

# 2016

## TAX INCREMENT FINANCING IN MISSOURI

### Local TIF Project Information and Financial Data

**Missouri Department of Revenue**

Forms & Manuals | Online Services | Personal Tax | Business

#### Local Tax Increment Financing

Home » Business Tax » tif

Executive Order 13-02 signed by Governor Nixon transfers the receipt and reporting function for Local Tax Increment Financing Annual Reports from the Department of Transportation to the Department of Revenue.

#### Purpose

Local Tax Increment Financing is a method of funding the redevelopment of areas eligible for Local Tax Increment Financing. These areas are designated as "redevelopment" areas, or any combination thereof.

#### Typical Budget

TIF may be used for the following purposes:

- Professional services
- Land acquisition
- Rehabilitating, repairing, or improving streets, sewers, parking, lighting; and
- Relocation of resident and commercial buildings in the area.

#### Supported by Local Tax Incremental Revenues

The idea behind Local TIF is the assumption that the property and/or local sales taxes (depending upon the type of redevelopment project) will be collected in the designated area after redevelopment, and a portion of the increase of these taxes collected in the future (up to 23 years) may be allocated by your municipality to help pay the certain project costs, partially listed above.

**FEBRUARY 1, 2017**

# MISSOURI

Department of Revenue



**2016 Annual Report Summary**  
**Local Tax Increment Financing Projects in Missouri**  
**February 1, 2017**

*All information is obtained from reports submitted by the authorizing municipalities and is current as of 02/01/2017. The Department of Revenue does not endorse the accuracy of the information submitted. The Department of Revenue did not alter or change any content filed by the municipalities.*

1. Number of projects reporting:	474
a. "Blight" designation:	340
b. "Conservation Area" designation:	76
c. "Blight and Economic Development" designation:	37
d. "Economic Development Area" designation:	16
e. "Blight, Conservation Area, and Economic Development Area" designation:	1
f. "Blight and Conservation Area" designation:	3
g. "Conservation Area and Economic Development Area" designation:	1
h. Status not designated in report:	0
2. Number of different municipalities reporting:	114
3. Number of new jobs:	
Estimated:	173,008
Created to Date:	96,730
4. Number of retained jobs:	
Estimated:	37,266
Retained to Date:	30,199
5. Total PILOTS and EATs received since inception:	\$2,688,831,882
6. Total anticipated TIF-reimbursable project costs:	\$9,045,087,943
7. Total anticipated project costs:	\$43,393,299,405



8. Total expenditures for TIF-eligible project costs by category:

a. Public infrastructure:

i. Since Inception:	\$574,856,639
ii. Report Period:	\$22,474,612

b. Site development:

i. Since Inception:	253,930,396.46
ii. Report Period:	\$3,715,794

c. Rehabilitation of existing buildings:

i. Since Inception:	\$54,987,170
ii. Report Period:	\$3,715,794

d. Acquisition of land or buildings:

i. Since Inception:	\$327,258,743
ii. Report Period:	\$21,259,462

e. Other (includes professional fees, financing costs, leasing fees, landscaping costs, planning and other not listed above):

i. Since Inception:	\$487,539,427
ii. Report Period:	\$11,067,169

f. P & I payments on outstanding bonded debt:

i. Since Inception:	\$1,956,740,566
ii. Report Period:	\$201,534,248

g. Reimbursement to developers for eligible costs:

i. Since Inception:	\$1,309,916,165
ii. Report Period:	\$110,623,468

h. Reimbursement to municipalities for eligible costs:

i. Since Inception:	\$471,161,749
ii. Report Period:	\$40,978,585

9. Original assessed real property value of project: \$1,049,027,535

10. Assessed real property value at the end of the reporting period: \$2,534,620,400



## *Arnold*

### *Arnold Crossroads Redevelopment Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$175,339.41 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,156,929.02 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,360,991.85 Amount on Hand: \$175,339.41

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$9,600,000.00

Property Acquisition and Relocation Costs: \$8,200,000.00

Project Implementation Costs: \$700,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$18,500,000.00

**Anticipated TOTAL Project Costs:** \$51,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Arnold*

### *Arnold Crossroads Redevelopment Plan*

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**Contact Agency:** Arnold

**Contact Phone:** (636) 282-6666

**Developer(s):** Arnold Crossroads LLC

**Senate District:** 22

**House District:** 101

**Original Date Plan/Project Approved:** 7/1/2005

**Plan Description:**

Redevelop existing retail and commercial area which had suffered from long-term vacancies and an antiquated layout.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	150	<b>Actual to Date:</b>	275
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**Number of Retained Jobs:**

<b>Projected:</b>	300	<b>Actual to Date:</b>	300
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## *Arnold*

### *Arnold Triangle Redevelopment Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$6,054,987.35 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$15,170,713.94 Amount on Hand: \$817,174.02

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$10,000,000.00

Property Acquisition and Relocation Costs: \$11,000,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$21,000,000.00

**Anticipated TOTAL Project Costs:** \$90,000,000.00

Financing Method:

TIF Notes

TIF Bonds

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Arnold***

### ***Arnold Triangle Redevelopment Plan***

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**Contact Agency:** Arnold

**Contact Phone:** (636) 282-6666

**Developer(s):** THF Arnold Triangle Development LLC

**Senate District:** 22

**House District:** 101

**Original Date Plan/Project Approved:** 9/1/2005

**Plan Description:**

Development of fifty 50 acres of existing commercial and residential property for retail and commercial purposes.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	300	<b>Actual to Date:</b>	635
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**Number of Retained Jobs:**

<b>Projected:</b>	5	<b>Actual to Date:</b>	5
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## *Atchison County*

### *Hwy 136/111 Tax Increment Financing Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$238,286.60 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$30,000.00

Property Acquisition and Relocation Costs: \$120,000.00

Project Implementation Costs: \$31,678.11

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$181,678.11

**Anticipated TOTAL Project Costs:** \$181,678.11

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0



## *Atchison County*

### *Hwy 136/111 Tax Increment Financing Plan*

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**Contact Agency:** Atchison County

**Contact Phone:** 660-744-6214

**Developer(s):** 5Gs, Inc.

**Senate District:** 12

**House District:** 1

**Original Date Plan/Project Approved:** 6/1/2009

**Plan Description:**

The redevelopment project consists of the construction of an approximately 10,000 sq ft grocery store and public/private infrastructure servicing the development of the redevelopment area, including parking improvements, site preparation, electrical, sewer and other related improvements.

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	3	<b>Actual to Date:</b>	21
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**Number of Retained Jobs:**

<b>Projected:</b>	25	<b>Actual to Date:</b>	21
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## *Atchison County*

### *I-29/Hwy 136 Tax Increment Financing Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$95,948.86 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$129,526.22 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$70,690.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$1,500.00

Other: \$89,310.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$175,000.00

**Anticipated TOTAL Project Costs:** \$877,950.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0



## *Atchison County*

### *I-29/Hwy 136 Tax Increment Financing Plan*

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**Contact Agency:** Atchison County

**Contact Phone:** 660-744-6214

**Developer(s):** Black Iron Grill & Saloon

**Senate District:** 12

**House District:** 1

**Original Date Plan/Project Approved:** 10/1/2006

**Plan Description:**

The redevelopment project consists of the construction of an approximately 8,000 sq ft restaurant within the redevelopment area and the construction of the public infrastructure development, including access improvements, electrical, sewer and other utilities, and other related improvements.

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	3	<b>Actual to Date:</b>	37
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Ballwin***

### ***Ballwin Town Center TIF Redevelopment Plan***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$99,974.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$7,278,010.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$11,002,634.00 Amount on Hand: \$99,974.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 6



## ***Ballwin***

### ***Ballwin Town Center TIF Redevelopment Plan***

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**Contact Agency:** Ballwin  
**Contact Phone:** 636-227-8580  
**Developer(s):** The Bedrin Organization - New Jersey  
**Senate District:** 2  
**House District:** 88  
**Original Date Plan/Project Approved:** 10/1/1999

**Plan Description:**

ON FILE IN DED OFFICE - ATTACHED TO 12/31/99 REPORT

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	245
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Belton***

### ***Belton Marketplace TIF Plan***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$276,281.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$624,630.00 Amount on Hand: \$80,077.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,847,730.00 Amount on Hand: \$196,204.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$375,000.00

Property Acquisition and Relocation Costs: \$760,749.00

Project Implementation Costs: \$1,064,251.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,200,000.00

**Anticipated TOTAL Project Costs:** \$10,729,535.00

Financing Method:

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Belton***

### ***Belton Marketplace TIF Plan***

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**Contact Agency:** Belton

**Contact Phone:** 816-331-4331

**Developer(s):** MAP Belton LLC

**Senate District:** 31

**House District:** 123

**Original Date Plan/Project Approved:** 11/1/2006

**Plan Description:**

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping center totaling approximately 50,000 square feet, together with all necessary parking, utility and street lighting.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Belton***

### ***Belton Town Centre TIF Plan***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,064,022.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,962,244.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$16,230,163.00 Amount on Hand: \$1,064,022.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$26,340,186.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$26,340,186.00

**Anticipated TOTAL Project Costs:** \$59,956,714.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Belton***

### ***Belton Town Centre TIF Plan***

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**Contact Agency:** Belton

**Contact Phone:** 816-331-4331

**Developer(s):** Belton Associates, LLC

**Senate District:** 31

**House District:** 123

**Original Date Plan/Project Approved:** 10/1/2001

**Plan Description:**

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping center totaling approximately 300,000 square feet, together with all necessary parking, utility and street lighting. In addition, significant road improvements in the southeast corner of the Y Highway Corridor were made.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Belton***

### ***Boardwalk at Belton TIF Plan***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$26,650,966.00

Property Acquisition and Relocation Costs: \$555,000.00

Project Implementation Costs: \$7,703,260.00

Other: \$12,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$46,909,226.00

**Anticipated TOTAL Project Costs:** \$318,203,504.00

Financing Method:

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Belton***

### ***Boardwalk at Belton TIF Plan***

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**Contact Agency:** Belton

**Contact Phone:** 816-331-4331

**Developer(s):** Southview Plaza LLC

**Senate District:** 31

**House District:** 123

**Original Date Plan/Project Approved:** 4/1/2009

**Plan Description:**

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping district totaling approximately 1,186,600 square feet, together with all necessary parking, utility and street lighting. In addition, significant public infrastructure improvements in the northeast corner of the Y Highway Corridor including improvements to Markey Parkway, a detention area and dam channel improvements.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Belton***

### ***Cedar Tree TIF Redevelopment Plan***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,734,203.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$233,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,967,703.00

**Anticipated TOTAL Project Costs:** \$12,513,370.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15



## ***Belton***

### ***Cedar Tree TIF Redevelopment Plan***

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**Contact Agency:** Belton

**Contact Phone:** 816-331-4331

**Developer(s):** I-49 Investors LLC

**Senate District:** 31

**House District:** 123

**Original Date Plan/Project Approved:** 11/1/2015

**Plan Description:**

To cure blighted conditions identified in the blight study, by inter alia, renovation of approximately 92,000 square feet of retail space, improvements to landscaping, enhancement of roadways, and construction and reconstruction of support facilities.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Belton***

### ***Southtowne Plaza TIF Plan***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$34.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$34.00 Amount on Hand: \$34.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$19,750,856.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$4,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$23,750,856.00

**Anticipated TOTAL Project Costs:** \$82,889,906.00

#### **Financing Method:**

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Belton***

### ***Southtowne Plaza TIF Plan***

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**Contact Agency:** Belton

**Contact Phone:** 816-331-4331

**Developer(s):** Southtowne Associates, LLC

**Senate District:** 31

**House District:** 123

**Original Date Plan/Project Approved:** 3/1/2009

**Plan Description:**

To cure blighted conditions identified in the blight study, by inter alia, constructing a retail big box store totaling approximately 322,000 square feet, together with all necessary parking, utility and street lighting.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Belton***

### ***Y Highway Market Place TIF Plan***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$308,621.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$340,023.00 Amount on Hand: \$66,615.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,221,474.00 Amount on Hand: \$242,006.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,108,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$4,175,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$8,283,500.00

**Anticipated TOTAL Project Costs:** \$27,248,992.00

#### **Financing Method:**

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Belton***

### ***Y Highway Market Place TIF Plan***

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**Contact Agency:** Belton

**Contact Phone:** 816-331-4331

**Developer(s):** Group Belton LLC

**Senate District:** 31

**House District:** 123

**Original Date Plan/Project Approved:** 12/1/2010

**Plan Description:**

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping center totaling approximately 132,700 square feet, together with all necessary parking, utility and street lighting.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Belton***

### ***Y-Belton Plaza***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$147,821.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$529,829.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$14,068,649.00

Property Acquisition and Relocation Costs: \$6,128,400.00

Project Implementation Costs: \$5,194,350.00

Other: \$641,350.00

Other: \$2,500,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$28,632,749.00

**Anticipated TOTAL Project Costs:** \$70,572,259.00

#### **Financing Method:**

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Belton***

### ***Y-Belton Plaza***

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**Contact Agency:** Belton

**Contact Phone:** 816-331-4331

**Developer(s):** Y Belton LLC

**Senate District:** 31

**House District:** 123

**Original Date Plan/Project Approved:** 9/1/2007

#### **Plan Description:**

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping area totaling approximately 318,000 square feet, together with all necessary parking, utility and street lighting. In addition, significant public infrastructure improvements in the northwest corner of the Y Highway Corridor, including constructing a part of Markey Parkway.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Bethany*

### *Northwest Interstate Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$140,433.13 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$432,870.01 Amount on Hand: \$103,314.00

#### **Economic Activity Taxes:**

Total received since inception: \$223,523.78 Amount on Hand: \$32,571.03

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$614,465.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$136,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$750,465.00

**Anticipated TOTAL Project Costs:** \$750,465.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Bethany***

### ***Northwest Interstate Plan***

---

**Contact Agency:** Bethany

**Contact Phone:** 660.425.8673

**Developer(s):** None

**Senate District:** 12th

**House District:** 3rd

**Original Date Plan/Project Approved:** 12/1/2001

**Plan Description:**

Construct public improvements in two phases street, water, sewer, electric & gas services.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

**But for Determination:**

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Bethany*

### *West Interstate Area Addition - South District*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,598,367.41 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,812,995.44 Amount on Hand: \$1,598,367.41

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$670,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$670,000.00

**Anticipated TOTAL Project Costs:** \$670,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Bethany***

### ***West Interstate Area Addition - South District***

---

**Contact Agency:** Bethany

**Contact Phone:** 660.425.8673

**Developer(s):** none

**Senate District:** 12th

**House District:** 3rd

**Original Date Plan/Project Approved:** 11/1/1994

**Plan Description:**

Development of public infrastructure on the south side of US Hwy 136 west of I-35 which includes and is limited to streets, gas, water, sewer & electrical systems.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Blue Springs*

### *7 Highway and 40 Highway Tax Increment Project A*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$67,638.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$29,442.00 Amount on Hand: \$20,619.00

#### **Economic Activity Taxes:**

Total received since inception: \$177,354.00 Amount on Hand: \$47,018.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$445,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,411,500.00

Other: \$50,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,907,000.00

**Anticipated TOTAL Project Costs:** \$8,442,438.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Blue Springs***

### ***7 Highway and 40 Highway Tax Increment Project A***

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**Contact Agency:** Blue Springs  
**Contact Phone:** 816-228-0106  
**Developer(s):** Blue Springs Developers, Inc.  
**Senate District:** 8  
**House District:** 55  
**Original Date Plan/Project Approved:** 6/1/2007

#### **Plan Description:**

The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - Project Area A currently existing Hy-Vee, Project Area B former Wal-Mart, and Project Area C former K-Mart to accommodate a new Hy-Vee grocery store and construction of necessary infrastructure, parking and landscaping.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	5
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	57
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## *Blue Springs*

### *7 Highway and 40 Highway Tax Increment Project B*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$167,918.00    As of:                      1/1/2016  
Fund:

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$753,084.00    Amount on Hand:                      \$102,121.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$435,264.00    Amount on Hand:                      \$65,797.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$591,800.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$1,493,000.00

Other:                      \$50,000.00

Other:                      \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$2,134,800.00

**Anticipated TOTAL Project Costs:**                      \$11,444,588.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      23



## ***Blue Springs***

### ***7 Highway and 40 Highway Tax Increment Project B***

---

**Contact Agency:** Blue Springs  
**Contact Phone:** 816-228-0106  
**Developer(s):** The R.H. Johnson Company  
**Senate District:** 8  
**House District:** 55  
**Original Date Plan/Project Approved:** 6/1/2007

#### **Plan Description:**

The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - Project Area A currently existing Hy-Vee, Project Area B former Wal-Mart, and Project Area C former K-Mart to accommodate a new Hy-Vee grocery store and construction of necessary infrastructure, parking and landscaping.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	158
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	18
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## *Blue Springs*

### *7 Highway and 40 Highway Tax Increment Project C*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$567,609.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$519,299.00 Amount on Hand: \$116,347.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,714,842.00 Amount on Hand: \$471,263.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,760,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,840,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,600,000.00

**Anticipated TOTAL Project Costs:** \$13,221,164.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Blue Springs***

### ***7 Highway and 40 Highway Tax Increment Project C***

---

**Contact Agency:** Blue Springs

**Contact Phone:** 816-228-0106

**Developer(s):** Hy-Vee, Inc.

**Senate District:** 8

**House District:** 55

**Original Date Plan/Project Approved:** 6/1/2007

**Plan Description:**

The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - Project Area A currently existing Hy-Vee, Project Area B former Wal-Mart, and Project Area C former K-Mart to accommodate a new Hy-Vee grocery store and construction of necessary infrastructure, parking and landscaping.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	18
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	530
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## *Blue Springs*

### *Adams Farm Tax Project A, B, & C*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,290,821.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,554,370.00 Amount on Hand: \$884,769.00

#### **Economic Activity Taxes:**

Total received since inception: \$9,284,858.00 Amount on Hand: \$1,406,052.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$27,530,722.00

Property Acquisition and Relocation Costs: \$5,221,829.00

Project Implementation Costs: \$5,837,649.00

Other: \$3,238,121.00

Other: \$3,626,775.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$45,455,097.00

**Anticipated TOTAL Project Costs:** \$138,399,688.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Blue Springs***

### ***Adams Farm Tax Project A, B, & C***

---

**Contact Agency:** Blue Springs  
**Contact Phone:** 816-228-0106  
**Developer(s):** Blue Springs Development Three, Inc.  
**Senate District:** 8  
**House District:** 55  
**Original Date Plan/Project Approved:** 2/1/2007

#### **Plan Description:**

Projects A, B, and C will consist of retail space, anchor stores, a number of mid-sized stores, smaller retail shops, restaurants and pad sites available for commercial use. Public infrastructure improvements include the widening and construction of new traffic lanes on Adams Dairy Parkway, Coronado Drive, R.D. Mize Road and adjustments to the off-ramp from U.S. Interstate 70.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	1579	<b>Actual to Date:</b>	904
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	36
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## *Blue Springs*

### *Copperleaf Village Shopping Center*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$85,971.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$347,764.00 Amount on Hand: \$77,567.00

#### **Economic Activity Taxes:**

Total received since inception: \$75,343.00 Amount on Hand: \$8,404.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$836,177.00

Property Acquisition and Relocation Costs: \$794,195.00

Project Implementation Costs: \$69,696.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,700,068.00

**Anticipated TOTAL Project Costs:** \$7,570,169.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18



## ***Blue Springs***

### ***Copperleaf Village Shopping Center***

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**Contact Agency:** Blue Springs  
**Contact Phone:** 816-228-0106  
**Developer(s):** Copperleaf Village, LLC  
**Senate District:** 8  
**House District:** 54  
**Original Date Plan/Project Approved:** 8/1/2005

#### **Plan Description:**

The redevelopment of a retail center that comprises a series of current developments ranging in age from 30-45 years and impacts 8 parcels of property located along Missouri Highway 7 between R.D. Mize Road and Hearnese Avenue. The existing 3 pad sites will be reconfigured and redeveloped to be consistent with the tenant mix, access and visibility of the upgraded shopping center.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	54
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	3
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## *Blue Springs*

### *Fall Creek Tax Increment Financing Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$325,173.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,814,067.00 Amount on Hand: \$206,238.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,882,685.00 Amount on Hand: \$118,935.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,015,000.00

Property Acquisition and Relocation Costs: \$400,000.00

Project Implementation Costs: \$485,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,900,000.00

**Anticipated TOTAL Project Costs:** \$45,646,000.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 23



## ***Blue Springs***

### ***Fall Creek Tax Increment Financing Plan***

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**Contact Agency:** Blue Springs

**Contact Phone:** 816-228-0106

**Developer(s):** Top Star, LLC

**Senate District:** 8

**House District:** 55

**Original Date Plan/Project Approved:** 4/1/1996

**Plan Description:**

The Project Area contains approximately 40 acres. Project 1 has multiple buildings with approximately 202,000 square feet of gross leasable area, at least one office building, parking for approximately 1,500 vehicles. Project 2 consists of construction of an upscale residential community of approximately 150 units. Both projects include the construction of related necessary public improvements such as sidewalks, road-widening, traffic control improvements and utility infrastructure.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	141
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	4
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## *Blue Springs*

### *Woods Chapel TIF , Project 1*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$75,147.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$277,458.00 Amount on Hand: \$54,437.00

#### **Economic Activity Taxes:**

Total received since inception: \$75,882.00 Amount on Hand: \$20,710.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,318,264.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$591,800.00

