in Case Park in 2003; the Henry Wollman Bloch fountain in front of Union Station dedicated in 2001 which features water gracefully soaring to 120 feet; and "Uplifted Arms," the first public artwork commissioned by the Art in the Loop Foundation which includes 16 life-sized aluminum figures inspired by Metro bus riders, installed in the 10th & Main Transit Plaza in 2005.

STREETScape

With its mix of historic, high-rise, and residential buildings, the Downtown environment is visually interesting and exciting. Efforts to enhance this experience with trees, pedestrian lighting, landscaping, decorative planters and sidewalks have improved the environment throughout Downtown. Approximately one-third of the 165 blocks within the Central Business District have an enhanced streetscape completed or under construction.

Over \$13 million in streetscape is currently under construction with expected completion in 2007. Much of this new streetscape will be installed on 10th Street in the Library District, 12th Street and in the Power & Light District.

TRANSPORTATION & ACCESS

Located at the convergence of an extensive transportation network, access to Downtown Kansas City is easy and unparalleled. The diverse transportation network includes major interstates and highways, rail lines, bus routes, and an airport.

Downtown Kansas City is served by three interstate highways, I-35, I-29 and I-70/I-670. The area also has the advantage of the Kansas City Scout (KC Scout), a comprehensive traffic and incident management system designed to address the traffic impacts throughout the metropolitan area. The Missouri Department of Transportation and the Kansas Department of Transportation jointly operate the system. Scout integrates 91 closed circuit television cameras, 36 dynamic message signs, 248 vehicle detector stations, a highway advisory radio system, and a dynamic website, www.kcscout.net.

PUBLIC TRANSPORTATION

Downtown is well-served by the Kansas City Area Transportation Authority's (KCATA) Metro bus system. On each weekday, 989 buses come Downtown. Downtown receives additional services with the KCATA's new bus rapid transit system, the Metro Area Express or MAX, which provides fast and efficient service from 75th Street to Downtown, making stops at several significant points inbetween. MAX service was initiated in 2005 with annual ridership of 1.2 million.

PARKING

Parking is ample in Downtown Kansas City's Central Business District:

- 49,000 parking spaces
- \$100 for unreserved monthly parking rate
- \$130 for reserved monthly parking rate

[Sources: 2004 Central Business District Parking Study, City of Kansas City, Missouri and Colliers, Turley, Martin, and Tucker Survey, June 2006.]

RAIL SERVICE

Amtrak, located in the historic Union Station provides rail service to the area. In 2005, over 118,000 people boarded an Amtrak train in Downtown, an increase from 109,500 in 2004. www.amtrak.com

AIRPORTS

The Charles B. Wheeler Downtown Airport is one of the busiest corporate aviation airports in the country, up to 700 aircraft take off or land there per day. It is currently undergoing a \$69.6 million improvement designed to enhance the safety of aircraft operations and maintain existing airfield and passenger terminal facilities. www.flykci.com



DOWNTOWN COUNCIL OF KANSAS CITY, MISSOURI 2006



DOWNTOWN COUNCIL

The Downtown Council (DTC) is committed to creating a vibrant, diverse and economically sustainable Downtown Kansas City, Missouri. Downtown is the arts and cultural center of our metropolitan area, a model of sustainable development, a residential neighborhood, an energetic work place and a setting for entrepreneurial creativity. As a private nonprofit membership organization, DTC has more than 260 members representing Kansas City's best businesses, property owners, small entrepreneurial companies and nonprofit organizations. The DTC also manages four organizations with goals that support the DTC's over-arching mission to create an economically vibrant Downtown.

DOWNTOWN COMMUNITY IMPROVEMENT DISTRICT (DCID)

The DCID was established in September 2002 by the petition of property owners in the Central Business District to make Downtown cleaner, safer and more attractive. DCID's goal is to create an inviting environment for all who reside, work and visit Downtown. DCID focuses its efforts through its Public Safety Ambassadors, who provide extra eyes and ears for police and are goodwill ambassadors, and its Public Maintenance Ambassadors, who keep public areas clean, sweep away trash and litter, remove graffiti and help resolve outstanding maintenance issues.

RIVER MARKET COMMUNITY IMPROVEMENT DISTRICT

The River Market CID was established in August 2006 to provide the same high quality services as the DCID with the addition of marketing and public relations services.

DOWNTOWN POLITICAL ACTION COMMITTEE

Being politically organized is critical for Downtown Kansas City's revitalization. This affiliated political action committee, the Downtown PAC, supports Downtown-friendly candidates for public office. The PAC educates candidates about the importance of Downtown and endorses candidates who support Downtown issues. The Downtown Council provides management and administrative services to the PAC.

DTC I, INC & DTC LLC

DTC I, Inc. and DTC LLC were created in 2000 to facilitate the redevelopment of the First National Bank building at 10th Street and Baltimore for the Kansas City Public Library's new Central Library. The organizations provided construction oversight and management of both the library and garage development, and continue to coordinate the interests of those involved in the project.