Other: \$774,359.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,837,173.00

**Anticipated TOTAL Project Costs:** \$19,185,046.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Blue Springs***

### ***Woods Chapel TIF , Project 1***

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**Contact Agency:** Blue Springs

**Contact Phone:** 816-228-0106

**Developer(s):** I-70 Partners, LLC

**Senate District:** 8

**House District:** 54

**Original Date Plan/Project Approved:** 7/1/2008

**Plan Description:**

The Redevelopment Area will be developed as three Redevelopment Projects. Project 1 will consist of approximately 56,675 SF of retail space, including retail shops and pad sites available for commercial use. Project 2 will consist of approximately 92,400 SF of retail space, including retail shops and a grocery store. Project 3 will consist of approximately 5,800 SF for a bank.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	19
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Blue Springs*

### *Woods Chapel TIF, Project 2*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,486,713.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$22,244.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,508,957.00

**Anticipated TOTAL Project Costs:** \$15,833,459.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Blue Springs***

### ***Woods Chapel TIF, Project 2***

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**Contact Agency:** Blue Springs

**Contact Phone:** 816-228-0106

**Developer(s):** I-70 Partners, LLC

**Senate District:** 8

**House District:** 54

**Original Date Plan/Project Approved:** 7/1/2008

**Plan Description:**

The Redevelopment Area will be developed as three Redevelopment Projects. Project 1 will consist of approximately 56,675 SF of retail space, including retail shops and pad sites available for commercial use. Project 2 will consist of approximately 92,400 SF of retail space, including retail shops and a grocery store. Project 3 will consist of approximately 5,800 SF for a bank.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Blue Springs*

### *Woods Chapel TIF, Project 3*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$137,988.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$8,254.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$146,242.00

**Anticipated TOTAL Project Costs:** \$1,894,355.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Blue Springs***

### ***Woods Chapel TIF, Project 3***

---

**Contact Agency:** Blue Springs

**Contact Phone:** 816-228-0106

**Developer(s):** I-70 Partners, LLC

**Senate District:** 8

**House District:** 54

**Original Date Plan/Project Approved:** 7/1/2008

#### **Plan Description:**

The Redevelopment Area will be developed as three Redevelopment Projects. Project 1 will consist of approximately 56,675 SF of retail space, including retail shops and pad sites available for commercial use. Project 2 will consist of approximately 92,400 SF of retail space, including retail shops and a grocery store. Project 3 will consist of approximately 5,800 SF for a bank.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Branson***

### ***Branson Hills Redevelopment Project***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,888,393.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$36,136,442.00 Amount on Hand: \$0.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$24,865,799.00

Property Acquisition and Relocation Costs: \$19,234,509.00

Project Implementation Costs: \$3,899,672.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$48,000,000.00

**Anticipated TOTAL Project Costs:** \$119,495,634.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 33

Current anticipated estimated number of years to retirement: 11



## ***Branson***

### ***Branson Hills Redevelopment Project***

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**Contact Agency:** Branson  
**Contact Phone:** 417-337-8553  
**Developer(s):** Ozark Diversified Development Co.  
**Senate District:** 29  
**House District:** 156  
**Original Date Plan/Project Approved:** 7/1/2004

#### **Plan Description:**

Project 1 - 41.32 acres for the construction of approximately 290,000 sq. ft. of retail space for a Home Depot, Target, TJ Maxx and six out-parcels. Project 2 & 3 - 100 acres for the construction of approximately 606,825 sq. ft. shopping center to include Wal-Mart, Kohl's, and eight out-parcels.

**Plan/Project Status:** Fully-Operational

**Area Type:** Economic Development

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	1220
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#### **Number of Retained Jobs:**

<b>Projected:</b>	1199	<b>Actual to Date:</b>	1220
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## ***Branson***

### ***Branson Landing Redevelopment Project***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$11,622,763.00 Amount on Hand: \$0.00  
0

#### **Economic Activity Taxes:**

Total received since inception: \$43,121,464.00 Amount on Hand: \$0.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$36,974,980.00

Property Acquisition and Relocation Costs: \$39,019,548.00

Project Implementation Costs: \$0.00

Other: \$55,345,520.00

Other: \$1,500,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$148,440,048.00

**Anticipated TOTAL Project Costs:** \$148,440,048.00

#### **Financing Method:**

TIF Bonds  
Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12



## ***Branson***

### ***Branson Landing Redevelopment Project***

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**Contact Agency:** Branson  
**Contact Phone:** 417-337-8553  
**Developer(s):** HCW Development Company, LLC  
**Senate District:** 29  
**House District:** 156  
**Original Date Plan/Project Approved:** 1/1/2003

#### **Plan Description:**

Public improvements include construction of an approximately 220,000 sq. ft. convention center, a new town square and themed boardwalk along Lake Taneycomo multi-level parking garage, street utility and bridge improvements, etc. Private included 450,000 sq. ft. anchor retail, two hotels and waterfront condominiums.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	1772
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	1772
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## ***Branson***

### ***Branson Meadows TIF 1995***

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$5,682,330.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$7,200,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$4,644,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$11,844,000.00

**Anticipated TOTAL Project Costs:** \$11,844,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 3



## ***Branson***

### ***Branson Meadows TIF 1995***

---

**Contact Agency:** Branson  
**Contact Phone:** 417-337-8553  
**Developer(s):** Marvin & Ivor Motley  
**Senate District:** 29  
**House District:** 156  
**Original Date Plan/Project Approved:** 8/1/1995

#### **Plan Description:**

Current conditions identified by making provision of adequate street layout, utilities and other site improvements. Encourage orderly development. Encourage private investment. Eliminate potential traffic problems. Install, reconstruct, relocate streets and roads essential to the development of the area.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	500
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	445
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## ***Brentwood***

### ***Brentwood Pointe Redevelopment Project***

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,176,179.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$7,606,472.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$7,600,000.00

Property Acquisition and Relocation Costs: \$14,600,000.00

Project Implementation Costs: \$1,300,000.00

Other: \$3,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,700,000.00

**Anticipated TOTAL Project Costs:** \$170,270,000.00

#### **Financing Method:**

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 0



## ***Brentwood***

### ***Brentwood Pointe Redevelopment Project***

---

**Contact Agency:** Brentwood  
**Contact Phone:** 3149638606  
**Developer(s):** DIERBERGS BRENTWOOD LLC  
**Senate District:** 24  
**House District:** 73  
**Original Date Plan/Project Approved:** 6/1/1996

#### **Plan Description:**

The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accommodate approx 900,000 sq ft of new development comprising retail, office, entertainment, and apartment development. The Redevelopment Project consists of a commercial/retail center located on Redevelopment Areas 2 & 3.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	389
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Brentwood***

### ***Hanley Station--Hanley/Strassner TIF Redevelopment***

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$50,726.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,724,745.00 Amount on Hand: \$4.81

#### **Economic Activity Taxes:**

Total received since inception: \$930,762.00 Amount on Hand: \$50,721.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,400,000.00

Property Acquisition and Relocation Costs: \$350,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,250,000.00

**Anticipated TOTAL Project Costs:** \$46,340,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12



## ***Brentwood***

### ***Hanley Station--Hanley/Strassner TIF Redevelopment***

---

**Contact Agency:** Brentwood  
**Contact Phone:** 3149638606  
**Developer(s):** MLP HANLEY STATION LLC  
**Senate District:** 24  
**House District:** 73  
**Original Date Plan/Project Approved:** 4/1/2003

#### **Plan Description:**

The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accommodate a mixed-use project incorporating residential and retail spaces. The Redevelopment Project includes condominiums, retail space, a hotel and parking garages.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	83
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Brentwood***

### ***Kenilworth Redevelopment Area***

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,498,680.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$15,008,573.00 Amount on Hand: \$0.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,900,000.00

Property Acquisition and Relocation Costs: \$5,400,000.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$12,400,000.00

**Anticipated TOTAL Project Costs:** \$82,812,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 0



## ***Brentwood***

### ***Kenilworth Redevelopment Area***

---

**Contact Agency:** Brentwood  
**Contact Phone:** 3149638606  
**Developer(s):** PACE-ZELMAN DEVELOPMENT LLC  
**Senate District:** 15  
**House District:** 87  
**Original Date Plan/Project Approved:** 5/1/1999

**Plan Description:**

Acquisition and demolition of residential and commercial structures for redevelopment of retail uses. Benefits include roadway and parking improvements.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	640	<b>Actual to Date:</b>	722
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**Number of Retained Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	50
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## ***Brentwood***

### ***Meridian Project (Hanely/Eager TIF)***

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$7,435,258.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$7,347,800.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$8,600,000.00

Property Acquisition and Relocation Costs: \$10,000,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$19,600,000.00

**Anticipated TOTAL Project Costs:** \$133,683,000.00

#### **Financing Method:**

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 9



## ***Brentwood***

### ***Meridian Project (Hanely/Eager TIF)***

---

**Contact Agency:** Brentwood  
**Contact Phone:** 3149638606  
**Developer(s):** EAGER ROAD ASSOCS, LLC  
**Senate District:** 24  
**House District:** 73  
**Original Date Plan/Project Approved:** 12/1/2000

**Plan Description:**

This is a mixed-use Redevelopment Project of retail and office space including surface and structured parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	860
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Bridgeton***

### ***Hilltop Plaza Redevelopment Area (T3)***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$138,270.65 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,702,762.21 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$34,500,000.00

Financing Method:

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 21



## ***Bridgeton***

### ***Hilltop Plaza Redevelopment Area (T3)***

---

**Contact Agency:** Bridgeton  
**Contact Phone:** 314-739-7500  
**Developer(s):** THF Rock Road Development  
**Senate District:** 24 Sen. Schupp, 14 Sen. Chappelle-Nadal  
**House District:** 70 Rep. Otto, 72 Rep. Nichols, 73 Rep. Curtis  
**Original Date Plan/Project Approved:** 12/1/2007  
**Plan Description:**  
Will e-mail

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	400	<b>Actual to Date:</b>	400
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**Number of Retained Jobs:**

<b>Projected:</b>	400	<b>Actual to Date:</b>	400
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## ***Bridgeton***

### ***St. Charles Rock Road Redevelopment Project (T4)***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$561,717.88 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,504,119.32 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$25,500,000.00

#### **Financing Method:**

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Bridgeton***

### ***St. Charles Rock Road Redevelopment Project (T4)***

---

**Contact Agency:** Bridgeton  
**Contact Phone:** 3147397500  
**Developer(s):** Bridgeton Rock Development, LLC  
**Senate District:** 24 Sen Schupp, 14 Sen Chappelle-Nadal  
**House District:** 70 Rep Otto, 72 Rep Nichols, 73 Rep Curtis  
**Original Date Plan/Project Approved:** 7/1/2010

**Plan Description:**

Will e-mail - Expansion and relocation of Wal Mart Supercenter Store containing approx. 148,240 square feet.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	400	<b>Actual to Date:</b>	400
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**Number of Retained Jobs:**

<b>Projected:</b>	400	<b>Actual to Date:</b>	400
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# *Cabool*

## *Cabool Tax Increment Financing Redevelopment*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$152,537.21

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Cabool***

### ***Cabool Tax Increment Financing Redevelopment***

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**Contact Agency:** Cabool

**Contact Phone:** 417-962-3136

**Developer(s):** City of Cabool

**Senate District:** 33

**House District:** 147

**Original Date Plan/Project Approved:** 6/1/1993

**Plan Description:**

TIF helps to create economic activity in the depressed central business district. The plan places the risk on the developer to invest and recover some of their investment based upon retail sales. TIF reallocates taxes based upon the creation of new jobs and retail performance. Sales tax is allocated at 50 and the city property taxes at 100. County, school, and library taxes are not affected by TIF.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	111	<b>Actual to Date:</b>	71
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**Number of Retained Jobs:**

<b>Projected:</b>	25	<b>Actual to Date:</b>	31
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## *Camdenton*

### *Oak Ridge Redevelopment Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,011.94 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$75,000.00 Amount on Hand: \$1,011.94

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$242,277,725.00

Property Acquisition and Relocation Costs: \$5,528,181.00

Project Implementation Costs: \$2,741,774.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$33,847,678.00

**Anticipated TOTAL Project Costs:** \$119,692,880.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Camdenton***

### ***Oak Ridge Redevelopment Area***

---

**Contact Agency:** Camdenton  
**Contact Phone:** 573-346-3600  
**Developer(s):** Oak Ridge Landing Development Company  
**Senate District:** 33  
**House District:** 155  
**Original Date Plan/Project Approved:** 3/1/2007

**Plan Description:**

Construction of approximately 764,200 sq ft of retail space - tenants yet to be determined

**Plan/Project Status:** Seeking Developer

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	800	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Charleston*

## *1-57 Redevelopment Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$226,502.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$816,528.00 Amount on Hand: \$226,502.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Charleston***

### ***1-57 Redevelopment Plan***

---

**Contact Agency:** Charleston

**Contact Phone:** 5736833325

**Developer(s):** NA

**Senate District:** 27

**House District:** 161

**Original Date Plan/Project Approved:** 4/1/2014

**Plan Description:**

Facilitate new development in the area, construct necessary improvements public and private within the area and assist in the relocation costs. The primary purpose of this plan is to establish the process by which redevelopment throughout the entire area can occur.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	95	<b>Actual to Date:</b>	61
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**Number of Retained Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	25
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# *City of Blue Springs*

## *White Oak TIF*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$739.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$739.00 Amount on Hand: \$739.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,222,695.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,461,224.00

Other: \$1,773,247.00

Other: \$522,500.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,979,666.00

**Anticipated TOTAL Project Costs:** \$49,639,471.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *City of Blue Springs*

### *White Oak TIF*

---

**Contact Agency:** City of Blue Springs

**Contact Phone:** 816-228-0106

**Developer(s):** Development Associates, LLC

**Senate District:** 8

**House District:** 55

**Original Date Plan/Project Approved:** 11/1/2014

**Plan Description:**

The Project includes 1 acquisition of all property rights by the Developer, 2 demolition of existing buildings located therein, 3 completion of substantial site work and infrastructure improvements, 4 construction of an approximately 85,000 SF grocery store Project A, 5 construction of approximately 19,250 SF of additional commercial space, and 6 construction of an approximately 180-unit senior housing complex Project B.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *City of Cameron*

## *MP-L4 Redevelopment Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$120,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$10,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$130,000.00

**Anticipated TOTAL Project Costs:** \$500,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *City of Cameron*

### *MP-L4 Redevelopment Plan*

---

**Contact Agency:** City of Cameron

**Contact Phone:** 816-632-2177

**Developer(s):** KMB Properties, L.L.C.

**Senate District:** 12

**House District:** 2

**Original Date Plan/Project Approved:** 3/1/2016

**Plan Description:**

The plan calls for the development of the site for commercial use the expansion of an existing business in a single phase with total project costs estimated at 500,000. The proposed redevelopment plan calls for the use of tax increment financing TIF funds in the estimated amount of 130,000 plus interest for improvements including without limitation site preparation and improvements, and for professional services, all as further set forth in the redevelopment plan.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Also improper subdivision, obsolete platting, grading deficiencies and lack of proper placement of utilities.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *City of Cameron - DeKalb County*

## *Crossroads TIF District*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$422,640.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$2,195,023.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,540,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$50,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,790,000.00

**Anticipated TOTAL Project Costs:** \$13,730,000.00

### **Financing Method:**

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14



## ***City of Cameron - DeKalb County***

### ***Crossroads TIF District***

---

**Contact Agency:** City of Cameron - DeKalb County

**Contact Phone:** 816-632-2177

**Developer(s):** Walmart

**Senate District:** 12

**House District:** 2

**Original Date Plan/Project Approved:** 4/1/1994

#### **Plan Description:**

The TIF Plan provided TIF assistance for public infrastructure benefitting Project Areas A-J Wal-Mart SuperCenter anchor, Dollar General Store, Bank, Furniture Store, Radio Station, Healthcare Business, Bureau, Real Estate Office, Sears and a Lumber Store, all of which have been completed and TIF collection terminated. Two additional Project Areas, K and L, are undeveloped and inactive.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Also inadequate street layout.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *City of Cameron, Missouri - DeKalb County*

## *Crossroads II Tax Increment Financing Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,324.04 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$205,188.82 Amount on Hand: \$3,090.89

### **Economic Activity Taxes:**

Total received since inception: \$148,248.20 Amount on Hand: \$2,233.15

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,309,897.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$128,718.00

Other: \$190,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,628,615.00

**Anticipated TOTAL Project Costs:** \$29,096,613.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***City of Cameron, Missouri - DeKalb County***

### ***Crossroads II Tax Increment Financing Plan***

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**Contact Agency:** City of Cameron, Missouri - DeKalb County  
**Contact Phone:** 816-632-2177  
**Developer(s):** RP IIMEG, RP III Orscheln, RP IV Commercial  
**Senate District:** 12  
**House District:** 2  
**Original Date Plan/Project Approved:** 10/1/2004

#### **Plan Description:**

The Plan provides for the redevelopment of the area in multiple phases for commercial and retail uses. Redevelopment Project I was not pursued as a TIF. Redevelopment Project II is inactive. Redevelopment Project III is a 1.5 million retail project. Redevelopment Project IV is a commercial building.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Plus obsolete platting and inadequate street layout.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *City of Cameron, Missouri - DeKalb County*

## *Manion Plaza Redevelopment Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$735,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$15,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$750,000.00

**Anticipated TOTAL Project Costs:** \$3,266,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***City of Cameron, Missouri - DeKalb County***

### ***Manion Plaza Redevelopment Plan***

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**Contact Agency:** City of Cameron, Missouri - DeKalb County

**Contact Phone:** 816-632-2177

**Developer(s):** Manion Quality Homes and Construction, LLC

**Senate District:** 12

**House District:** 2

**Original Date Plan/Project Approved:** 8/1/2014

**Plan Description:**

Development for commercial/retail uses in phases with total project costs anticipated to exceed 3 million and tax increment financing assistance of approximately 750,000.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

obsolete platting and inadequate street layout.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *City of Cape Girardeau*

### *Downtown Cape Girardeau TIF- RPA #1*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,497,242.00

**Anticipated TOTAL Project Costs:** \$21,153,520.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

## *City of Cape Girardeau*

### *Downtown Cape Girardeau TIF- RPA #1*

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**Contact Agency:** City of Cape Girardeau  
**Contact Phone:** 573-339-6320  
**Developer(s):** Old Town Cape Historic Landmark Preservation Group  
**Senate District:** 27  
**House District:** 147  
**Original Date Plan/Project Approved:** 4/1/2016

**Plan Description:**

The first proposed component of the project is the Marquette Tower Property. This part of the project involves the building known as the Marquette Tower, which would serve as the epicenter of the more broadly defined Marquette Tech District throughout downtown Cape Girardeau. The project would be anchored by Codefi, a co-working and technology incubator organization that began in summer 2014. The Marquette Tower could also be the location of two significant business and community development organizations, corporate offices for more than 10 business startups, a coffee shop, tapas and martini lounge, as well as two floors available for new office expansions. The project encompasses approximately 60,000 square feet and total project cost is forecast to exceed 3.6 million dollars. Exhibit B provides more details about the Marquette Tower Property. This exhibit can also be viewed at this link <http://bit.ly/1SLVy4H> The second component of the proposed project is the H&H Center Property. This project would include the renovation of both the H&H Building and the Marquette Center. These two properties would be combined to provide space for a 96-key branded hotel and a casual dining restaurant. The Applicant has already been awarded a license for a branded hotel in Cape Girardeau. The Applicant is in the process of transferring the license from another site to this project site. A downtown hotel was identified as a significant development opportunity in Cape Girardeaus Downtown Strategic Plan approved by the City Council in August, 2009. The project encompasses just over 85,000 square feet and total project cost is projected at 17.5 million dollars for the real estate development components of the project.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**



Projected:	100	Actual to Date:	8
<b>Number of Retained Jobs:</b>			
Projected:	4	Actual to Date:	4

## *City of Dellwood*

### *Chambers - West Florissant TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$86,718.00	As of:	1/1/2016
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#### **Payments in Lieu of Taxes:**

Total received since inception:	\$795,164.00	Amount on Hand:	\$124,785.00
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#### **Economic Activity Taxes:**

Total received since inception:	\$442,345.00	Amount on Hand:	\$77,856.00
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#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$2,650,000.00
Property Acquisition and Relocation Costs:	\$1,000,000.00
Project Implementation Costs:	\$0.00
Other:	\$400,000.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$4,050,000.00</b>
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<b>Anticipated TOTAL Project Costs:</b>	<b>\$15,555,000.00</b>
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Financing Method:

TIF Notes

Original estimated number of years to retirement:	23
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Current anticipated estimated number of years to retirement:	23
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## *City of Dellwood*

### *Chambers - West Florissant TIF*

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**Contact Agency:** City of Dellwood

**Contact Phone:** 314-521-4339

**Developer(s):** Dellwood Acquisitions, INC

**Senate District:** 14

**House District:** 80

**Original Date Plan/Project Approved:** 10/1/2005

**Plan Description:**

Previously Submitted Redevelopment Agreement between City of Dellwood and Koman Properties dated October 24, 2005 and First Amendment to Redevelopment Agreement dated April 14, 2008.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	72	<b>Actual to Date:</b>	90
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *City of Des Peres*

## *ManchesterBallas Redevelopment Project*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$20,749,627.00 Amount on Hand: \$0.00  
0

### **Economic Activity Taxes:**

Total received since inception: \$36,294,107.00 Amount on Hand: \$0.00  
0

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$300,000,000.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0



## *City of Des Peres*

### *ManchesterBallas Redevelopment Project*

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**Contact Agency:** City of Des Peres

**Contact Phone:** 314-835-6113

**Developer(s):** Westfield of America, LLC (currently owned by CBL)

**Senate District:** 24th

**House District:** 94th

**Original Date Plan/Project Approved:** 12/1/1997

**Plan Description:**

Demolition of obsolete 500,000sq, 2 anchor regional mall and replace with 1.2 million sf, 4 anchor region mall

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *City of Ellsinore*

## *Ellsinore TIF District*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$8,048.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$34,575.00 Amount on Hand: \$8,048.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$10,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$10,000.00

**Anticipated TOTAL Project Costs:** \$35,356.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *City of Ellsinore*

### *Ellsinore TIF District*

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**Contact Agency:** City of Ellsinore  
**Contact Phone:** 5733225333  
**Developer(s):** KEARBEE ENTERPRISES, LLC  
**Senate District:** 3  
**House District:** 153  
**Original Date Plan/Project Approved:** 9/1/2012

**Plan Description:**

NONE - INTENT TO DISSOLVE

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *City of Eureka*

## *Eureka S. I-44 Redevelopment Area, 2005*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$49,422.75 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$5,336,201.15 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$102,297.37 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$25,500,000.00

Property Acquisition and Relocation Costs: \$9,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$35,000,000.00

**Anticipated TOTAL Project Costs:** \$534,230,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12



## *City of Eureka*

### *Eureka S. I-44 Redevelopment Area, 2005*

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**Contact Agency:** City of Eureka

**Contact Phone:** 636-938-5233

**Developer(s):** CV EUREKA, LLC

**Senate District:** 26

**House District:** 89

**Original Date Plan/Project Approved:** 8/1/2005

**Plan Description:**

Retail and residential. see file

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	300	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *City of Independence*

## *Independence Square*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$100,569.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$33,211.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$184,834.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$629,625.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$5,666,624.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,296,249.00

**Anticipated TOTAL Project Costs:** \$22,203,161.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *City of Independence*

### *Independence Square*

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**Contact Agency:** City of Independence  
**Contact Phone:** 816-325-7796  
**Developer(s):** City of Independence initiated  
**Senate District:** 11  
**House District:** 21  
**Original Date Plan/Project Approved:** 12/1/2013

#### **Plan Description:**

Public improvements that benefit the Redevelopment Area including beautification and new streetscapes. In the future, faade and structural improvements to be made to privately owned buildings

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	35	<b>Actual to Date:</b>	17
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#### **Number of Retained Jobs:**

<b>Projected:</b>	70	<b>Actual to Date:</b>	0
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## *City of Jennings, Missouri*

### *Buzz Westfall Plaza on the Blvd. TIF No. 3*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,541,944.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,912,973.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$5,842,505.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$9,900,000.00

Property Acquisition and Relocation Costs: \$6,000,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$704,421.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$17,604,421.00

**Anticipated TOTAL Project Costs:** \$38,937,000.00

#### **Financing Method:**

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7



## *City of Jennings, Missouri*

### *Buzz Westfall Plaza on the Blvd. TIF No. 3*

---

**Contact Agency:** City of Jennings, Missouri

**Contact Phone:** 314-388-1164

**Developer(s):** Newport Capital Partners, LLC

**Senate District:** 69 & 70

**House District:** 13 & 14

**Original Date Plan/Project Approved:** 7/1/1999

**Plan Description:**

As of April 2015, the property is owned by Newport Capital Partners, LLC. The new owner has since constructed a Davita Dialysis Center Kidney Dialysis Center in the plaza that will open by year end 2016.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	130	<b>Actual to Date:</b>	375
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**Number of Retained Jobs:**

<b>Projected:</b>	25	<b>Actual to Date:</b>	20
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# *City of Jennings, Missouri*

## *River Roads Estate Redevelopment Project 7A*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$237,779.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$937,480.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$252,083.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$25,000.00

Other: \$700,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,425,000.00

**Anticipated TOTAL Project Costs:** \$15,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13



## *City of Jennings, Missouri*

### *River Roads Estate Redevelopment Project 7A*

---

**Contact Agency:** City of Jennings, Missouri

**Contact Phone:** 314-388-1164

**Developer(s):** SWH Investments, LLc

**Senate District:** 70

**House District:** 14

**Original Date Plan/Project Approved:** 11/1/2002

**Plan Description:**

Redevelopment Project Plat 7A containing 11.80 acres is intended to be developed into a retail commercial district designed to accommodate a variety of general commercial activities intended to provide a wide range of goods and services normally used, consumed or needed in the home or by individuals.

**Plan/Project Status:** Starting-Up

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	10
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *City of Jennings, Missouri*

## *River Roads Estates Redevelopment Project 7B*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$868.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$696,356.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$24,491.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,000,000.00

Property Acquisition and Relocation Costs: \$3,450,000.00

Project Implementation Costs: \$125,000.00

Other: \$700,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$8,275,000.00

**Anticipated TOTAL Project Costs:** \$30,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13



## *City of Jennings, Missouri*

### *River Roads Estates Redevelopment Project 7B*

---

**Contact Agency:** City of Jennings, Missouri

**Contact Phone:** 314-388-1164

**Developer(s):** SWH Investments, LLC

**Senate District:** 70

**House District:** 14

**Original Date Plan/Project Approved:** 11/1/2002

**Plan Description:**

The amendment to the agreement alters that land uses for project are 7B by expanding the senior housing component, eliminating the City Hall component, reducing the number of single family houses and increasing the commercial component.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	10
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*City of Joplin*  
*1717 Marketplace*

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**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

**Payments in Lieu of Taxes:**

Total received since inception: \$593,553.84 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$5,451,976.07 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,623,651.00

Property Acquisition and Relocation Costs: \$1,131,786.00

Project Implementation Costs: \$1,792,429.00

Other: \$3,127,805.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$11,675,671.00

**Anticipated TOTAL Project Costs:** \$51,365,165.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *City of Joplin*

### *1717 Marketplace*

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**Contact Agency:** City of Joplin

**Contact Phone:** 4176240820

**Developer(s):** WBB, LLC.

**Senate District:** 32

**House District:** 128

**Original Date Plan/Project Approved:** 1/1/2005

**Plan Description:**

The Redevelopment Plan called for the redevelopment of the approximate 38.80 acres from vacant and deteriorating property into individual commercial developments.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	397	<b>Actual to Date:</b>	157
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	200
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# City of Joplin

## Northpark Crossing

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### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### Payments in Lieu of Taxes:

Total received since inception: \$1,760,306.28 Amount on Hand: \$0.00

### Economic Activity Taxes:

Total received since inception: \$7,173,736.24 Amount on Hand: \$0.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,370,900.00

Property Acquisition and Relocation Costs: \$1,450,000.00

Project Implementation Costs: \$275,000.00

Other: \$5,853,134.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$15,949,034.00

**Anticipated TOTAL Project Costs:** \$60,605,767.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *City of Joplin*

### *Northpark Crossing*

---

**Contact Agency:** City of Joplin

**Contact Phone:** 4176240820

**Developer(s):** Jeffrey L. Ungerer

**Senate District:** 32

**House District:** 128

**Original Date Plan/Project Approved:** 6/1/2004

**Plan Description:**

The Redevelopment Plan called for the redevelopment of the approximate 31.08 acres into individual redevelopment project areas. Each individual redevelopment project area will be its own project. The redevelopment of this area accomplishes the goals of the City for infill retail development. There are shopping areas to both the north and west providing some retail choices for consumers. Redevelopment of this area has created synergy among all

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

16 of the 18 structures within the Redevelopment area were over 35 years old. Eight of the 13 single family homes were rental units. Parcels H & I were not connected to sewer and Parcels J & K did not have sewer immediately available. Deleterious land use

**Number of New Jobs:**

<b>Projected:</b>	500	<b>Actual to Date:</b>	500
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	97
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# City of Joplin

## Recovery TIF

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### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### Payments in Lieu of Taxes:

Total received since inception: \$1,642,963.14 Amount on Hand: \$0.00

### Economic Activity Taxes:

Total received since inception: \$2,090,406.48 Amount on Hand: \$0.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,000,000.00

Property Acquisition and Relocation Costs: \$30,000,000.00

Project Implementation Costs: \$250,000.00

Other: \$13,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$42,000,000.00

Anticipated TOTAL Project Costs: \$807,000,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20



## *City of Joplin*

### *Recovery TIF*

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**Contact Agency:** City of Joplin  
**Contact Phone:** 4176240820  
**Developer(s):** Joplin Redevelopment Corporation  
**Senate District:** 32  
**House District:** 128  
**Original Date Plan/Project Approved:** 12/1/2012

#### **Plan Description:**

The City of Joplin was struck by an EF-5 tornado on May 22, 2011 that damaged or destroyed 30 of the community. As a result, the Redevelopment Plan called for the redevelopment of the approximate 3,100 acres in order to facilitate the recovery and economic revitalization of the area. The Redevelopment Project describes total project costs of 807 million. The Redevelopment Project is comprised of numerous redevelopment project components, i

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	1299	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *City of Manchester*

## *Highway 141 Manchester Road Redevelopment Area*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$7,892,078.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$7,295,245.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$24,676,772.00 Amount on Hand: \$7,892,078.00  
0

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$10,500,000.00

Property Acquisition and Relocation Costs: \$23,500,000.00

Project Implementation Costs: \$3,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$37,500,000.00

**Anticipated TOTAL Project Costs:** \$133,075,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 7

Current anticipated estimated number of years to retirement: 11



## *City of Manchester*

### *Highway 141 Manchester Road Redevelopment Area*

---

**Contact Agency:** City of Manchester  
**Contact Phone:** 636-227-1385  
**Developer(s):** Pace Properties  
**Senate District:** District 15  
**House District:** Split between Districts 88 and 92  
**Original Date Plan/Project Approved:** 11/1/2005

#### **Plan Description:**

Clearance of low-density, under-utilized properties to redevelop for a large-scale retail project, known as Manchester Highlands, by taking advantage of the accessibility and visibility provided by the newly widened Highway 141 from 2 to 6 lanes. The project added about 500,000 square feet of retail space to the corridor. The major anchor tenants are Costco and Wal-Mart. Junior anchors include Best Buy, Petsmart, and Bed, Bath & Beyond.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

N/A

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	845
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# *City of Maplewood*

## *Ambride Commons*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,010.07 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$514,531.45 Amount on Hand: \$1,010.07

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$519,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$519,000.00

**Anticipated TOTAL Project Costs:** \$5,316,074.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *City of Maplewood*

### *Ambride Commons*

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**Contact Agency:** City of Maplewood

**Contact Phone:** 314-646-3603

**Developer(s):** DENNIS NORMAN

**Senate District:** 24

**House District:** 73

**Original Date Plan/Project Approved:** 3/1/2005

**Plan Description:**

DEMOLITION OF THE OLD BRUCE SCHOOL BUILDING &  
CONSTRUCTION OF 20 TOWNHOUSES EACH WITH 3 BEDROOMS & 2.5  
BATHS AND A 2 CAR GARAGE.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*City of Maryland Heights, St. Louis County, Missouri*  
*Westport Plaza Redevelopment*

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**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

**Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$25,700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$25,700,000.00

**Anticipated TOTAL Project Costs:** \$95,892,000.00

**Financing Method:**

TIF Notes  
TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***City of Maryland Heights, St. Louis County, Missouri***

### ***Westport Plaza Redevelopment***

---

**Contact Agency:** City of Maryland Heights, St. Louis County, Missouri

**Contact Phone:** 3147382204

**Developer(s):** LHM

**Senate District:** 24

**House District:** 71

**Original Date Plan/Project Approved:** 11/1/2015

#### **Plan Description:**

The project will provide for investment in infrastructure and redevelopment of the plaza, as well as a tower for World Wide Technology headquarters.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	1000	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *City of Moline Acres*

### *St. Cyr Road Redevelopment Project*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$65,860.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,002,033.00 Amount on Hand: \$138,791.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$800,000.00

Property Acquisition and Relocation Costs: \$1,500,000.00

Project Implementation Costs: \$0.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,500,000.00

**Anticipated TOTAL Project Costs:** \$9,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *City of Moline Acres*

### *St. Cyr Road Redevelopment Project*

---

**Contact Agency:** City of Moline Acres  
**Contact Phone:** 314-868-2433  
**Developer(s):** St. Cyr Investment Company  
**Senate District:** 013  
**House District:** 069  
**Original Date Plan/Project Approved:** 10/1/2003

**Plan Description:**

Redevelopment Agreement between City of Moline Acres and St. Cyr Investment Company, September 15, 2005

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*City of Parkville*  
*Parkville Commons*

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**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

**Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$4,132,227.00 Amount on Hand: \$13.88

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$436,024.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *City of Parkville*

### *Parkville Commons*

---

**Contact Agency:** City of Parkville

**Contact Phone:** 816-741-7676

**Developer(s):** River North Development LLC

**Senate District:** 34

**House District:** 32

**Original Date Plan/Project Approved:** 6/1/2002

**Plan Description:**

The plan expects to construct a shopping center having about 225,000 square feet of retail and commercial space, about 14,000 square feet of office space, and a donation of a 6 to 8 acre site for construction of a community center.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	3	<b>Actual to Date:</b>	3
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# ***CITY OF POPLAR BLUFF, MISSOURI***

## ***Eight Points Tax Increment Financing Redev Plan***

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$110,629.91 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$872,941.09 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,500,000.00

Property Acquisition and Relocation Costs: \$28,000,000.00

Project Implementation Costs: \$3,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$35,000,000.00

**Anticipated TOTAL Project Costs:** \$123,500,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19



# ***CITY OF POPLAR BLUFF, MISSOURI***

## ***Eight Points Tax Increment Financing Redev Plan***

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**Contact Agency:** CITY OF POPLAR BLUFF, MISSOURI

**Contact Phone:** 573-686-8000

**Developer(s):** Eight Points Development, L.L.C.

**Senate District:** 25

**House District:** 152 and 153

**Original Date Plan/Project Approved:** 8/1/2012

### **Plan Description:**

The primary purpose of the Plan was to establish a comprehensive program for the redevelopment of the Redevelopment Area that would reduce or eliminate certain conditions, the existence of which qualified the Redevelopment Area to be a Blighted Area in accordance with the TIF Act and would enhance the tax base of the taxing districts within area. The Project included the demolition and removal of some of the existing buildings and the construction of several new retail and commercial buildings and related site improvements. The major anchor tenants are Menards and Wal-Mart Neighborhood Market.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	150
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### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *City of Rolla*

## *I-44 US 63 Redevelopment Area*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$31,330.09 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$135,299.67 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$604,130.53 Amount on Hand: \$31,330.09

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,050,000.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$150.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,300,000.00

**Anticipated TOTAL Project Costs:** \$7,695,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 21



## *City of Rolla*

### *I-44 US 63 Redevelopment Area*

---

**Contact Agency:** City of Rolla  
**Contact Phone:** 573-426-6970  
**Developer(s):** Kohls Department Stores, Inc  
**Senate District:** 16th  
**House District:** 149th  
**Original Date Plan/Project Approved:** 10/1/2010

#### **Plan Description:**

The Redevelopment Project is intended to remove certain physical conditions that might qualify the area as blighted in order to facilitate economic development and physical revitalization of RPA 1 and 2. The Redevelopment Plan is composed of strategies to reduce or eliminate blighting conditions and support construction of a 55,000 sq. ft. Kohls store to be located within the RPA 1, requiring extensive site work and improvements. RPA 2 is expected to support retail or mixed use like the Lowes Home Center store.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	115	<b>Actual to Date:</b>	85
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# City of Sikeston

## 60 West-Malco

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### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

### Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$0.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,600,000.00

**Anticipated TOTAL Project Costs:** \$18,375,000.00

Financing Method:

Pay As You Go  
Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *City of Sikeston*

### *60 West-Malco*

---

**Contact Agency:** City of Sikeston

**Contact Phone:** 573-471-2511

**Developer(s):** Sikeston Development Co., LLC Cotton Ridge Develop

**Senate District:** 27

**House District:** 149

**Original Date Plan/Project Approved:** 1/1/2015

**Plan Description:**

Construction of 8 plex movie theater

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	10	<b>Actual to Date:</b>	10
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**Number of Retained Jobs:**

<b>Projected:</b>	5	<b>Actual to Date:</b>	5
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# *City of Sikeston*

## *60 West-RPA-2A*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,900,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,900,000.00

**Anticipated TOTAL Project Costs:** \$11,545,000.00

Financing Method:

Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *City of Sikeston*

### ***60 West-RPA-2A***

---

**Contact Agency:** City of Sikeston  
**Contact Phone:** 573-471-2511  
**Developer(s):** Cotton Ridge Development Co., LLC  
**Senate District:** 27  
**House District:** 149  
**Original Date Plan/Project Approved:** 1/1/2015

**Plan Description:**

Construction of 100 room hotel

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	10	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# ***CITY OF ST. JOHN***

## ***ST. CHARLES ROCK ROAD TIF #1-7***

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$12,669,576.00 Amount on Hand: \$0.00  
0

### **Economic Activity Taxes:**

Total received since inception: \$2,952,772.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Other

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 0



## ***CITY OF ST. JOHN***

### ***ST. CHARLES ROCK ROAD TIF #1-7***

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**Contact Agency:** CITY OF ST. JOHN  
**Contact Phone:** 314-427-8700  
**Developer(s):** Barron Raalty Bentley Woodard  
**Senate District:** 24  
**House District:** 81  
**Original Date Plan/Project Approved:** 12/1/1989

**Plan Description:**

General re-development planned industrial business park with 9 parcels allocated for planned light industrial development skilled care nursing home facility Phone number that was not allowed on page 1 is 314-426-2211

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	150	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	300	<b>Actual to Date:</b>	0
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# ***CITY OF ST. JOHN***

## ***ST. JOHN CROSSING TIF***

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$112.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$2,956,431.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$4,948,094.00 Amount on Hand: \$112.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$250,000.00

Property Acquisition and Relocation Costs: \$4,535,000.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,985,000.00

**Anticipated TOTAL Project Costs:** \$5,645,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 8



# ***CITY OF ST. JOHN***

## ***ST. JOHN CROSSING TIF***

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**Contact Agency:** CITY OF ST. JOHN  
**Contact Phone:** 314-427-8700  
**Developer(s):** St. John Crossings LLC  
**Senate District:** 24  
**House District:** 81  
**Original Date Plan/Project Approved:** 7/1/2001

### **Plan Description:**

Nineteen 19 acres of Blighted Area to be a shopping center, anchored by Shop N Save grocery store, 66,200 sq ft with 36,000 sq ft of retail space, plus two 2 out parcels and parking for 612 vehicles.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

### **But for Determination:**

Project required parcel assembly and/or relocation costs.

### **Number of New Jobs:**

<b>Projected:</b>	175	<b>Actual to Date:</b>	230
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### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *City of St. Peters*

## *Old Town Redevelopment Area*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,972,105.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$7,656,897.00 Amount on Hand: \$2,485,317.00

### **Economic Activity Taxes:**

Total received since inception: \$7,743,886.00 Amount on Hand: \$3,486,788.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$8,130,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$8,330,000.00

**Anticipated TOTAL Project Costs:** \$236,100,100.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3



## *City of St. Peters*

### *Old Town Redevelopment Area*

---

**Contact Agency:** City of St. Peters

**Contact Phone:** 636-477-6600 x1305

**Developer(s):** na

**Senate District:** 23

**House District:** 17

**Original Date Plan/Project Approved:** 5/1/1996

#### **Plan Description:**

The plan permits the use of TIF funds to increase the flood protection to the 500 year level from 100 year protection, to encourage redevelopment of tracts fronting I-70, revitalization of Old Town St. Peters, and development of infrastructure for development of industrial and commercial sites. Infrastructure improvements near a new commercial development are planned.

**Plan/Project Status:** Seeking Developer

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	266
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *City of St. Peters*

## *St. Peters Centre Redevelopment Area*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$38,131,813.00 Amount on Hand: \$0.00  
0

### **Economic Activity Taxes:**

Total received since inception: \$39,810,957.00 Amount on Hand: \$0.00  
0

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,974,642.00

Property Acquisition and Relocation Costs: \$4,074.00

Project Implementation Costs: \$117,284.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,096,000.00

**Anticipated TOTAL Project Costs:** \$36,771,000.00

### **Financing Method:**

General Obligation Bonds  
TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 0



## *City of St. Peters*

### *St. Peters Centre Redevelopment Area*

---

**Contact Agency:** City of St. Peters

**Contact Phone:** 636-477-6600 x1305

**Developer(s):** na

**Senate District:** 23

**House District:** 17

**Original Date Plan/Project Approved:** 12/1/1992

**Plan Description:**

A retail power center anchored by Costco of approximately 110,000 square feet of retail stores and restaurants is located on a site containing 24 acres. A smaller retail center was built adjacent to Costco which is mostly leased. The District, which includes City Hall and the Rec Plex is developed with Class A office space and retail uses. A Menards store opened in 2013. A new hotel, office building and auto dealership are planned.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	300	<b>Actual to Date:</b>	2250
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *City of St. Peters*

## *St. Peters Route 370*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$567,359.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$998,281.00 Amount on Hand: \$550,109.00

### **Economic Activity Taxes:**

Total received since inception: \$66,489.00 Amount on Hand: \$17,250.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$70,000,000.00

**Anticipated TOTAL Project Costs:** \$131,092,500.00

### **Financing Method:**

General Obligation Bonds

TIF Bonds

Other Bond

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7



## *City of St. Peters*

### *St. Peters Route 370*

---

**Contact Agency:** City of St. Peters

**Contact Phone:** 636-477-6600 x1305

**Developer(s):** na

**Senate District:** 23

**House District:** 17

**Original Date Plan/Project Approved:** 12/1/1999

#### **Plan Description:**

The project is the creation of mixed use development area that will include office/warehouse, manufacturing, dining/entertainment, hotel/conference, cultural and recreation uses. The primary development infrastructure has been completed other infrastructure will be installed as development occurs. A warehouse is nearing completion and another warehouse will be under construction soon. Another trucking company is approved for development.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	75
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Clayton*

### *Carondelet Village Redevelopment Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,523,727.00

Property Acquisition and Relocation Costs: \$6,728,249.00

Project Implementation Costs: \$26,546,870.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$36,798,847.00

**Anticipated TOTAL Project Costs:** \$127,682,318.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Clayton*

### *Carondelet Village Redevelopment Plan*

---

**Contact Agency:** Clayton

**Contact Phone:** 3142908467

**Developer(s):** Mark Mehlman

**Senate District:** 24

**House District:** 73

**Original Date Plan/Project Approved:** 12/1/2007

**Plan Description:**

Construction of approximately 128 million mixed-use development including retail space, theater/performance hall, Class A office space, boutique hotel and 650 car parking structure.