DTC-DMV LLC / THE LICENSE STORE

In 2005 the DTC created DTC-DMV LLC doing business as The License Store to operate a Motor Vehicle and Driver's License Contract Office for the State of Missouri in Downtown Kansas City.

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Vice Chair:
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River Market CID:
Dana Gibson, Gibson Real Estate Group

Downtown Political Action:
Warren K. Erdman, Kansas City Southern

DTC I, Inc. (Central Library):
John W. Laney, Chairman

DTC-DMV LLC dba The License Store: Staff Managed

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Jim Carr, NAIA

Mark Champagne, Marriott ExecuStay

Rich Cillessen, Siemens Building Technologies

Steve Clifford, Ernst & Young

Joe Close, Country Club Bank

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Raymond East, Fitness Showcase

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Ernest J. Fiedler, Immaculate Conception

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Dana Gibson, Gibson Real Estate Group L.L.C.

Matt Gietzen, The View

Sandra J. Goodwin, Fannie Mae - Partnership KC

Robert E. Gould, Gould Evans Goodman

Kevin M. Gray, Greater KC Sports Commission

Nathaniel Hagedorn, Briarcliff Development Company

Pamela J. Hahn, 1212 McGee Building

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Yvonne Hales, One Park Place Realty

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Michael Heinz, HealthSouth

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Renee Jones, Scooter's Coffeeshouse

Ronald D. Jury, Hilton President Kansas City

Crosby Kemper III, Kansas City Public Library

Mary Kennedy McCabe, Mid-America Arts Alliance

E. Gibson Kerr, Sperry Van Ness

Dawn Kirkwood, AIA Kansas City

John Kline, All Seasons Party Rental

Kevin Klinkenberg, 180 Degrees Design Studio, LLC

Jeff Klusman, Planet Sub

Larry Kucinick, First Community Bank

David Lady, Kauffman Center for the Performing Arts

Neeli Langdon, Jane Mobley Associates

Terry Langford, Hunter Residential

Robert Langford, Central Parking System

Alan W. Lankford, Lankford & Associates Consulting

Michelle LaPointe, Lyric Opera

Carole Lechevin, Patti Banks Associates

Don Lee, Savoy Grill

Peter S. Levi, Greater KC Chamber of Commerce

Thomas W. Levitt, Levitt Enterprises

Ted Liberda, Arun Thai Place Grill

Lauren Lyon, St. Mary's Episcopal Church

Robert MacFarland, Cupini's

Babette Macy, Kissick Construction Co., Inc.

Patricia Mader, Keller Graduate School of DeVry University

Mel Mallin, Mallin/Gibson Family L.P.

JD Mann, Bar Natasha

Frank Marshall, KCPT Public Television 19

Mary K. Matalone, National Assoc. of Independent Health Providers

Lisa Matthews, 909 Walnut

Ryan Maybee, JP Wine Bar & Coffee House

Robert Mayer, M R Capital Advisors L.L.C

Rae Jean McCall, K C Metropolitan Bar Association

John McClain, Habitat Shoes

Pat McCown, McCownGordon Construction

Oscar McGaskey, Convention & Entertainment Centers

Robb McKim, PGAV

Clyde McQueen, Full Employment Council

Matthew D. Meier, Professional Building, LLC c/o The Alexander Co.

Guy Merola, Oggi Modern Furnishings

Wes Miller, DesignWeave

Katie Mohrfeld, Segway Experience of Kansas City

Judy Moody, Ochsner Hare & Hare, LLC

Clark Morris, Harriman Arts Program of William Jewell College

Stephanie Mukai, Quality Hill Towers

Sherrill Mulhern, George W. Miller Co.

Ted A. Murray, Grubb & Ellis/ The Winbury Group

Dan Musser, Zimmer Companies

Mary Lou Nash, Nash Resources

Chris Nelson, GA 920 Main, LLC

Steve L. Nicholson, Cretcher-Lynch & Company

Greg Nitschke, Bliss Associates, Inc.

Keith Novorr, Michael's Clothing Co.

Thelma Oliver, The Mango Room

Rod Parks, Retro Inferno

Scott Phillips, HILTI, Inc.

Rusty Phillips, Belle Epoque

Eric Piper, Piper-Wind Architects, Inc.

Brian Pitts, Downtown Neighborhood Assoc.

Jim Potter, Development Initiatives

Richardson Powell, Athena Corp.

Tom Pratt, Hotel Phillips

William Prenevost, Kansas City Repertory Theatre

Warren Traynor, Christ Community Church

Pasquale Trozzolo, Trozzolo Communications

Tim Underwood, Home Builders Association of Greater Kansas City

Melinda Wagner, OHS-Compcare

Curt Watkins, Watkins Research Group

Terry White, Grace & Holy Trinity

Sheridan Wood, Kansas City Free Health Clinic

Brad Woods, Dimensional Innovations

Linda Word, Sturges Word Communications

Bob Yunger, Pyramid Excavation & Construction, Inc.



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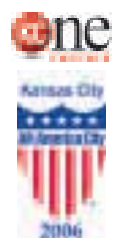
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