**Plan/Project Status:** Inactive

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	926	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Columbia*

### *Regency Hotel Redevelopment Plan and Project TIF*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$234,814.67 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$62,133.40 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,750,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$450,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,200,000.00

**Anticipated TOTAL Project Costs:** \$20,300,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18



## ***Columbia***

### ***Regency Hotel Redevelopment Plan and Project TIF***

---

**Contact Agency:** Columbia

**Contact Phone:** 573-874-7333

**Developer(s):** Broadway Lodging, LLC

**Senate District:** 19

**House District:** 25

**Original Date Plan/Project Approved:** 2/1/2011

**Plan Description:**

Comprehensive redevelopment of the property to include an upscale hotel and associated restaurant, lounge and meeting space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	39	<b>Actual to Date:</b>	83
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**Number of Retained Jobs:**

<b>Projected:</b>	23	<b>Actual to Date:</b>	23
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## *Columbia*

### *TIGER Hotel Redevelopment TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$168,773.80 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$46,644.95 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$235,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$1,350,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,785,000.00

**Anticipated TOTAL Project Costs:** \$8,925,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16



## *Columbia*

### ***TIGER Hotel Redevelopment TIF***

---

**Contact Agency:** Columbia

**Contact Phone:** 573-874-7333

**Developer(s):** Columbia Hotel Investment, Inc.

**Senate District:** 19

**House District:** 25

**Original Date Plan/Project Approved:** 7/1/2009

**Plan Description:**

Transform the former hotel from its current use as retirement apartments into a newly renovated boutique style historic lodging facility.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	33	<b>Actual to Date:</b>	92
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *County Club Hills*

### *Lucas-Hunt/Chandler Redevelopment Area*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$10,265.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$177,094.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$99,615.00 Amount on Hand: \$28,399.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$698,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,002,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,700,000.00

**Anticipated TOTAL Project Costs:** \$1,700,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***County Club Hills***

### ***Lucas-Hunt/Chandler Redevelopment Area***

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**Contact Agency:** County Club Hills

**Contact Phone:** 314-261-0845

**Developer(s):** Samsone Developers

**Senate District:** 14

**House District:** 70

**Original Date Plan/Project Approved:** 3/1/2006

**Plan Description:**

To alleviate those conditions that have caused the area to become blighted. To facilitate the comprehensive and unified redevelopment of the area. To construct necessary improvements and assist in the relocation of businesses and residents that will be displaced as a result of the plan through payment of relocation costs.

Walgreens has been constructed within the boundaries

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Crestwood*

### *Crestwood Plaza*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$15,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$15,000,000.00

**Anticipated TOTAL Project Costs:** \$104,320,017.00

Financing Method:

Pay As You Go  
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Crestwood*

### *Crestwood Plaza*

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**Contact Agency:** Crestwood  
**Contact Phone:** 3147294781  
**Developer(s):** Crestwood Missouri Partners, LLC  
**Senate District:** 1  
**House District:** 91  
**Original Date Plan/Project Approved:** 3/1/2016

#### **Plan Description:**

This Redevelopment Plan envisions a Redevelopment Project consisting of four Redevelopment Program Components, which entail the removal of all existing site improvements within the Area and the construction of various buildings, site improvements, internal roadways, utility infrastructure, open space, and the new construction of approximately 500,000 square feet of gross leasable area.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Desloge*

### *Highway 67 Tax Financing District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,723,982.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,028,640.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$12,592,022.00 Amount on Hand: \$2,723,982.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$10,066,121.00

Property Acquisition and Relocation Costs: \$1,616,281.00

Project Implementation Costs: \$1,490,008.00

Other: \$1,490,008.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$14,420,213.00

**Anticipated TOTAL Project Costs:** \$14,420,213.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5



## *Desloge*

### *Highway 67 Tax Financing District*

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**Contact Agency:** Desloge

**Contact Phone:** 573-431-3700

**Developer(s):** na

**Senate District:** 003

**House District:** 117

**Original Date Plan/Project Approved:** 4/1/1997

**Plan Description:**

The current plan is to improve sites for commercial development.

**Plan/Project Status:** Seeking Developer

**Area Type:** Blight

**But for Determination:**

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	5	<b>Actual to Date:</b>	180
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**Number of Retained Jobs:**

<b>Projected:</b>	180	<b>Actual to Date:</b>	180
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## *Elm Grove*

### *Elm Grove (incl. Hazelwood Plaza)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$420,654.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$628,488.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$180,967.00

Other: \$265,545.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,075,000.00

**Anticipated TOTAL Project Costs:** \$1,523,533.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6



## ***Elm Grove***

### ***Elm Grove (incl. Hazelwood Plaza)***

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**Contact Agency:** Elm Grove

**Contact Phone:** 3145135018

**Developer(s):** JDS Investments

**Senate District:** 14

**House District:** 76

**Original Date Plan/Project Approved:** 4/1/1999

**Plan Description:**

The area has been primarily retail. At the time of the plan adoption, the K-Mart had been closed and the Walgreens was relocated within the TIF boundaries. Plans called for redevelopment of the entire area into a large shopping center.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	276
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	20
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## *Excelsior Springs*

### *Elms Hotel TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$27.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$282,560.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$2,614,587.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,714,587.00

**Anticipated TOTAL Project Costs:** \$15,748,226.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Excelsior Springs***

### ***Elms Hotel TIF***

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**Contact Agency:** Excelsior Springs

**Contact Phone:** 8166300760

**Developer(s):** Widewaters Excelsior Springs

**Senate District:** 17

**House District:** 36

**Original Date Plan/Project Approved:** 12/1/2008

**Plan Description:**

Redevelopment of the historic Elms Hotel.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Excelsior Springs*

## *Paradise Playhouse TIF*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$83.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$376,929.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$33,985.00 Amount on Hand: \$83.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$600,000.00

**Anticipated TOTAL Project Costs:** \$600,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Excelsior Springs*

### *Paradise Playhouse TIF*

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**Contact Agency:** Excelsior Springs

**Contact Phone:** 8166300760

**Developer(s):** Paradise Playhouse

**Senate District:** 17

**House District:** 36

**Original Date Plan/Project Approved:** 1/1/1999

**Plan Description:**

The developer built a dinner theater on a vacant piece of property.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Excelsior Springs*

### *Vintage Plaza II TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$11,077.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$69,538.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$100,659.00 Amount on Hand: \$11,077.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,800,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$50,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,850,000.00

**Anticipated TOTAL Project Costs:** \$6,030,216.00

#### **Financing Method:**

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Excelsior Springs***

### ***Vintage Plaza II TIF***

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**Contact Agency:** Excelsior Springs  
**Contact Phone:** 8166300760  
**Developer(s):** CHAP Land Company, LLC  
**Senate District:** 17  
**House District:** 36  
**Original Date Plan/Project Approved:** 5/1/2011

#### **Plan Description:**

Theater building construction including site preparation, utilities, building and real property improvements. Retail/commercial center construction including site preparation, utilities, real property improvements.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Excelsior Springs*

## *Vintage Plaza TIF*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$16,382.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,018,938.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$792,972.00 Amount on Hand: \$16,382.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,535,403.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$125,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,660,403.00

**Anticipated TOTAL Project Costs:** \$26,860,080.00

Financing Method:

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Excelsior Springs***

### ***Vintage Plaza TIF***

---

**Contact Agency:** Excelsior Springs

**Contact Phone:** 8166300760

**Developer(s):** CHAP Land Company, LLC

**Senate District:** 17

**House District:** 36

**Original Date Plan/Project Approved:** 5/1/2002

**Plan Description:**

Phase I Installation of a traffic signal at the intersection of highway 69 and Vintage Drive and construction of acceleration/deceleration lanes in the same location Phase II Construction of Vintage Court and related storm sewers Phase III Extension of Vintage Drive and related storm sewers and Phase IV Realignment of McCleary Road.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Excelsior Springs*

### *Wal-Mart/Elms TIF*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,316,688.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,901,159.00 Amount on Hand: \$55,343.00

#### **Economic Activity Taxes:**

Total received since inception: \$14,304,168.00 Amount on Hand: \$1,261,345.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,270,806.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,270,806.00

**Anticipated TOTAL Project Costs:** \$3,270,806.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Excelsior Springs***

### ***Wal-Mart/Elms TIF***

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**Contact Agency:** Excelsior Springs

**Contact Phone:** 8166300760

**Developer(s):** Multiple developers

**Senate District:** 17

**House District:** 36

**Original Date Plan/Project Approved:** 11/1/1994

**Plan Description:**

Extension of a sewer line to the Wal-Mart site and highway intersection improvements.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Farmington***

### ***Highway 67 Tax Increment Finance District***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$302,943.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$299,351.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$687,154.00 Amount on Hand: \$302,943.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,300,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,300,000.00

**Anticipated TOTAL Project Costs:** \$24,300,000.00

#### **Financing Method:**

Pay As You Go  
General Obligation Bonds  
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Farmington***

### ***Highway 67 Tax Increment Finance District***

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**Contact Agency:** Farmington

**Contact Phone:** 5737561701

**Developer(s):** Greg Beavers

**Senate District:** 003

**House District:** 106

**Original Date Plan/Project Approved:** 8/1/2005

**Plan Description:**

1 public & 1 private development project. Public projects include road, right of way, sidewalk & storm water construction. Private development project to include approximately 280,000 sqft. of retail/commercial space.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	8	<b>Actual to Date:</b>	8
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**Number of Retained Jobs:**

<b>Projected:</b>	450	<b>Actual to Date:</b>	188
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## ***Farmington***

### ***Karsch Downtown Redevelopment District***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$814,596.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,003,613.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$6,563,668.00 Amount on Hand: \$814,596.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,500,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$5,000,000.00

Other: \$800,000.00

Other: \$4,000,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$14,800,000.00

**Anticipated TOTAL Project Costs:** \$66,000,000.00

#### **Financing Method:**

Pay As You Go  
Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Farmington***

### ***Karsch Downtown Redevelopment District***

---

**Contact Agency:** Farmington

**Contact Phone:** 5737561701

**Developer(s):** none

**Senate District:** 003

**House District:** 106

**Original Date Plan/Project Approved:** 12/1/2003

#### **Plan Description:**

Redevelopment plan will utilize public activities to alleviate existing conditions. Projects will convert existing deteriorated area, demolish deteriorated & dilapidated buildings & provide areas for both public and private buildings. Redevelopment activities in the area will include archeology/historic preservation, parking improvements, utilities, street, curb & guttering, municipal & county facilities.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	404
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#### **Number of Retained Jobs:**

<b>Projected:</b>	2	<b>Actual to Date:</b>	257
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## *Ferguson*

### *Downtown Redevelopment Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$40,063.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,731,404.00 Amount on Hand: \$21,284.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,409,765.00 Amount on Hand: \$18,778.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,000,000.00

Property Acquisition and Relocation Costs: \$5,500,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$1,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$12,500,000.00

**Anticipated TOTAL Project Costs:** \$32,500,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Ferguson***

### ***Downtown Redevelopment Plan***

---

**Contact Agency:** Ferguson

**Contact Phone:** 314.524.4721

**Developer(s):** None

**Senate District:** 13,14

**House District:** 70,80

**Original Date Plan/Project Approved:** 9/1/2002

**Plan Description:**

Concept involves multiple developers and projects spanning several years and many properties.

**Plan/Project Status:** Seeking Developer

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	40
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	900
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## *Ferguson*

### *Halls Ferry/I-270 Redevelopment Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,517,926.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$7,863,409.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,282,000.00

**Anticipated TOTAL Project Costs:** \$26,048,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 21



## ***Ferguson***

### ***Halls Ferry/I-270 Redevelopment Plan***

---

**Contact Agency:** Ferguson

**Contact Phone:** 314.524.4721

**Developer(s):** Crossings at Halls Ferry LLC

**Senate District:** 14

**House District:** 75

**Original Date Plan/Project Approved:** 7/1/1997

**Plan Description:**

Redevelop a blighted 27.4 acres tract into a modern large scale retail center.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	20
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	440
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## *Florissant*

### *Cross Keys Redevelopment Project*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,681,751.86 Amount on Hand: \$6,906.76

#### **Economic Activity Taxes:**

Total received since inception: \$12,813,350.69 Amount on Hand: \$339,621.50

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Notes

Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9



## ***Florissant***

### ***Cross Keys Redevelopment Project***

---

**Contact Agency:** Florissant  
**Contact Phone:** 314-921-5700  
**Developer(s):** Sansone Cross Keys LLC  
**Senate District:** 13  
**House District:** 75  
**Original Date Plan/Project Approved:** 10/1/2001

**Plan Description:**

To facilitate redevelopment of the area for quality retail development comprised of commercial uses. To further provide new jobs and generate new revenue for the affected taxing districts.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Fulton***

### ***Atkinson Road Tax Increment Financing Plan***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$34,206.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$8,577,842.00 Amount on Hand: \$34,206.00

#### **Economic Activity Taxes:**

Total received since inception: \$204,492.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,954,340.00

Property Acquisition and Relocation Costs: \$1,125,800.00

Project Implementation Costs: \$257,590.00

Other: \$25,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,362,730.00

**Anticipated TOTAL Project Costs:** \$4,362,730.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 0



## ***Fulton***

### ***Atkinson Road Tax Increment Financing Plan***

---

**Contact Agency:** Fulton

**Contact Phone:** 573-592-3131

**Developer(s):** Dollar General Corporation

**Senate District:** 16

**House District:** 20

**Original Date Plan/Project Approved:** 7/1/1998

**Plan Description:**

Construction of 1,200,000 square foot warehouse and distribution center.

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	300	<b>Actual to Date:</b>	650
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Fulton***

### ***Fulton Commons Redevelopment Project***

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$136,843.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,332,489.00 Amount on Hand: \$106,843.00

#### **Economic Activity Taxes:**

Total received since inception: \$798,382.00 Amount on Hand: \$30,000.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,500,000.00

Property Acquisition and Relocation Costs: \$2,024,000.00

Project Implementation Costs: \$1,558,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,082,689.00

**Anticipated TOTAL Project Costs:** \$7,082,689.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Fulton***

### ***Fulton Commons Redevelopment Project***

---

**Contact Agency:** Fulton

**Contact Phone:** 573-592-3131

**Developer(s):** LG&D

**Senate District:** 16

**House District:** 20

**Original Date Plan/Project Approved:** 11/1/2003

**Plan Description:**

Creation of home improvement center, bowling alley, theater, grocery store, etc.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	45	<b>Actual to Date:</b>	175
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Fulton***

### ***Fulton Public Improv. Tax Increment Financing Plan***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$307,106.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,114,483.00 Amount on Hand: \$307,106.00

#### **Economic Activity Taxes:**

Total received since inception: \$528,605.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$107,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$235,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$342,000.00

**Anticipated TOTAL Project Costs:** \$342,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0



## ***Fulton***

### ***Fulton Public Improv. Tax Increment Financing Plan***

---

**Contact Agency:** Fulton  
**Contact Phone:** 573-592-3131  
**Developer(s):** Fulton 54 Transportation Development Corporation  
**Senate District:** 16  
**House District:** 20  
**Original Date Plan/Project Approved:** 12/1/1996

#### **Plan Description:**

This plan consists of interchange at intersection of Route HH and Hwy 54, a connecting road from the interchange to William Woods Road, outer roadways along portions of Hwy 54 with limited access, the elimination of all grade crossings at the intersection of Westminster Avenue and Hwy 54, and other public improvements.

**Plan/Project Status:** District Dissolved

**Area Type:** Economic Development

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	250	<b>Actual to Date:</b>	816
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Grain Valley*

## *Grain Valley Marketplace TIF- Project #2*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$192,244.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$270,091.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,628,986.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$106,597.00

Other: \$1,500,000.00

Other: \$545,190.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$8,580,773.00

**Anticipated TOTAL Project Costs:** \$28,030,698.00

### **Financing Method:**

Pay As You Go  
Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Grain Valley*

### *Grain Valley Marketplace TIF- Project #2*

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**Contact Agency:** Grain Valley

**Contact Phone:** 816-847-6281

**Developer(s):** Star Acquisition

**Senate District:** 8

**House District:** 55

**Original Date Plan/Project Approved:** 9/1/2010

**Plan Description:**

The TIF redevelopment area of 85 acres of blighted property in to a mixed use project consisting of a movie theater, fast food and full service restaurants, in line retail center and pad sites totaling approximately 175,000 square feet. In March of 2016, the TIF was amended to include an additional 124,381 square feet on the North side of project 2. The development was purchased by Star Acquisitions March 2016.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	185	<b>Actual to Date:</b>	40
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Grain Valley*

### *Mall at Sni-A-Bar TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$23,354.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,406,746.00 Amount on Hand: \$3,786.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,623,531.00 Amount on Hand: \$19,568.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,502,043.00

Property Acquisition and Relocation Costs: \$1,115,000.00

Project Implementation Costs: \$648,948.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,265,991.00

**Anticipated TOTAL Project Costs:** \$15,850,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12



## ***Grain Valley***

### ***Mall at Sni-A-Bar TIF Plan***

---

**Contact Agency:** Grain Valley

**Contact Phone:** 816-847-6281

**Developer(s):** Ward Development

**Senate District:** 8

**House District:** 55

**Original Date Plan/Project Approved:** 6/1/2002

**Plan Description:**

Development of 10.5 acres of blighted property into a mixed use project including a grocery store, in-line retail center and pad sites totaling approximately 145,000 square feet of retail and office space, plus 320 residential units, parking and necessary infrastructure.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	148	<b>Actual to Date:</b>	150
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Grain Valley, MO*

### *Grain Valley Marketplace Interchange TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,871,463.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,871,463.00

**Anticipated TOTAL Project Costs:** \$6,871,463.00

#### **Financing Method:**

Pay As You Go

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Grain Valley, MO*

### *Grain Valley Marketplace Interchange TIF*

---

**Contact Agency:** Grain Valley, MO

**Contact Phone:** 816-847-6281

**Developer(s):** none

**Senate District:** 8

**House District:** 55

**Original Date Plan/Project Approved:** 9/1/2010

**Plan Description:**

Redevelopment of 85 acres of blighted property into a mixed use project consisting of a movie theater, fast food and full service restaurants, in line retail center and pad sites totaling approximately 145,000 square feet with all necessary parking, utilities and streets. This report is for Project 1B, 3, and 4 which have not been activated and are not being developed at this time.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Grain Valley, MO Jackson County*

### *Grain Valley Interchange TIF Project 1A*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$225,123.00    As of:                      1/1/2016  
Fund:

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$65,692.00    Amount on Hand:                      \$65,692.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$159,431.00    Amount on Hand:                      \$159,431.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$319,169.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$319,169.00

**Anticipated TOTAL Project Costs:**                      \$319,169.00

Financing Method:

Other

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      23



## ***Grain Valley, MO Jackson County***

### ***Grain Valley Interchange TIF Project 1A***

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**Contact Agency:** Grain Valley, MO Jackson County

**Contact Phone:** 816-847-6281

**Developer(s):** None

**Senate District:** 8

**House District:** 55

**Original Date Plan/Project Approved:** 9/1/2010

#### **Plan Description:**

Redevelopment of 85 acres of blighted property into mixed used projects consisting of a movie theater, fast food, full service restaurants, in line retail center and pad sites with all necessary parking, utilities and streets. Project 1A is approximately 2.4 acres of the TIF District.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	90	<b>Actual to Date:</b>	90
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Grandview*

### *TIF #10-Botts Road Industrial Redevelopment Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$153,600.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$913,639.00 Amount on Hand: \$98,600.00

#### **Economic Activity Taxes:**

Total received since inception: \$14,300.00 Amount on Hand: \$14,300.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,513,700.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,613,700.00

**Anticipated TOTAL Project Costs:** \$5,613,700.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 0



## *Grandview*

### *TIF #10-Botts Road Industrial Redevelopment Area*

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**Contact Agency:** Grandview  
**Contact Phone:** 816-316-4804  
**Developer(s):** Botts Investment, LLC, and others  
**Senate District:** 10at time of project approval  
**House District:** 45 at time of project approval  
**Original Date Plan/Project Approved:** 3/1/2004

#### **Plan Description:**

Plan was developed to help fund some of the cost of constructing needed arterial and collector streets, storm sewers, and sanitary sewers necessary for this industrial-zoned area of the City to continue to develop. Major electric utility lines need to be relocated for business expansion and the lack of major streets to serve the land makes the industrial development impractical and economically infeasible.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	150
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Grandview*

### *TIF #12-Patel Redevelopment Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$70,000.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$307,045.00 Amount on Hand: \$70,000.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$799,492.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$373,131.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,172,623.00

**Anticipated TOTAL Project Costs:** \$9,862,378.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 9



## ***Grandview***

### ***TIF #12-Patel Redevelopment Area***

---

**Contact Agency:** Grandview  
**Contact Phone:** 816-316-4804  
**Developer(s):** Balaji Development Corporation  
**Senate District:** 10 at time of project approval  
**House District:** 45 at time of project approval  
**Original Date Plan/Project Approved:** 6/1/2005

#### **Plan Description:**

Plan was developed to help pa for construction of a new 38,000 SF, 3-story hotel with meeting rooms, indoor pool, spa, exercise room, business center and breakfast area. The Plan also called for the construction of a second hotel, similar to the hotel just described as well as an 8,000 SF sit-down restaurant. Other items in the plan call for construction of public improvements, including sidewalk, storm drainage and street improvements.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

The developer prepared a blight study.

#### **Number of New Jobs:**

<b>Projected:</b>	64	<b>Actual to Date:</b>	15
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Grandview*

### *TIF #13-Grandview Crossing Redevelopment Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$108,744.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$283,918.00 Amount on Hand: \$29,965.00

#### **Economic Activity Taxes:**

Total received since inception: \$656,601.00 Amount on Hand: \$11,944.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,903,129.00

**Anticipated TOTAL Project Costs:** \$62,033,263.00

#### **Financing Method:**

Pay As You Go

Other Bond

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13



## ***Grandview***

### ***TIF #13-Grandview Crossing Redevelopment Area***

---

**Contact Agency:** Grandview  
**Contact Phone:** 816-316-4804  
**Developer(s):** 75th Street, LLC  
**Senate District:** 10 at time project was approved  
**House District:** 45 at time project was approved  
**Original Date Plan/Project Approved:** 10/1/2005

#### **Plan Description:**

Plan area contains 60 acres with a mix of developed uses and some vacant tracts of land with multiple zoning districts. The largest developed area includes a vacant former K-Mart store with an I-line strip plaza. Other issues include poor site access from the adjacent street network, poor site appearance, site drainage, site degradation, site utilities and functional obsolescence of existing buildings.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

The City completed a blight study in 1988 and updated it in July 2005.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	25
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Grandview*

### *TIF #15-Truman's Landing Redevelopment Area*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$691,587.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$39,470,000.00

**Anticipated TOTAL Project Costs:** \$83,114,524.00

#### **Financing Method:**

General Obligation Bonds  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0



## *Grandview*

### *TIF #15-Truman's Landing Redevelopment Area*

---

**Contact Agency:** Grandview  
**Contact Phone:** 816-316-4804  
**Developer(s):** Red Legacy, LLC  
**Senate District:** 7 at time of project approval  
**House District:** 37 at time of project approval  
**Original Date Plan/Project Approved:** 2/1/2012

**Plan Description:**

Plan includes 72 acres and proposes 12 redevelopment projects totaling 544,000 SF of grocery, big box, junior anchor and retail, commercial and other leasable space as part of a state-of-the art destination retail center.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

The City completed the Blight Study and FMV appraisals

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Grandview*

## *TIF #8- Downtown Grandview*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$17,182.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$146,002.00 Amount on Hand: \$112.00

### **Economic Activity Taxes:**

Total received since inception: \$150,432.00 Amount on Hand: \$2,264.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$550,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$700,000.00

**Anticipated TOTAL Project Costs:** \$2,800,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 0



## ***Grandview***

### ***TIF #8- Downtown Grandview***

---

**Contact Agency:** Grandview  
**Contact Phone:** 816-316-4804  
**Developer(s):** State Street Bank and Trust of Missouri, N.A.  
**Senate District:** 10 at time of approval  
**House District:** 45 at time of approval  
**Original Date Plan/Project Approved:** 7/1/2002

#### **Plan Description:**

Primary focus of this Plan was to provide additional off-street parking public and private, preserve existing businesses and allow for their expansion, the renovation of older buildings, particularly those under-utilized, development of vacant sites and renovation of vacant buildings, building faade improvements and downtown theme development projects.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

#### **But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

City completed an in-house blight study and a Downtown Plan

#### **Number of New Jobs:**

<b>Projected:</b>	150	<b>Actual to Date:</b>	50
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Grandview*

### *TIF #9-Gateway Commons Redevelopment Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$371,695.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,921,864.00 Amount on Hand: \$157,875.00

#### **Economic Activity Taxes:**

Total received since inception: \$225,762.00 Amount on Hand: \$23,686.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$9,683,000.00

Property Acquisition and Relocation Costs: \$3,149,000.00

Project Implementation Costs: \$1,975,350.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$14,807,350.00

**Anticipated TOTAL Project Costs:** \$48,000,000.00

#### **Financing Method:**

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 0



## ***Grandview***

### ***TIF #9-Gateway Commons Redevelopment Area***

---

**Contact Agency:** Grandview  
**Contact Phone:** 816-316-4804  
**Developer(s):** Gateway Plaza,LLC  
**Senate District:** 10 at time project was approved  
**House District:** 45 at time project was approved  
**Original Date Plan/Project Approved:** 9/1/2003

#### **Plan Description:**

Plan was developed to resolve flooding issues, relocated two large interceptor sanitary sewer lines and provide current transportation infrastructure federal, state and local facilities. The focus of the Plan, in addition to these issues, would be to develop a 60,000 SF Harley Davidson retail dealership, several out-parcels, 200,000 SF in in-line retail space and a mix of residential units.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

The city hired IRR to appraise the ground, provide valuations.

#### **Number of New Jobs:**

<b>Projected:</b>	400	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	80	<b>Actual to Date:</b>	0
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## *Harrisonville*

### *Harrisonville Marketplace*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$116,421.22 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,008,410.80 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,160,453.30 Amount on Hand: \$116,421.22

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$11,520,309.00

Property Acquisition and Relocation Costs: \$2,431,396.00

Project Implementation Costs: \$1,180,204.00

Other: \$1,173,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$16,304,909.00

**Anticipated TOTAL Project Costs:** \$47,043,434.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Harrisonville***

### ***Harrisonville Marketplace***

---

**Contact Agency:** Harrisonville  
**Contact Phone:** 816-380-8922  
**Developer(s):** Simmons Investments, Inc.  
**Senate District:** 31  
**House District:** 124  
**Original Date Plan/Project Approved:** 3/1/2007

**Plan Description:**

Harrisonville Market Place consists of 34.5/- acres. The project is being constructed in two phases. The project is in process of absorbing 243,895 square feet of Gross Leasable Area.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	259	<b>Actual to Date:</b>	174
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**Number of Retained Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	30
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## *Harrisonville*

### *Harrisonville Towne Center*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$168,101.10 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,124,689.16 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,775,989.53 Amount on Hand: \$168,101.10

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,466,800.00

Property Acquisition and Relocation Costs: \$2,075,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,541,800.00

**Anticipated TOTAL Project Costs:** \$22,134,800.00

#### **Financing Method:**

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Harrisonville*

### *Harrisonville Towne Center*

---

**Contact Agency:** Harrisonville

**Contact Phone:** 816-380-8922

**Developer(s):** D.J. Christie, Inc.

**Senate District:** 31

**House District:** 124

**Original Date Plan/Project Approved:** 11/1/2005

**Plan Description:**

Harrisonville Towne Center is a two phase project consisting of 42 acres. The first phase is approximately 22.5 acres. The second phase, which has not yet been constructed, would be approximately 19.5 acres. Harrisonville Towne Center phase 1 is a retail project consisting of a Sutherlands Home Improvement Center, a Comfort Inn and a Russell Stover's outlet, along with pad sites.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	105	<b>Actual to Date:</b>	66
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Hazelwood*

### *Hazelwood Logistics Center*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,533,084.00 Amount on Hand: \$570,716.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$11,500,000.00

Property Acquisition and Relocation Costs: \$5,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$17,000,000.00

**Anticipated TOTAL Project Costs:** \$43,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13



## *Hazelwood*

### *Hazelwood Logistics Center*

---

**Contact Agency:** Hazelwood

**Contact Phone:** 3145135018

**Developer(s):** North Point

**Senate District:** 14

**House District:** 76

**Original Date Plan/Project Approved:** 11/1/2006

**Plan Description:**

The project removed blight from 221 acres of mixed commercial and residential development, which included a dump site and land owned by both the county and the airport. The site was cleared of all but a church and one commercial use. There is one 405,000 square foot industrial building in the TIF district.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	1000	<b>Actual to Date:</b>	115
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Hazelwood*

### *Park 370*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$76,634,222.00 Amount on Hand: \$5,707,162.00  
0

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$16,779,000.00

Property Acquisition and Relocation Costs: \$250,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$17,029,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 0



## *Hazelwood*

### *Park 370*

---

**Contact Agency:** Hazelwood

**Contact Phone:** 3145135018

**Developer(s):** Tristar

**Senate District:** 7

**House District:** 78

**Original Date Plan/Project Approved:** 12/1/1998

**Plan Description:**

Project seeks to convert a portion of the Missouri River floodplain into a light industrial park with access from MO 370. Project includes raising land out of the floodplain for development.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	3000	<b>Actual to Date:</b>	2176
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Herculaneum*

### *I-55/McNutt Street Tax Increment Financing*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$31,300,000.00

Property Acquisition and Relocation Costs: \$800,000.00

Project Implementation Costs: \$1,900,000.00

Other: \$3,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$37,000,000.00

**Anticipated TOTAL Project Costs:** \$103,681,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Herculaneum***

### ***I-55/McNutt Street Tax Increment Financing***

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**Contact Agency:** Herculaneum

**Contact Phone:** 636-475-4447

**Developer(s):** Herculaneum Development Inc.

**Senate District:** 22

**House District:** 114

**Original Date Plan/Project Approved:** 12/1/2007

**Plan Description:**

The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accommodate 1 approximately 312,000 square feet of new commercial space, 2 development of 10 commercial outlots and 3 an approximately 92-room hotel.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Hillsboro*

### *Hillsboro Hills Redevelopment Plan & Pro*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$19,282,364.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$675,000.00

Other: \$42,636.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$20,000,000.00

**Anticipated TOTAL Project Costs:** \$56,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0



## *Hillsboro*

### *Hillsboro Hills Redevelopment Plan & Pro*

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**Contact Agency:** Hillsboro

**Contact Phone:** 636-797-3334

**Developer(s):** A Highway 21 LLC

**Senate District:** 022

**House District:** 118

**Original Date Plan/Project Approved:** 8/1/2010

**Plan Description:**

The redevelopment plan contemplates a mixed-use commercial center with a blend of retail, office and professional service style tenants. In order to accommodate the proposed uses, environmental, street, water, sewer and other infrastructure improvements are required.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Contact Gary Grewe

**Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Hillsboro*

### *Peach Tree Plaza & Project*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$35,818.93 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$187,177.28 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$345,323.55 Amount on Hand: \$35,818.93

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,102,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$700,000.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,002,000.00

**Anticipated TOTAL Project Costs:** \$23,552,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Hillsboro***

### ***Peach Tree Plaza & Project***

---

**Contact Agency:** Hillsboro  
**Contact Phone:** (636) 797-3334  
**Developer(s):** B.L. & Z. Investments, LLC  
**Senate District:** 22  
**House District:** 101  
**Original Date Plan/Project Approved:** 8/1/2011

#### **Plan Description:**

The Redevelopment Plan proposes a Redevelopment Project that contemplates a mixed-use commercial center with a blend of commercial, retail, office and professional services tenants or owners, and possibly one or more residential apartment buildings.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	50
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Independence*

## *Blue Ridge Crossing East Tax Increment Financing*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$16,526.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$201,253.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$378,227.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,946,986.00

Property Acquisition and Relocation Costs: \$883,002.00

Project Implementation Costs: \$223,100.00

Other: \$158,958.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,212,046.00

**Anticipated TOTAL Project Costs:** \$15,533,600.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Independence*

### *Blue Ridge Crossing East Tax Increment Financing*

---

**Contact Agency:** Independence

**Contact Phone:** 816-325-7796

**Developer(s):** Cinema East, LLC co MBS Manager Corporation

**Senate District:** 11

**House District:** 29

**Original Date Plan/Project Approved:** 2/1/2009

**Plan Description:**

Demolition of existing structures, new infrastructure and site improvements, three new platted lots, three buildings 60,000 sf retail, 12,500 sf multi-tenant retail, and 3,300 sf drive-thru restaurant anticipated

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	150	<b>Actual to Date:</b>	75
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Independence*

## *Crackerneck Creek Tax Increment Financing Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$720,243.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,976,998.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$7,007,242.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$64,042,964.00

Property Acquisition and Relocation Costs: \$7,282,000.00

Project Implementation Costs: \$2,233,434.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$73,558,398.00

**Anticipated TOTAL Project Costs:** \$171,308,865.00

Financing Method:

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13



## *Independence*

### *Crackerneck Creek Tax Increment Financing Plan*

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**Contact Agency:** Independence

**Contact Phone:** 816-325-7796

**Developer(s):** Crackerneck Creek, LLC

**Senate District:** 11

**House District:** 30

**Original Date Plan/Project Approved:** 10/1/2004

**Plan Description:**

The Crackerneck Creek Redevelopment Project is on 192 acres and includes 160,000 sq ft retail store, restaurants, hotel and three adjoining commercial areas providing more than 500,000 sq ft of additional retail space. The development also includes more than 80 acres of city-owned park space, two miles of walking trails an 18 acre lake and a 60-foot waterfall.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	2093	<b>Actual to Date:</b>	395
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Independence*

## *Eastland Center Tax Increment Financing and Redeve*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,729,354.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$21,369,497.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$30,244,536.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$42,633,000.00

**Anticipated TOTAL Project Costs:** \$25,400,200.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Independence*

### *Eastland Center Tax Increment Financing and Redeve*

---

**Contact Agency:** Independence

**Contact Phone:** 816-325-7796

**Developer(s):** Eastland Center Associates, LLC

**Senate District:** 11

**House District:** 30

**Original Date Plan/Project Approved:** 1/1/2000

**Plan Description:**

The redevelopment project is a mixed-use project consisting of big box retail, specialty shopping, restaurants, hotels, offices and the Silverstein Eye Center Arena

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	500	<b>Actual to Date:</b>	500
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Independence*

## *Golf Strategies Tax Increment Financing Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,160,544.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$5,234,511.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$257,128.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,832,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,982,000.00

**Anticipated TOTAL Project Costs:** \$39,218,000.00

### **Financing Method:**

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6



## ***Independence***

### ***Golf Strategies Tax Increment Financing Plan***

---

**Contact Agency:** Independence

**Contact Phone:** 816-325-7796

**Developer(s):** Golf Strategies, Inc

**Senate District:** 11

**House District:** 29

**Original Date Plan/Project Approved:** 12/1/1999

#### **Plan Description:**

The redevelopment project encompassed 320 acres and included a residential community of 145 single-family villas, an 18-hole golf course, clubhouse, and maintenance buildings. Adequate public facilities, utilities and street improvements were constructed as the project was completed. The golf course and clubhouse are open to the public. The project provided flood control improvements benefiting the surrounding areas.

**Plan/Project Status:** Fully-Operational

**Area Type:** Economic Development

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	35
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Independence*

## *Hartman Heritage Center Tax Increment Financing Pl*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$12,088,110.00 Amount on Hand: \$0.00  
0

### **Economic Activity Taxes:**

Total received since inception: \$7,094,944.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$21,896,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$250,000.00

Other: \$35,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$22,181,000.00

**Anticipated TOTAL Project Costs:** \$113,026,000.00

Financing Method:

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5



## *Independence*

### *Hartman Heritage Center Tax Increment Financing Pl*

---

**Contact Agency:** Independence

**Contact Phone:** 816-325-7796

**Developer(s):** Inland American Independence Hartman, LLC

**Senate District:** 11

**House District:** 30

**Original Date Plan/Project Approved:** 5/1/1998

**Plan Description:**

The redevelopment project contains a combination hotel/convention center/restaurant with 200 guest rooms and 15,000 square feet of meeting space a 270,000 square foot retail center and out parcel developments for restaurants and office space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	378	<b>Actual to Date:</b>	905
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Independence*

## *I-70 and Little Blue Parkway Tax Increment Finance*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,357.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$44,004.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$218,316.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$22,318,463.00

Property Acquisition and Relocation Costs: \$3,061,125.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$25,379,588.00

**Anticipated TOTAL Project Costs:** \$48,258,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Independence*

### *I-70 and Little Blue Parkway Tax Increment Finance*

---

**Contact Agency:** Independence

**Contact Phone:** 816-325-7796

**Developer(s):** Crackerneck Country Club, Inc (project 3 only)

**Senate District:** 11

**House District:** 30

**Original Date Plan/Project Approved:** 12/1/2012

**Plan Description:**

Fund public improvements that benefit the Redevelopment Area. There will be 4 Redevelopment Projects. TIF revenues will be collected in 2 of the Redevelopment Project Areas. The remaining 2 Redevelopment Project Areas will receive certain TIF revenues for completed public improvements that benefit the Project Areas but will not generate TIF revenues under this Plan. All remaining right-of-way in Redevelopment Area won't be a Redev. Proje

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	182
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Independence*

### *Independence Regional Medical Center Tax Increment*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$712,679.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$26,889,601.00 Amount on Hand: \$0.00  
0

#### **Economic Activity Taxes:**

Total received since inception: \$432,554.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$31,312,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$750,000.00

Other: \$0.00

Other: \$12,400,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$44,462,000.00

**Anticipated TOTAL Project Costs:** \$302,506,059.00

Financing Method:

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 12



## ***Independence***

### ***Independence Regional Medical Center Tax Increment***

---

**Contact Agency:** Independence

**Contact Phone:** 816-325-7796

**Developer(s):** Midwest Division IRHC, LLC

**Senate District:** 00

**House District:** 30

**Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**

The plan called for the development of a 257-bed hospital on the project site. The project also required investment in public infrastructure and dedicated 5 acres of ground for a public safety facility. The amendment to the plan incorporated the redevelopment of an existing building into a regional cancer center. Funds from the TIF are to also be used to assist in redevelopment of two hospitals vacated when the new facility was built.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	166	<b>Actual to Date:</b>	148
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Independence*

## *Mid-Town Truman Road Corridor Plan & Redevelopment*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$63,923.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$4,139,964.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$104,830.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$8,380,910.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$8,380,910.00

**Anticipated TOTAL Project Costs:** \$80,810,850.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Independence*

### *Mid-Town Truman Road Corridor Plan & Redevelopment*

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**Contact Agency:** Independence

**Contact Phone:** 816-325-7796

**Developer(s):** Mid-Town Truman Road Corridor Redevelopment Corp.

**Senate District:** 11

**House District:** 21

**Original Date Plan/Project Approved:** 11/1/1994

**Plan Description:**

The Redevelopment Plan proposes to preserve and enhance existing housing, encourage reinvestment and improvement in residential structures, reverse the trend of neighborhood decline and encourage commercial investment. The TIF funds a 353 Corporation and the implementation of the 353 Redevelopment Plan and tax abatement program. The project continues to eliminate blight and enhance public safety and welfare by providing improvements to are

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	350
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Independence*

## *Mount Washington Tax Increment Financing Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$63,923.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$217,465.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$140,494.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$650,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,481,856.00

**Anticipated TOTAL Project Costs:** \$8,722,700.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Independence*

### *Mount Washington Tax Increment Financing Plan*

---

**Contact Agency:** Independence

**Contact Phone:** 816-325-7796

**Developer(s):** Forever Enterprises

**Senate District:** 11

**House District:** 19

**Original Date Plan/Project Approved:** 9/1/2000

**Plan Description:**

The redevelopment area includes a 229-acre cemetery. The plan includes the renovation of the Mount Washington Cemetery, improvements to adjacent public right-of-way, construction of a new mausoleum and chapel, and funding for planning and implementing renovation of the nearby Fairmount Business District.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	31	<b>Actual to Date:</b>	11
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**Number of Retained Jobs:**

<b>Projected:</b>	13	<b>Actual to Date:</b>	13
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# *Independence*

## *Noland Road and 23rd Street Tax Increment Finance*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$81,037.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$88,372.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$551,390.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,122,500.00

Property Acquisition and Relocation Costs: \$6,464,735.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$10,857,500.00

**Anticipated TOTAL Project Costs:** \$14,375,500.00

Financing Method:

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Independence*

### *Noland Road and 23rd Street Tax Increment Finance*

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**Contact Agency:** Independence

**Contact Phone:** 816-325-7796

**Developer(s):** 1 Dodgion Street Acquisitions, 2 KC Prop, 3&4 Ci

**Senate District:** 11

**House District:** 29

**Original Date Plan/Project Approved:** 12/1/2012

**Plan Description:**

Purpose of the plan is to incentivize redevelopment of the Project areas by curing/eliminating blighting conditions through multiple projects. Project 1 provides for demo of blighted building and construction of new gas station. Project 2 was redevelopment and expansion of existing auto business. Projects 3,4, and 5 aid development of project 5 site

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Independence*

## *Noland Road Auto Plaza Tax Increment Financing*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$20,726.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$137,763.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$6,549.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$257,500.00

Property Acquisition and Relocation Costs: \$680,000.00

Project Implementation Costs: \$90,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,027,500.00

**Anticipated TOTAL Project Costs:** \$3,997,500.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Independence*

### *Noland Road Auto Plaza Tax Increment Financing*

---

**Contact Agency:** Independence  
**Contact Phone:** 816-325-7796  
**Developer(s):** T.E.N. Investments, Inc  
**Senate District:** 11  
**House District:** 29  
**Original Date Plan/Project Approved:** 12/1/2002

**Plan Description:**

The redevelopment project encompasses 14 acres of land which were to be redeveloped into three automobile dealerships, an auto service center and an auto repair facility. Portions of the project previously functioned as automobile dealerships and required updating to current automobile dealership standards.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	45
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# *Independence*

## *North Independence Redevelopment Tax Increment*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$44,213.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$336,574.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$361,780.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,583,410.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$376,500.00

Other: \$125,000.00

Other: \$75,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,159,910.00

**Anticipated TOTAL Project Costs:** \$40,592,210.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Independence*

### *North Independence Redevelopment Tax Increment*

---

**Contact Agency:** Independence

**Contact Phone:** 816-325-7796

**Developer(s):** Limpus Properties, LLC

**Senate District:** 11

**House District:** 20

**Original Date Plan/Project Approved:** 5/1/2000

**Plan Description:**

The Redevelopment Project Consists of the construction of the above-ground surface and construction of an underground industrial park.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	530	<b>Actual to Date:</b>	850
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Independence*

## *Old Landfill Tax Increment Financing Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,908.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$797,528.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$99,023.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$13,640,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$535,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$14,175,000.00

**Anticipated TOTAL Project Costs:** \$117,300,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Independence*

### *Old Landfill Tax Increment Financing Plan*

---

**Contact Agency:** Independence

**Contact Phone:** 816-325-7796

**Developer(s):** Salem-Woods Development - original developer

**Senate District:** 8

**House District:** 30

**Original Date Plan/Project Approved:** 9/1/2005

**Plan Description:**

The Redevelopment Area was developed by reclaiming the closed and capped landfills and preparing the area for a mixed-use project consisting of an 18-hole private golf course surrounded by an executive-level residential development containing approximately 225 single family residences and supporting amenities.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	10
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Independence*

## *Recovery Sales Outlet Tax Increment Financing Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$43,216.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$248,698.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$2,265,763.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,512,700.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,315,450.00

**Anticipated TOTAL Project Costs:** \$41,350,578.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Independence*

### *Recovery Sales Outlet Tax Increment Financing Plan*

---

**Contact Agency:** Independence

**Contact Phone:** 816-325-7796

**Developer(s):** Recovery Management Corporation

**Senate District:** 11

**House District:** 29

**Original Date Plan/Project Approved:** 12/1/1996

**Plan Description:**

The 47-acre development project includes new construction of approximately 670,000 square feet of retail, office and warehouse/industrial space. Public infrastructure improvements to Noland Road, the extension of Lynn Court to Weatherford Road, a new street and rail crossing at 33rd Street, improvements to railroad crossings at the 35th and Osage Street intersections, and matching grant funds for the Noland Road landscape project.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	15
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Independence*

## *Santa Fe Trail Neighborhood TIF*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$230,702.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$804,456.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,684,523.00

**Anticipated TOTAL Project Costs:** \$25,567,017.00

Financing Method:

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Independence*

### *Santa Fe Trail Neighborhood TIF*

---

**Contact Agency:** Independence

**Contact Phone:** 816-325-7796

**Developer(s):** McProperties, LLC

**Senate District:** 11

**House District:** 29

**Original Date Plan/Project Approved:** 12/1/1997

**Plan Description:**

The retail development will include approximately 150,000 square feet of retail and high density residential units and associated public improvements to local streets.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	250	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Independence*

## *Trinity Tax Increment Financing Plan and Redevelop*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,422,401.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$945,410.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$7,315,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$450,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,765,000.00

**Anticipated TOTAL Project Costs:** \$41,115,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Independence*

### *Trinity Tax Increment Financing Plan and Redevelop*

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**Contact Agency:** Independence

**Contact Phone:** 816-325-7796

**Developer(s):** Valley View Bank

**Senate District:** 11

**House District:** 30

**Original Date Plan/Project Approved:** 11/1/2005

**Plan Description:**

The redevelopment project was to build several free-standing retail stores, including restaurants, comprising approximately 33,200 square feet. approximately 98,250 square feet of general commercial space, and a five-story class A office building containing approximately 50,000 square feet. Additionally, the corner site on the east side of the Little Blue Parkway will be reserved for multi-story Class A office building or hotel.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	175	<b>Actual to Date:</b>	155
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Jackson*

### *The Interstate 55 Corridor Redevelopment Project*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,587,855.45 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,859,615.04 Amount on Hand: \$449,998.23

#### **Economic Activity Taxes:**

Total received since inception: \$4,703,334.76 Amount on Hand: \$1,137,857.22

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$23,300,000.00

Property Acquisition and Relocation Costs: \$1,500,000.00

Project Implementation Costs: \$900,000.00

Other: \$2,800,000.00

Other: \$2,500,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$33,000,000.00

**Anticipated TOTAL Project Costs:** \$86,411,523.00

#### **Financing Method:**

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Jackson*

### *The Interstate 55 Corridor Redevelopment Project*

---

**Contact Agency:** Jackson

**Contact Phone:** 573-243-3568

**Developer(s):** Buchheit, Inc.

**Senate District:** 27

**House District:** 146

**Original Date Plan/Project Approved:** 12/1/1998

**Plan Description:**

Road and safety improvements, water and sewer, public safety building

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	875	<b>Actual to Date:</b>	750
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Jefferson City*

## *Capital Mall TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$697,940.54 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$15,696,524.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$15,696,524.00

**Anticipated TOTAL Project Costs:** \$15,696,524.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Jefferson City*

### *Capital Mall TIF Plan*

---

**Contact Agency:** Jefferson City

**Contact Phone:** 573-634-6459

**Developer(s):** Capital Mall JC, LLC

**Senate District:** 6

**House District:** 60

**Original Date Plan/Project Approved:** 1/1/2014

**Plan Description:**

A combination of acquisition, engineering and rehabilitation and renovation of the existing Capital Mall, including its infrastructure and amenities including but not limiting roof replacement, parking lot repair and facade upgrades among other improvements.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	150	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	650	<b>Actual to Date:</b>	0
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# *Jefferson City*

## *High Street Tax Increment Financing Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$39,968.08 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$81,073.39 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$147,482.00

Other: \$7,424.59

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$154,906.59

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 14

Current anticipated estimated number of years to retirement: 17



## *Jefferson City*

### *High Street Tax Increment Financing Plan*

---

**Contact Agency:** Jefferson City

**Contact Phone:** 573-634-6459

**Developer(s):** Juanita Donehue (deceased)

**Senate District:** 6

**House District:** 60

**Original Date Plan/Project Approved:** 12/1/2002

**Plan Description:**

Redevelopment and rehabilitation of historic property including public improvements sidewalk replacement, curbs, gutters, rear on-street parking

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	15	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Jefferson City*

## *Southside Tax Increment Financing Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$73,341.29 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$118,415.36 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$530,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$530,000.00

**Anticipated TOTAL Project Costs:** \$530,000.00

Financing Method:

Loan

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 18



## *Jefferson City*

### *Southside Tax Increment Financing Plan*

---

**Contact Agency:** Jefferson City

**Contact Phone:** 573-634-6459

**Developer(s):** Dunklin Street Properties, Inc.

**Senate District:** 6

**House District:** 60

**Original Date Plan/Project Approved:** 11/1/2009

**Plan Description:**

Redevelopment of a commercial area to include sidewalk replacement, curbs, gutters, sewer line and under ground stormwater system repairs.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	40	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Jennings*

### *Jennings Station Crossing*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$137,965.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$77,326.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$57,303.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$400,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$100,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,500,000.00

**Anticipated TOTAL Project Costs:** \$10,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10



## *Jennings*

### *Jennings Station Crossing*

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**Contact Agency:** Jennings  
**Contact Phone:** 314-388-1164  
**Developer(s):** Jennings Station Crossing, LLC  
**Senate District:** 69 & 70  
**House District:** 13 & 14  
**Original Date Plan/Project Approved:** 11/1/2002

**Plan Description:**

Previous developments at this site are the opening of the White Castle restaurant in December 2014 and the Family Dollar retail store which opened in July 2015. No further developments have occurred during the annual report year.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	150
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**Number of Retained Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	100
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## *Jennings*

### *Jennings Tax Increment Financing Area #1*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$343,149.00    As of:                      1/1/2016  
Fund:

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$1,186,460.00    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$95,434.00    Amount on Hand:                      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$300,000.00

Property Acquisition and Relocation Costs:                      \$600,000.00

Project Implementation Costs:                      \$500,000.00

Other:                      \$100,000.00

Other:                      \$1,000,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$2,500,000.00

**Anticipated TOTAL Project Costs:**                      \$7,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      5



## *Jennings*

### *Jennings Tax Increment Financing Area #1*

---

**Contact Agency:** Jennings  
**Contact Phone:** 314-388-1164  
**Developer(s):** Stout Industries, Inc.  
**Senate District:** 70  
**House District:** 14  
**Original Date Plan/Project Approved:** 5/1/1997

**Plan Description:**

All work necessary to demolish and remove the current front office area of existing building and of other improvements located on the property, cleaning, grading and relocation of existing utilities construction of office space including surface parking renovation and rehabilitation of existing main plant building, warehouse and covered concrete doc area, receiving packaging building and main warehouse.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	130	<b>Actual to Date:</b>	100
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**Number of Retained Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	100
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## *Jennings*

### *Louisa Food Products (TIF #2)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$382,172.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$62,341.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$100,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$500,000.00

**Anticipated TOTAL Project Costs:** \$3,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1



## ***Jennings***

### ***Louisa Food Products (TIF #2)***

---

**Contact Agency:** Jennings

**Contact Phone:** 314-388-1164

**Developer(s):** Louisa Food Products Inc

**Senate District:** 70

**House District:** 14

**Original Date Plan/Project Approved:** 9/1/1997

**Plan Description:**

Phase1 Acquisition and demolition of part of the vacant Hill Behan Lumber company property and the construction of a cold storage shipping and receiving facility. Phase2 Construction of a dry storage warehouse and employee welfare facility, for a total of approximately 30k square feet of new light industrial construction.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project required parcel assembly and/or relocation costs.  
Property too small for planned improvements

**Number of New Jobs:**

<b>Projected:</b>	138	<b>Actual to Date:</b>	217
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**Number of Retained Jobs:**

<b>Projected:</b>	138	<b>Actual to Date:</b>	217
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## *Jennings*

### *Redevelopment Project Area No. 8*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$269,496.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$141,942.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$136,151.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$50,000.00

Other: \$600,000.00

Other: \$250,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,050,000.00

**Anticipated TOTAL Project Costs:** \$3,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10



## *Jennings*

### *Redevelopment Project Area No. 8*

---

**Contact Agency:** Jennings

**Contact Phone:** 314-388-1164

**Developer(s):** None

**Senate District:** 70

**House District:** 14

**Original Date Plan/Project Approved:** 11/1/2002

**Plan Description:**

The plan is known as the Jennings East Side Redevelopment Area TIF Redevelopment Plan. The area includes approximately 23 acres, a portion of which is the former North Twin Drive-In and the remainder is other commercial activities. The development includes demolition of all site improvements and the development of neighboring oriented commercial activities and assistance in upgrading the commercial uses North of Lewis and Clark Blvd.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	0
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# *Kansas City*

## *11 Street TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$3,442,267.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$290,565.49 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$46,612,011.00 Amount on Hand: \$0.00  
0

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$890,558.00

Property Acquisition and Relocation Costs: \$8,421,127.00

Project Implementation Costs: \$3,294,965.00

Other: \$80,416,401.00

Other: \$8,836,844.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$101,859,895.00

**Anticipated TOTAL Project Costs:** \$255,200,206.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***11 Street TIF Plan***

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**Contact Agency:** Kansas City  
**Contact Phone:** 8166912109  
**Developer(s):** 11th Street Corridor Redevelopment Corporation  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 12/1/1992

#### **Plan Description:**

Rehabilitation of the Centennial Bldg and attached garage , development of the Cathedral Square project with 2 office bldgs & underground parking, historic preservation including 1021,1029, &1032 Pennsylvania Ave and 1021, 1025, &1033 Jefferson St. & Renovation existing structures for office space, rehabilitation & renovation of Thayer Pl, the Poindexter Bldg, 700 Central Bldg, & development off additional office, commercial, & residential

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	895	<b>Actual to Date:</b>	4680
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#### **Number of Retained Jobs:**

<b>Projected:</b>	2100	<b>Actual to Date:</b>	1140
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## *Kansas City*

### *11th Street TIF Plan/Project B- Blossom House*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$80,120.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$118,311.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$1,992,506.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,992,506.00

**Anticipated TOTAL Project Costs:** \$12,014,250.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***11th Street TIF Plan/Project B- Blossom House***

---

**Contact Agency:** Kansas City  
**Contact Phone:** 8166912109  
**Developer(s):** Walnut creek Ranch,LLC  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 11/1/2002

#### **Plan Description:**

The project for the historic preservation and renovation of the Blossom House 1030-1032 Pennsylvania and expansion of the Blossom House to accommodate office leasing, the Brockett/Griffin House 1021 Jefferson Brockett Carriage House 1024 Jefferson

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	1
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#### **Number of Retained Jobs:**

<b>Projected:</b>	16	<b>Actual to Date:</b>	23
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## *Kansas City*

### *1200 Main/South Loop-President Hotel/Project 03a*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.06 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,637,440.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$5,617,550.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,213,607.00

Project Implementation Costs: \$720,000.00

Other: \$13,299,793.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$15,233,400.00

**Anticipated TOTAL Project Costs:** \$45,577,200.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 12



## ***Kansas City***

### ***1200 Main/South Loop-President Hotel/Project 03a***

---

**Contact Agency:** Kansas City

**Contact Phone:** 8166912109

**Developer(s):** President Hotel, LC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 12/1/2005

**Plan Description:**

The project proposed the renovation and upgrade of the existing President Hotel to provide 214 rooms

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	2034	<b>Actual to Date:</b>	6
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**Number of Retained Jobs:**

<b>Projected:</b>	1493	<b>Actual to Date:</b>	128
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## *Kansas City*

### *1200 Main/South Loop-Project 01 (KC LIVE)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$41,394.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,810,012.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$15,248,475.00 Amount on Hand: \$0.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$11,995,822.00

Property Acquisition and Relocation Costs: \$22,950,846.00

Project Implementation Costs: \$24,975,303.00

Other: \$33,783,707.00

Other: \$62,192,900.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$164,948,209.00

**Anticipated TOTAL Project Costs:** \$321,135,195.00

Financing Method:

Pay As You Go

Other Bond

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 17



## ***Kansas City***

### ***1200 Main/South Loop-Project 01 (KC LIVE)***

---

**Contact Agency:** Kansas City  
**Contact Phone:** 8166912109  
**Developer(s):** Kansas City Live,LLC  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 3/1/2004

#### **Plan Description:**

Project 1 proposed acquisition, development and rehabilitation of Project 1A,Project 1D, & Project 1H of entertainment , retail space , and theater uses.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	2034	<b>Actual to Date:</b>	1003
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#### **Number of Retained Jobs:**

<b>Projected:</b>	1493	<b>Actual to Date:</b>	0
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## *Kansas City*

### *1200 Main/South TIF Plan-Project 13/14*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$867,833.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$514,859.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,776,961.00

Project Implementation Costs: \$0.00

Other: \$2,457,181.00

Other: \$565,858.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,800,000.00

**Anticipated TOTAL Project Costs:** \$19,641,840.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***1200 Main/South TIF Plan-Project 13/14***

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**Contact Agency:** Kansas City  
**Contact Phone:** 8166912109  
**Developer(s):** Adrew McMeel Universal, Inc.  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 3/1/2004

#### **Plan Description:**

The project proposed the renovation of a total 84,271 sq.ft.of office space in the existing Boley Building and adjacent in the Town Pavilion Building for Andrews. McMeel Universal

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	15	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	215	<b>Actual to Date:</b>	160
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## *Kansas City*

### *1200 Main/South TIF Plan-Project 2*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$17,756,670.00 Amount on Hand: \$0.00  
0

#### **Economic Activity Taxes:**

Total received since inception: \$5,491,318.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$59,439,790.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,845,869.00

Other: \$32,155,951.00

Other: \$22,876,194.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$121,317,824.00

**Anticipated TOTAL Project Costs:** \$308,399,088.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***1200 Main/South TIF Plan-Project 2***

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**Contact Agency:** Kansas City

**Contact Phone:** 8166912109

**Developer(s):** H&R Block Services

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 7/1/2006

**Plan Description:**

The proposed construction of a new office building H& R Block World Headquarters and associated mixed-uses and open space

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	2034	<b>Actual to Date:</b>	2211
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**Number of Retained Jobs:**

<b>Projected:</b>	1493	<b>Actual to Date:</b>	0
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## *Kansas City*

### *12th & Wyandotte TIF/Aladdin Hotel*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,072,629.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$51,054,435.00 Amount on Hand: \$0.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$16,871,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$17,071,000.00

**Anticipated TOTAL Project Costs:** \$35,010,000.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 2



## ***Kansas City***

### ***12th & Wyandotte TIF/Aladdin Hotel***

---

**Contact Agency:** Kansas City  
**Contact Phone:** 8166912109  
**Developer(s):** Jordan Hotel Investments,LLC  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 12/1/1992

#### **Plan Description:**

The plan proposed renovation of the Allis Plaza Hotel now the Marriott Hotel, demolition of the existing Muehlebach Towers and Link Building and construction of a new hotel of about 450 rooms and a new pedestrian walkway, and renovation of the existing Muehlebach Hotel convention center facility Projects 1-3.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	487
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *22nd & Main - Project 27, Arthel Building TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$955.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$274,548.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$204,743.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$380,140.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$380,140.00

**Anticipated TOTAL Project Costs:** \$1,549,940.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***22nd & Main - Project 27, Arthel Building TIF Plan***

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**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Botwin Family Partners, LP  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 3/1/1998

#### **Plan Description:**

Rehabilitation of the Arthel Building at 1901 Main Street for the provision of 7,500 sq. ft. of retail space & 4,000 sq. ft of office space and the demolition of 5,500 sq. ft. of an adjacent building in order to provide 10 surface parking spaces.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	34	<b>Actual to Date:</b>	12
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *22nd & Main TIF Plan/Project 10*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$19,357.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$36,359.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$639,169.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$76,000.00

Other: \$274,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$350,000.00

**Anticipated TOTAL Project Costs:** \$1,814,400.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***22nd & Main TIF Plan/Project 10***

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**Contact Agency:** Kansas City

**Contact Phone:** 8166912109

**Developer(s):** McFamily Properties, L.L.C.

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 1/1/2000

**Plan Description:**

The project proposed renovation of an existing building to provide 3,000 sq ft of restaurant space, 3,300 sq ft of photography studio space and 7,800 sq ft of office space

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	47	<b>Actual to Date:</b>	48
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Kansas City***

### ***22nd & Main TIF/Candle Bldg-Project 28***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$31,489.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$37,667.00 Amount on Hand: \$31,489.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$210,000.00

Other: \$1,689,550.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,049,550.00

**Anticipated TOTAL Project Costs:** \$60,478,898.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***22nd & Main TIF/Candle Bldg-Project 28***

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**Contact Agency:** Kansas City

**Contact Phone:** 8166912109

**Developer(s):** 2101 Broadway ,LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 4/1/2007

**Plan Description:**

Rehabilitation of a historic 3-story, 43,650 Sq. Ft. bldg to retail and commercial space.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	124
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *22nd & Main TIF/Morr Transfer Building- Project 24*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$388,802.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,122,654.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,078,693.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,078,693.00

**Anticipated TOTAL Project Costs:** \$9,581,993.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***22nd & Main TIF/Morr Transfer Building- Project 24***

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**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** DST Realty

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 3/1/1998

**Plan Description:**

Renovation of the existing Morr Transfer Building to provide 82,268 sq. ft. of office space.

**Plan/Project Status:** Seeking Developer

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	182
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**Number of Retained Jobs:**

<b>Projected:</b>	365	<b>Actual to Date:</b>	0
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## ***Kansas City***

### ***22nd & Main/The Freight House Building- Project 1***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$1,088,276.00    As of:                      1/1/2016  
Fund:

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$1,259,410.00    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$5,349,284.00    Amount on Hand:                      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$2,416,000.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$738,000.00

Other:                      \$390,000.00

Other:                      \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$3,544,000.00

**Anticipated TOTAL Project Costs:**                      \$6,589,750.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:                      0

Current anticipated estimated number of years to retirement:                      0



## ***Kansas City***

### ***22nd & Main/The Freight House Building- Project 1***

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**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Lidias Freight House, LLC  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 3/1/1998

**Plan Description:**

Renovation of the existing Freight House building for restaurants and related uses, provision of 300-350 parking spaces and pedestrian improvements in the area.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	140	<b>Actual to Date:</b>	213
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *45th and Main TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,528,135.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$7,500,000.00

Other: \$23,868,072.00

Other: \$1,215,848.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$39,112,055.00

**Anticipated TOTAL Project Costs:** \$225,919,426.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***45th and Main TIF Plan***

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**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** One East 45th & Main Corporation  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 12/1/2006

**Plan Description:**

Proposed replacement of the Holiday Inn Hotel with 274,500 sf of Class A office space, 47,000 sf of specialty grocery store and retail space, a 160 room boutique hotel, 1,060 space parking garage, 55,000 sf of public park space and neighborhood public improvements

**Plan/Project Status:** Inactive

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	670	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City*

## *811 Main, Project 1 TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$312,233.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$832,685.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,120,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$256,750.00

Other: \$5,210,900.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,588,150.00

**Anticipated TOTAL Project Costs:** \$24,980,050.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***811 Main, Project 1 TIF Plan***

---

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Commerce Bank, N.A.  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 1/1/2006

#### **Plan Description:**

The plan and project proposed rehabilitation and renovation of the 12-story 811 Main building and garage, upgrading building systems and improving computing, security and communication systems

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	772	<b>Actual to Date:</b>	826
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## *Kansas City*

### *87th & Hillcrest Road TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$85.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,855,652.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,120,504.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$7,943,906.00

Property Acquisition and Relocation Costs: \$2,500,000.00

Project Implementation Costs: \$12,859,690.00

Other: \$1,723,950.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$25,027,546.00

**Anticipated TOTAL Project Costs:** \$26,667,784.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***87th & Hillcrest Road TIF Plan***

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**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** Foley Industries, Inc.

**Senate District:** 9

**House District:** 27

**Original Date Plan/Project Approved:** 3/1/2005

#### **Plan Description:**

This TIF is the redevelopment of approximately 37 acres of blighted land at Hillcrest and 87th Street. The redevelopment consists of land acquisition, engineering, site preparation, and the design and construction of an office, manufacturing and retail facility together with parking, landscaping and other improvements for a large equipment retailer, Foley Equipment. Dean Equipment was the original redeveloper, but assigned the TIF to Foley Equipment.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	36	<b>Actual to Date:</b>	222
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#### **Number of Retained Jobs:**

<b>Projected:</b>	163	<b>Actual to Date:</b>	0
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# *Kansas City*

## *Americana TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$71.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$2,437,009.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$6,956,863.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$861,950.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$260,000.00

Other: \$7,900,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$9,021,950.00

**Anticipated TOTAL Project Costs:** \$9,021,950.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Kansas City*

### *Americana TIF Plan*

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**Contact Agency:** Kansas City  
**Contact Phone:** (816) 691-2109  
**Developer(s):** Hotel Group Opportunity Fund III, LLC  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 1/1/1993

**Plan Description:**

Rehabilitation of an existing hotel of 496 obsolete rooms and a 330 space parking garage, renovated hotel has 385 rooms. Now the Crowne Plaza Hotel

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	110
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Baltimore Place TIF/Project 3- Nelkin Bldg*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$100,640.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$113,632.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$2,515,513.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,515,513.00

**Anticipated TOTAL Project Costs:** \$5,885,592.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Baltimore Place TIF/Project 3- Nelkin Bldg***

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**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Gee Whiz Holdings, LLC  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 2/1/2006

**Plan Description:**

Project 3 proposed renovation/rehabilitation of the Nelkin Building for approximately 30,500 sq ft of office space and improvements to the parking area north of the building.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	11	<b>Actual to Date:</b>	8
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**Number of Retained Jobs:**

<b>Projected:</b>	41	<b>Actual to Date:</b>	41
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## *Kansas City*

### *Barrytowne (Project 1, 3a and 4) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,591.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$13,412,529.00 Amount on Hand: \$0.00  
0

#### **Economic Activity Taxes:**

Total received since inception: \$17,302,355.00 Amount on Hand: \$0.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$26,782,011.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,259,958.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$28,041,969.00

**Anticipated TOTAL Project Costs:** \$291,965,811.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Barrytowne (Project 1, 3a and 4) TIF Plan***

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**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** MD ManagementPEDCOR Investments  
**Senate District:** 17  
**House District:** 15/16  
**Original Date Plan/Project Approved:** 6/1/1996

#### **Plan Description:**

The Plan calls for the construction of approx. 1,872,467 sq ft of Commercial/retail space, 31,800 sq ft of recreational space for an athletic facility YMCA, 696 multi-family residentialUnits, and 114, 957 sq ft of office space together with parking and appurtenances, utilities and street improvements.

**Plan/Project Status:** Fully-Operational

**Area Type:** Economic Development

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	3900	<b>Actual to Date:</b>	695
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Blue Ridge Mall TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$120.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,043,768.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$15,822,802.00 Amount on Hand: \$0.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$14,979,546.00

Property Acquisition and Relocation Costs: \$5,717,382.00

Project Implementation Costs: \$856,915.00

Other: \$4,301,096.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$25,854,939.00

**Anticipated TOTAL Project Costs:** \$89,928,566.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20



## ***Kansas City***

### ***Blue Ridge Mall TIF Plan***

---

**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** MBS Mall Investor-98, LLC

**Senate District:** 11

**House District:** 28

**Original Date Plan/Project Approved:** 2/1/2005

**Plan Description:**

The plan proposes i demolition of the Blue Ridge Mall building ii demolition of associated parking garages iii construction of retail/entertainment uses of approximately 580,000 square feet iv surface parking lot renovation and landscaping and v redevelopment of the Kaiser Building to accommodate conventional office users.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	1535	<b>Actual to Date:</b>	961
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**Number of Retained Jobs:**

<b>Projected:</b>	75	<b>Actual to Date:</b>	68
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## *Kansas City*

### *Briarcliff West TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,206.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$38,404,336.00 Amount on Hand: \$0.00  
0

#### **Economic Activity Taxes:**

Total received since inception: \$20,334,273.00 Amount on Hand: \$0.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$16,188,156.00

Property Acquisition and Relocation Costs: \$1,711,840.00

Project Implementation Costs: \$17,899,996.00

Other: \$48,446,454.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$84,246,446.00

**Anticipated TOTAL Project Costs:** \$84,246,446.00

#### **Financing Method:**

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 10



## ***Kansas City***

### ***Briarcliff West TIF Plan***

---

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Briarcliff Development Corporation  
**Senate District:** 17  
**House District:** 18  
**Original Date Plan/Project Approved:** 5/1/1990

#### **Plan Description:**

To construct approx.. 700,000 sq ft of office space 85,000 sq ft of, Retail space 151 single family dwellings 84 villas 263 condominiums 120 multi-family units 200 room hotel and aStructured parking garage, together with all necessary utilities, street improvements and appurtenances.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	4000	<b>Actual to Date:</b>	1545
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#### **Number of Retained Jobs:**

<b>Projected:</b>	22	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Brush Creek TIF Plan/Plaza Library*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$11,347,263.00 Amount on Hand: \$0.00  
0

#### **Economic Activity Taxes:**

Total received since inception: \$6,677,105.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$88,600.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,944,787.00

Other: \$13,670,703.00

Other: \$1,164,740.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$16,868,830.00

**Anticipated TOTAL Project Costs:** \$91,221,998.00

Financing Method:

Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9



## ***Kansas City***

### ***Brush Creek TIF Plan/Plaza Library***

---

**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** Plaza Colonnade, LLC

**Senate District:** 7

**House District:** 25

**Original Date Plan/Project Approved:** 3/1/1999

**Plan Description:**

Replacement of the old Plaza Library with new construction of 290,000 sq ft of office space, 23,000 sq ft of retail space and 50,000 square feet of institutional library space

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	1439	<b>Actual to Date:</b>	736
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**Number of Retained Jobs:**

<b>Projected:</b>	25	<b>Actual to Date:</b>	676
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## *Kansas City*

### *Brush Creek-Blue Parkway (Project B & C) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$12,845.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$883,612.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$10,910,024.00 Amount on Hand: \$0.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$13,151,357.00

Property Acquisition and Relocation Costs: \$4,486,558.00

Project Implementation Costs: \$1,906,070.00

Other: \$1,623,755.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$21,167,740.00

**Anticipated TOTAL Project Costs:** \$69,713,602.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11



## ***Kansas City***

### ***Brush Creek-Blue Parkway (Project B & C) TIF Plan***

---

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Swope Community Builders  
**Senate District:** 9  
**House District:** 27  
**Original Date Plan/Project Approved:** 3/1/1999

#### **Plan Description:**

Projects B and C together proposed 19,450 sq ft of office space and 118,534 sq ft of retail space. From 4th amdt.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	793	<b>Actual to Date:</b>	796
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Brywood Centre TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$376,073.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$320,117.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$614,392.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$4,982,313.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,596,705.00

**Anticipated TOTAL Project Costs:** \$82,095,070.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18



## ***Kansas City***

### ***Brywood Centre TIF Plan***

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**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** Tri-Land Properties, LLC

**Senate District:** 9

**House District:** 27

**Original Date Plan/Project Approved:** 7/1/2008

**Plan Description:**

The plan proposes demolition of 25,574 sq ft of existing buildings, renovation of 152,000 sq ft of existing retail space and construction of 112,000 sq ft of new retail space and two new pad site buildings.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	173	<b>Actual to Date:</b>	159
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**Number of Retained Jobs:**

<b>Projected:</b>	161	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Carondolet Drive*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$891,174.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,621,303.00

Property Acquisition and Relocation Costs: \$4,845,646.00

Project Implementation Costs: \$191,000.00

Other: \$0.00

Other: \$103,103.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,761,052.00

**Anticipated TOTAL Project Costs:** \$69,208,369.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Carondolet Drive***

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**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** FQ Real Estate Holdings

**Senate District:** 7

**House District:** 36

**Original Date Plan/Project Approved:** 8/1/2012

**Plan Description:**

Redevelopment plan allowed for the construction of approximately 200,000 square feet of office space along with 1,800 parking spaces, infrastructure and appurtenances.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	1225	<b>Actual to Date:</b>	942
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Chouteau/I-35 TIF- Project 3*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$483,600.00    As of:                      1/1/2016  
Fund:

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$4,361,923.00    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$8,507,267.00    Amount on Hand:                      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$10,436,842.00

Property Acquisition and Relocation Costs:                      \$1,090,500.00

Project Implementation Costs:                      \$1,864,303.00

Other:                      \$872,177.00

Other:                      \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$14,481,822.00

**Anticipated TOTAL Project Costs:**                      \$31,204,157.00

#### **Financing Method:**

Pay As You Go

Other Bond

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      7



## ***Kansas City***

### ***Chouteau/I-35 TIF- Project 3***

---

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Currently NO Developer  
**Senate District:** 17  
**House District:** 18  
**Original Date Plan/Project Approved:** 4/1/1998

#### **Plan Description:**

construction of 244,709 sq ft of retail And street improvements along Chouteau Trafficway, Winn Road and 42nd Street Terrace North. Additionally, the plan's 2nd Amendment extended the boundaries of the plan are to include properties in the Winnwood-Sunnybrook and Chaumiere neighborhoods to implement a housing program focused on improving housing conditions.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	802
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Civic Mall-422 Admiral*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$97,631.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$322,576.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$962,873.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$962,873.00

**Anticipated TOTAL Project Costs:** \$4,678,487.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Kansas City*

### *Civic Mall-422 Admiral*

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**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** McCown Gordon Construction, LLC  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 12/1/1994

**Plan Description:**

The project provided for the renovation of and restoration to the existing building at 422 Admiral Boulevard for a corporate headquarters, employee parking lot and streetscape, as well as all necessary appurtenances and utilities.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	18	<b>Actual to Date:</b>	27
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**Number of Retained Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	100
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## *Kansas City*

### *Civic Mall-Whittake Courthouse (Project 46-47)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$6,581.00    As of:                      1/1/2016  
Fund:

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$1,100,851.00    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$15,750,758.0    Amount on Hand:                      \$0.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$200,000.00

Project Implementation Costs:                      \$379,500.00

Other:                      \$383,373.00

Other:                      \$330,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$1,292,873.00

**Anticipated TOTAL Project Costs:**                      \$5,008,487.00

Financing Method:

Other Bond

Original estimated number of years to retirement:                      22

Current anticipated estimated number of years to retirement:                      1



## ***Kansas City***

### ***Civic Mall-Whittake Courthouse (Project 46-47)***

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**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** City of Kansas City, Missouri  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 12/1/1994

**Plan Description:**

The plan proposed construction of a new Federal Courthouse and associated surface parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	424
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Country Club Plaza (Proj 1, Seville Square) TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,585,779.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,612,766.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Country Club Plaza (Proj 1, Seville Square) TIF***

---

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Highwoods Properties  
**Senate District:** 7  
**House District:** 25  
**Original Date Plan/Project Approved:** 4/1/1997

#### **Plan Description:**

The overall plan proposed new and rehabilitated commercial space, new residential units, increased parking and a public amenities package of signage, graphics, auditory and water elements, lighting, and direction enhancements. The Seville project proposed a total of 205,882 sq ft of rehabilitated retail and garage space with 350 parking spaces.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	145	<b>Actual to Date:</b>	280
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Country Club Plaza (Proj 1, Seville Square) TIF*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,297.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,293,450.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,345,116.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Country Club Plaza (Proj 1, Seville Square) TIF***

---

**Contact Agency:** Kansas City

**Contact Phone:** 8166912100

**Developer(s):** Highwoods Properties

**Senate District:** 7

**House District:** 25

**Original Date Plan/Project Approved:** 2/1/1998

#### **Plan Description:**

The overall plan proposed new and rehabilitated commercial space, new residential units, increased parking and a public amenities package of signage, graphics, auditory and water elements, lighting, and direction enhancements. The Seville project proposed a total of 205,882 sq ft of rehabilitated retail and garage space with 350 parking spaces.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	145	<b>Actual to Date:</b>	98
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Kansas City***

### ***Country Club Plaza (Project 2, Granada & Saks) TIF***

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,764,346.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$5,062,042.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Country Club Plaza (Project 2, Granada & Saks) TIF***

---

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Highwoods Properties  
**Senate District:** 7  
**House District:** 25  
**Original Date Plan/Project Approved:** 4/1/1997

#### **Plan Description:**

The overall plan proposed new and rehabilitated commercial space, new residential units, increased parking and a public amenities package of signage, graphics, auditory and water elements, lighting, and direction enhancements.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	75	<b>Actual to Date:</b>	120
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#### **Number of Retained Jobs:**

<b>Projected:</b>	195	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Country Club Plaza (Project 7, Park Lane) TIF*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,010,669.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$83,069.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,961,368.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,961,368.00

**Anticipated TOTAL Project Costs:** \$28,204,457.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Country Club Plaza (Project 7, Park Lane) TIF***

---

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Winn Limited Partnership  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 4/1/1997

#### **Plan Description:**

The overall plan proposed new and rehabilitated commercial space, new residential units, increased parking and a public amenities package of signage, graphics, auditory and water elements, lighting, and direction enhancements. The project as amended proposed conversion of the Park Lane apartment building to a 125-room hotel.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	225	<b>Actual to Date:</b>	35
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Country Club Plaza/4900 Main TIF*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$38,768.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$40,729.00 Amount on Hand: \$38,768.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Country Club Plaza/4900 Main TIF***

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**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** DST Realty, Inc

**Senate District:** 7

**House District:** 25

**Original Date Plan/Project Approved:** 4/1/1997

#### **Plan Description:**

The overall plan proposed new and rehabilitated commercial space, new residential units, increased parking and a public amenities package of signage, graphics, auditory and water elements, lighting, and direction enhancements. The 4900 Main project proposed new construction of a total of 381,671 sq ft of office and garage space with 530 parking spaces.

**Plan/Project Status:** Inactive

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	650	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Downtown Library District Project 1 & 2 TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$95,173.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$734,082.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$743,834.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,794,766.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$435,450.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,230,216.00

**Anticipated TOTAL Project Costs:** \$23,967,786.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Downtown Library District Project 1 & 2 TIF Plan***

---

**Contact Agency:** Kansas City  
**Contact Phone:** 8166912109  
**Developer(s):** Library TIF, LLC  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 11/1/2002

**Plan Description:**

See Attachments

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	9	<b>Actual to Date:</b>	567
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**Number of Retained Jobs:**

<b>Projected:</b>	637	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Hickman Mills TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$19,770,481.00 Amount on Hand: \$0.00  
0

#### **Economic Activity Taxes:**

Total received since inception: \$18,491,102.00 Amount on Hand: \$0.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$22,762,000.00

**Anticipated TOTAL Project Costs:** \$655,199.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Hickman Mills TIF Plan***

---

**Contact Agency:** Kansas City

**Contact Phone:** 8166912109

**Developer(s):** Aventis Pharmaceuticals

**Senate District:** 7&39

**House District:** 27 & 36

**Original Date Plan/Project Approved:** 12/1/1992

**Plan Description:**

Construction of 700,000 sq ft of headquarter office space, 300,000 sq ft of R&D office and 200,000 sq ft of R&D laboratory space, street reconstruction/realignment/widening, upgrade utilities and other infrastructure, removal of a railroad bridge, rehabilitation of a former school for a visitors center, preparation of pad sites for 274,000 sq ft of office/warehouse space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	104
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Hotel Phillips, Project A TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,832,994.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$6,447,071.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$16,210,000.00

**Anticipated TOTAL Project Costs:** \$23,500,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Hotel Phillips, Project A TIF Plan***

---

**Contact Agency:** Kansas City

**Contact Phone:** 8166912109

**Developer(s):** Marcus Hotels, Inc.

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 11/1/2000

**Plan Description:**

Project A proposed the renovation of the Hotel Phillips. Project B proposed the construction of a 225 space parking garage with commercial uses on the ground floor. Project C is the existing City Center Square office building, whose TIF revenues are proposed to be used for the implementation of Project B.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	45	<b>Actual to Date:</b>	83
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**Number of Retained Jobs:**

<b>Projected:</b>	90	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Hotel Phillips, Project B and C TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$480,439.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$262,336.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$5,842,529.00

Other: \$377,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,219,529.00

**Anticipated TOTAL Project Costs:** \$7,318,507.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Hotel Phillips, Project B and C TIF Plan***

---

**Contact Agency:** Kansas City

**Contact Phone:** 8166912109

**Developer(s):** City Center Equities

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 12/1/2006

#### **Plan Description:**

Project A proposed the renovation of the Hotel Phillips. Project B proposed the construction of a 225 space parking garage with commercial uses on the ground floor. Project C is the existing City Center Square office building, whose TIF revenues are proposed to be used for the implementation of Project B.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	303	<b>Actual to Date:</b>	671
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#### **Number of Retained Jobs:**

<b>Projected:</b>	1267	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Judicial Square TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$260,514.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$26,011.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$687,498.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$687,498.00

**Anticipated TOTAL Project Costs:** \$4,396,735.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Kansas City*

### *Judicial Square TIF Plan*

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**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** Judicial Square, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 5/1/2003

**Plan Description:**

The plan renovated the Griffith Building and parking garage to allow for professional office, restaurant and retail uses. from plan

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	10	<b>Actual to Date:</b>	25
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**Number of Retained Jobs:**

<b>Projected:</b>	35	<b>Actual to Date:</b>	0
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# *Kansas City*

## *Judicial Square TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2015

### **Payments in Lieu of Taxes:**

Total received since inception: \$237,062.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$259,985.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$687,498.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$687,498.00

**Anticipated TOTAL Project Costs:** \$4,396,735.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Kansas City*

### *Judicial Square TIF Plan*

---

**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** Judicial Square, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 5/1/2003

**Plan Description:**

Rehabilitation of the historic Griffith Building and parking garage to allow for professional office, restaurant, and retail uses.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	10	<b>Actual to Date:</b>	53
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**Number of Retained Jobs:**

<b>Projected:</b>	35	<b>Actual to Date:</b>	0
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# *Kansas City*

## *KCI Corridor*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$102.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$81,517,091.00 Amount on Hand: \$102.00  
0

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$76,566,806.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$8,741,255.00

Other: \$2,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$87,808,061.00

**Anticipated TOTAL Project Costs:** \$136,135,165.00

Financing Method:

Pay As You Go  
Industrial Revenue Bond

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 20



## *Kansas City*

### *KCI Corridor*

---

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** MD Management & Hunt Midwest  
**Senate District:** 34  
**House District:** 13/14  
**Original Date Plan/Project Approved:** 3/1/1999

#### **Plan Description:**

Construction of necessary road, sewer and infrastructure improvements to facilitate the Development of retail and office projects within the plan area.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	1000	<b>Actual to Date:</b>	1964
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *New England Bank Building TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,431,599.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$45.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,870,678.00

Other: \$0.00

Other: \$246,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,116,678.00

**Anticipated TOTAL Project Costs:** \$11,842,661.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***New England Bank Building TIF Plan***

---

**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** 21 W. 10th, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 11/1/2000

**Plan Description:**

Provided for the rehabilitation of the eighteen story New England National Bank Bldg. The Plan also provided for commercial uses on the first three floors and 59 residential units on the remaining floors.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	21	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *North Oak TIF/Projects 3, 4, 5a, 5b, & 6*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,429,338.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,401,579.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$6,075,142.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,710,582.00

Property Acquisition and Relocation Costs: \$280,252.00

Project Implementation Costs: \$9,825,578.00

Other: \$173,582.00

Other: \$304,500.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$16,854,494.00

**Anticipated TOTAL Project Costs:** \$56,200,966.00

#### **Financing Method:**

Pay As You Go

Other Bond

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***North Oak TIF/Projects 3, 4, 5a, 5b, & 6***

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**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** HJ, LLC

**Senate District:** 17

**House District:** 18

**Original Date Plan/Project Approved:** 2/1/2005

**Plan Description:**

The North Oak TIF Plan is a proactive Tax Increment Pla implemented to provide a source of revenue for the implementation of a North Oak Corridor plan.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	56	<b>Actual to Date:</b>	20
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**Number of Retained Jobs:**

<b>Projected:</b>	241	<b>Actual to Date:</b>	336
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## ***Kansas City***

### ***North Oak TIF/Projects 3, 4, 5a, 5b, & 6***

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,429,338.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,739,521.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$7,231,935.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,710,582.00

Property Acquisition and Relocation Costs: \$2,840,252.00

Project Implementation Costs: \$9,825,578.00

Other: \$173,582.00

Other: \$304,500.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$16,854,494.00

**Anticipated TOTAL Project Costs:** \$56,200,966.00

#### **Financing Method:**

Pay As You Go

Other Bond

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***North Oak TIF/Projects 3, 4, 5a, 5b, & 6***

---

**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** HJ, LLC

**Senate District:** 17

**House District:** 18

**Original Date Plan/Project Approved:** 2/1/2005

**Plan Description:**

The North Oak TIF Plan is a proactive Tax Increment Financing Plan implemented to provide a source of revenue for the implementation of a North Oak Corridor plan.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	56	<b>Actual to Date:</b>	279
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**Number of Retained Jobs:**

<b>Projected:</b>	241	<b>Actual to Date:</b>	336
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## ***Kansas City***

### ***North Oak-Cerner (Project 1) TIF Plan***

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$380,262.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$367,904.00 Amount on Hand: \$380,262.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,084,840.00

Property Acquisition and Relocation Costs: \$1,980,000.00

Project Implementation Costs: \$352,800.00

Other: \$2,971,533.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$9,389,173.00

**Anticipated TOTAL Project Costs:** \$37,769,133.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***North Oak-Cerner (Project 1) TIF Plan***

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**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** Cerner Corporation

**Senate District:** 17

**House District:** 18

**Original Date Plan/Project Approved:** 2/1/2005

**Plan Description:**

Project 1 of the North Oak Corridor TIF Plan consists of the Acquisition and improvement of 3301 North Oak Trafficway, which formerly housed Farmland Industries. The Redeveloper, agreed to create 400 jobs new to the state of Missouri and Kansas City, relocate 150 existing jobs, and invest 30 million in real and personal property and improvements over an eight year period.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	400	<b>Actual to Date:</b>	316
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	56
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## *Kansas City*

### *North Oak-Cerner (Project 1) TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$380,262.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$367,904.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,084,840.00

Property Acquisition and Relocation Costs: \$1,980,000.00

Project Implementation Costs: \$352,800.00

Other: \$2,971,533.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$9,389,173.00

**Anticipated TOTAL Project Costs:** \$37,769,133.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***North Oak-Cerner (Project 1) TIF Plan***

---

**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** Cerner Corporation

**Senate District:** 17

**House District:** 18

**Original Date Plan/Project Approved:** 2/1/2005

**Plan Description:**

Project 1 consisted of acquisition and improvement of 3301 North Oak Trfwy, which formerly housed Farmland Industries. Project 1 also received Chapter 100 tax abatement bonds.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	448
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Parvin Road TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$580.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,594,361.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$6,075,142.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$35,711,094.00

Property Acquisition and Relocation Costs: \$411,000.00

Project Implementation Costs: \$5,249,975.00

Other: \$1,010,848.00

Other: \$170,071.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$42,552,988.00

**Anticipated TOTAL Project Costs:** \$108,664,786.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Parvin Road TIF Plan***

---

**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** Hunt Midwest

**Senate District:** 17/7

**House District:** 17/24

**Original Date Plan/Project Approved:** 12/1/2000

**Plan Description:**

The Plan provides for improved public infrastructure to serve approx. 1,334 acres of surface area and approx. 315 acres of subsurface are 2 creation of an additional 6,782 jobs and retain 4,403 jobs.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	5673	<b>Actual to Date:</b>	722
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**Number of Retained Jobs:**

<b>Projected:</b>	4793	<b>Actual to Date:</b>	4793
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## *Kansas City*

### *Parvin Road TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,320.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,862,652.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$7,546,216.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$35,711,094.00

Property Acquisition and Relocation Costs: \$411,000.00

Project Implementation Costs: \$5,249,975.00

Other: \$1,010,848.00

Other: \$170,071.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$42,552,988.00

**Anticipated TOTAL Project Costs:** \$108,664,786.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Parvin Road TIF Plan***

---

**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** Hunt Midwest

**Senate District:** 17/7

**House District:** 17/24

**Original Date Plan/Project Approved:** 12/1/2000

**Plan Description:**

1 To provide improved public infrastructure to serve approx. 1,334 acres of surface area and approx. 315 acres of Subsurface area. 2 To create an additional 6,782 jobs and retain 4,403 jobs.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	5673	<b>Actual to Date:</b>	722
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**Number of Retained Jobs:**

<b>Projected:</b>	4793	<b>Actual to Date:</b>	4793
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## *Kansas City*

### *Pershing Road (IRS) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$225.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$33,979,853.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$40,006,087.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$15,518,073.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$114,393,998.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$129,912,071.00

**Anticipated TOTAL Project Costs:** \$589,057,605.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15



## ***Kansas City***

### ***Pershing Road (IRS) TIF Plan***

---

**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** Pershing Road Development Company, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 4/1/2003

**Plan Description:**

Demolition of 188,121 sq ft of industrial space, new construction of 775,000 sq ft of office space, rehabilitation of existing structures to provide 493,556 sq ft of office space, 6,300 sq ft of retail space, 93,521 sq ft of industrial space and 97,868 sq ft of residential space, plus new pkg spaces, a pedestrian link from union Station to the Crossroads and Freight House Districts and upgrade of street and utility infrastructure.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	4000	<b>Actual to Date:</b>	5460
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**Number of Retained Jobs:**

<b>Projected:</b>	2000	<b>Actual to Date:</b>	130
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## *Kansas City*

### *Pershing Road (IRS) TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$225.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$30,233,961.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$34,363,987.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$15,518,073.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$114,393,998.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$129,912,071.00

**Anticipated TOTAL Project Costs:** \$589,057,605.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Pershing Road (IRS) TIF Plan***

---

**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** Pershing Road Development Company, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 4/1/2003

**Plan Description:**

Demolition of industrial space, new construction of office space, rehabilitation of existing structures to provide for offices space, retail space, industrial space, and residential space, plus new parking spaces, a pedestrian link from Union Station to the Crossroads and Freight House Districts and upgrade of street and utility infrastructure.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	4000	<b>Actual to Date:</b>	5460
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**Number of Retained Jobs:**

<b>Projected:</b>	2000	<b>Actual to Date:</b>	130
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## *Kansas City*

### *River Market-Project 16 TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$107.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$181,109.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$13,869.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$18,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$317,344.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$335,344.00

**Anticipated TOTAL Project Costs:** \$1,296,967.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***River Market-Project 16 TIF Plan***

---

**Contact Agency:** Kansas City

**Contact Phone:** 816-691-2109

**Developer(s):** 4th & Locust

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 12/1/1999

#### **Plan Description:**

The Plan proposed the rehabilitation of an existing structure to provide 17,800 Sq. Ft. of commercial space and associated parking - Project 16.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	40	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	12
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## *Kansas City*

### *River Market-Project 16 TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$107.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$207,453.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$143,575.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$18,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$317,344.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$335,344.00

**Anticipated TOTAL Project Costs:** \$1,296,967.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***River Market-Project 16 TIF Plan***

---

**Contact Agency:** Kansas City

**Contact Phone:** 8166912109

**Developer(s):** 4th & Locust, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 12/1/2005

**Plan Description:**

The overall plan proposes improvements to the Town of Kansas archaeological site and area infrastructure and redevelopment of individual properties. Project 16 proposed rehabilitation of an existing structure to provide 17,800 sq ft of commercial space and associated parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	40	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	12
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## *Kansas City*

### *Santa Fe TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$344,824.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$428,125.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,742,381.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$20,270,554.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$4,500,000.00

Other: \$134,098,353.00

Other: \$7,500,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$166,368,907.00

**Anticipated TOTAL Project Costs:** \$670,400,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Santa Fe TIF Plan***

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**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Pursell Mid-City Development, LLC  
**Senate District:** 9  
**House District:** 27  
**Original Date Plan/Project Approved:** 9/1/1993

#### **Plan Description:**

The plan proposes 500,000 Sq. Ft. of retail space, 3,900,000 Sq. Ft. of office space and 3,600,000 Sq. Ft. of industrial/warehouse space, and street and infrastructure improvements.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	970	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City*

## *Shoal Creek*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$513,682.00 As of: 1/1/2015

### **Payments in Lieu of Taxes:**

Total received since inception: \$20,327,868.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$91,641,147.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$148,310,366.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$149,310,366.00

**Anticipated TOTAL Project Costs:** \$224,426,012.00

Financing Method:

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12



## *Kansas City*

### *Shoal Creek*

---

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Hunt Midwest Real Estate Development, Inc.  
**Senate District:** 17  
**House District:** 16  
**Original Date Plan/Project Approved:** 11/1/1994

#### **Plan Description:**

The Plan calls for the development of the Redevelopment Area thru the construction of public infrastructure improvements, including sections of Shoal Creek Pkwy, NE 72nd St, Maplewoods Pkwy, NE 76th St, NE 96th St, N. Flintlock Rd, N. Brighton Ave, N Eastern Ave, NE 108th St. & NE 104th St & the I-35 & 291 Interchange.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	386
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Summit-Output Technologies (Project 1, 2, 21, 26)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,284,334.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,353,734.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,905,050.00

**Anticipated TOTAL Project Costs:** \$6,276,050.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Summit-Output Technologies (Project 1, 2, 21, 26)***

---

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Output Technologies, Inc  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 8/1/1995

#### **Plan Description:**

Creation of a technology campus through adaptive reuse of existing structures and construction of new office/warehouse and light industrial structures, parking, and landscape improvements. Projects 4-7 & 9-17 of the original plan were deleted by the various amendments.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	182
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City*

### *Summit-Pershing Building (Project 8-9A) TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$11,451.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,308,358.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$9,890.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$841,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,026,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,867,500.00

**Anticipated TOTAL Project Costs:** \$13,640,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City***

### ***Summit-Pershing Building (Project 8-9A) TIF Plan***

---

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Pershing Building, LLC  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 8/1/1995

**Plan Description:**

The plan proposed adaptive reuse of the existing Pershing Building for commercial and office use.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	4
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City MO*

## *9th & Central TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2015

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$4,700,000.00

Project Implementation Costs: \$1,898,000.00

Other: \$9,076,014.00

Other: \$400,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$16,074,014.00

**Anticipated TOTAL Project Costs:** \$47,500,000.00

Financing Method:

Pay As You Go

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City MO***

### ***9th & Central TIF Plan***

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**Contact Agency:** Kansas City MO

**Contact Phone:** 8166912100

**Developer(s):** 21c Kansas City, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 11/1/2013

#### **Plan Description:**

The Plan contemplates the rehabilitation of an existing historic hotel bldg located at 219 W. 9th St, into a 120 room boutique hotel, approx.. 5,800 sq. ft restaurant & bar area, event space & a contemporary art museum that shall be open and free to the public along with all necessary parking and infrastructure.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	125	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City MO*

## *9th & Central TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$4,700,000.00

Project Implementation Costs: \$1,898,000.00

Other: \$9,076,014.00

Other: \$400,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$16,074,014.00

**Anticipated TOTAL Project Costs:** \$47,500,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City MO***

### ***9th & Central TIF Plan***

---

**Contact Agency:** Kansas City MO

**Contact Phone:** (816) 691-2109

**Developer(s):** 21c Kansas City, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 11/1/2013

#### **Plan Description:**

The Plan contemplates the rehabilitation of an existing historic hotel bldg located at 219 W. 9th St, into a 120 room boutique hotel, approx.. 5,800 sq. ft restaurant & bar area, event space & a contemporary art museum that shall be open and free to the public along with all necessary parking and infrastructure.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	125	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City, Missouri*

### *19th Terrace & Central TIF Plan (Overall)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,070,933.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$691,237.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,350,000.00

Project Implementation Costs: \$6,382,385.00

Other: \$46,682,164.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$54,414,549.00

**Anticipated TOTAL Project Costs:** \$78,386,606.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, Missouri***

### ***19th Terrace & Central TIF Plan (Overall)***

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**Contact Agency:** Kansas City, Missouri  
**Contact Phone:** 816-691-2109  
**Developer(s):** AF Real Estate Holdings, LLC & Broadway Developmen  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 6/1/1999

#### **Plan Description:**

The plan proposes construction /rehabilitation of 5,000 sq ft of residential space, 11,000 sq ft of warehouse space, 142,000 sq ft of office/commercial space & 47,000 sq ft of retail space, plus associated parking Projects 3 - 18

**Plan/Project Status:** Inactive

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	402
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City, Missouri*

## *22nd & Main TIF Project 16*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$301,794.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$49,817.00

Other: \$1,092,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,443,611.00

**Anticipated TOTAL Project Costs:** \$6,679,430.00

Financing Method:

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, Missouri***

### ***22nd & Main TIF Project 16***

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**Contact Agency:** Kansas City, Missouri  
**Contact Phone:** 816-691-2109  
**Developer(s):** No Developer  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 3/1/1998

#### **Plan Description:**

Rehabilitation of 3 parcels to office and retails space. Project 16 was not completed with TIF funding.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City, Missouri*

### *22nd & Main TIF Project 22 - Creamery Building*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$31,489.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$37,667.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$170,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$10,000.00

Other: \$1,150,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,330,000.00

**Anticipated TOTAL Project Costs:** \$3,832,955.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, Missouri***

### ***22nd & Main TIF Project 22 - Creamery Building***

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**Contact Agency:** Kansas City, Missouri  
**Contact Phone:** 816-691-2109  
**Developer(s):** 2100 Central, LLC  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 3/1/1998

**Plan Description:**

Rehabilitation of an historic 14,098 sq. ft. 3 story office building to retail and office space.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	81	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City, Missouri*

## *Antioch Crossing TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$339,182.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$414,952.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$754,130.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,393,638.00

Property Acquisition and Relocation Costs: \$500,000.00

Project Implementation Costs: \$1,311,431.00

Other: \$10,123,000.00

Other: \$1,120,610.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$30,985,207.00

**Anticipated TOTAL Project Costs:** \$100,770,104.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, Missouri***

### ***Antioch Crossing TIF Plan***

---

**Contact Agency:** Kansas City, Missouri  
**Contact Phone:** (816) 691-2109  
**Developer(s):** Antioch Redevelopment Partners, LLC  
**Senate District:** 17  
**House District:** 18  
**Original Date Plan/Project Approved:** 4/1/2012

#### **Plan Description:**

The Plan will include the partial demolition of the existing AntiochCenter Mall to construction a mixed-use development including approx. 91,285 sq ft of new retail, approx. 96 units of Senior housing and rehab 169,344 sq ft of office and retail and construct necessary public improvements and Infrastructure including parking, utilities and streetscaping.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	656	<b>Actual to Date:</b>	300
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#### **Number of Retained Jobs:**

<b>Projected:</b>	446	<b>Actual to Date:</b>	0
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# *Kansas City, Missouri*

## *Antioch Mall TIF Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$423,633.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,274.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$457,278.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,581,354.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$20,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,601,354.00

**Anticipated TOTAL Project Costs:** \$1,601,354.00

Financing Method:

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, Missouri***

### ***Antioch Mall TIF Plan***

---

**Contact Agency:** Kansas City, Missouri  
**Contact Phone:** (816) 691-2109  
**Developer(s):** No Developer  
**Senate District:** 17  
**House District:** 18  
**Original Date Plan/Project Approved:** 3/1/2006

#### **Plan Description:**

The Redevelopment Area is divided into 6six Redevelopment Project Areas. Project Area 3 includes commercial and retail operations located on the NW corner of Antioch Road and Vivion Road. Project Area 6 includes the commercial and retail operations located on the SE corner of Chouteau Trfwy and Vivion Road. Project Area 8 includes the gas station located on the NE corner of Antioch Road and Vivion Road. Project 10 is located near the NE corner of NE Antioch Road and NE 50th Street. Project 11 is located at the NE corner of NE Antioch Road and NE 50th Street. Project 12 is located near the NW corner of N. Chouteau Trfwy and NE 50th Street

**Plan/Project Status:** Inactive

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	9	<b>Actual to Date:</b>	15
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City, Missouri*

## *Bannister & I-435 TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$44,898,664.00

Property Acquisition and Relocation Costs: \$17,317,090.00

Project Implementation Costs: \$32,157,000.00

Other: \$775,603,947.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$869,976,701.00

**Anticipated TOTAL Project Costs:** \$4,452,407,252.00

Financing Method:

Pay As You Go

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, Missouri***

### ***Bannister & I-435 TIF Plan***

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**Contact Agency:** Kansas City, Missouri  
**Contact Phone:** 816-691-2109  
**Developer(s):** Cerner Property Development, Inc  
**Senate District:** 7  
**House District:** 36  
**Original Date Plan/Project Approved:** 10/1/2013

#### **Plan Description:**

The Plan contemplates the development of sixteen phased mixed-use office business park and retail development consisting of approximately 4,714,000 Sq. Ft. of office and commercial uses and certain related site improvements. Redevelopment financing includes TIF, Super TIF revenue, and State Supplemental TIF.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	16006	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City, Missouri*

## *Bannister & I-435 TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2015

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$44,898,664.00

Property Acquisition and Relocation Costs: \$17,317,090.00

Project Implementation Costs: \$32,157,000.00

Other: \$775,603,947.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$869,976,701.00

**Anticipated TOTAL Project Costs:** \$4,452,407,252.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, Missouri***

### ***Bannister & I-435 TIF Plan***

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**Contact Agency:** Kansas City, Missouri  
**Contact Phone:** 816-691-2109  
**Developer(s):** Cerner Property Development, Inc.  
**Senate District:** 7  
**House District:** 36  
**Original Date Plan/Project Approved:** 10/1/2013

#### **Plan Description:**

The Plan contemplates the development of 16 phased mixed-use business park & retail development consisting of approx. 4,714,000 sq. ft. of office & commercial uses and certain related site improvements. Redevelopment financing includes TIF, Super TIF, & State Supplemental TIF.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	16006	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City, Missouri*

## *Bannister & Wornall TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2015

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,733,253.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$75,000.00

Other: \$13,256,344.00

Other: \$2,581,537.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$22,646,135.00

**Anticipated TOTAL Project Costs:** \$231,817,836.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, Missouri***

### ***Bannister & Wornall TIFPlan***

---

**Contact Agency:** Kansas City, Missouri  
**Contact Phone:** 816-691-2109  
**Developer(s):** Burns & McDonnell Engineering Company, Inc.  
**Senate District:** 7  
**House District:** 25  
**Original Date Plan/Project Approved:** 5/1/2014

#### **Plan Description:**

Demolition of an approx. 75,000 Sq ft existing structure located at 9400 Wornall Road, construction of approx. 471,467 sq ft of office space, approx 340 surface parking spaces, 1,583 space pkg garage, & all necessary infrastructure.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	2100	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City, Missouri*

## *Bannister & Wornall TIF Plan*

---

### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,733,253.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$75,000.00

Other: \$13,256,344.00

Other: \$2,581,537.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$22,646,135.00

**Anticipated TOTAL Project Costs:** \$231,817,836.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, Missouri***

### ***Bannister & Wornall TIFPlan***

---

**Contact Agency:** Kansas City, Missouri  
**Contact Phone:** 816-691-2109  
**Developer(s):** Burns & McDonnell Engineering Company, Inc.  
**Senate District:** 7  
**House District:** 25  
**Original Date Plan/Project Approved:** 5/1/2014

#### **Plan Description:**

Demolition of an approx.. 75,000 Sq. Ft. existing structure located at 9400 Wornall Road, construction of approx.. 471,467 Sq. Ft. of office space, to be undertaken in two phases, along with approx.. 340 surface parking spaces, an approx.. 1,583 space parking garage, and all necessary infrastructure to support such improvements, including site preparation, utility construction and relocation, curbs, sidewalks, aesthetic improvements, landscaping and other improvements.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	2100	<b>Actual to Date:</b>	1070
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City, Missouri*

## *Prospect North TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$68,328.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$519,907.00 Amount on Hand: \$68,328.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$15,925,099.00

Property Acquisition and Relocation Costs: \$1,585,000.00

Project Implementation Costs: \$2,292,508.00

Other: \$350,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$20,152,607.00

**Anticipated TOTAL Project Costs:** \$112,473,499.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 5



## ***Kansas City, Missouri***

### ***Prospect North TIF Plan***

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**Contact Agency:** Kansas City, Missouri  
**Contact Phone:** 816-691-2109  
**Developer(s):** There is currently no Developer for this Plan  
**Senate District:** 17  
**House District:** 16  
**Original Date Plan/Project Approved:** 3/1/2000

#### **Plan Description:**

Development of approx.. 280,800 sq ft of commercial space, 426 twnhomes and apts of which 300 units are to be constructed within Kansas City, MO and 126 units are to be constructed in Gladstone, MO, 147 patio homes, the construction of a portion of Maple Woods Pkwy west of MO State Highway 1, significant upgrade of Agnes Rd, together with all necessary utilities and street improvements.

**Plan/Project Status:** Inactive

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	889	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City, Missouri*

## *Prospect North TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$17,800.00 As of: 1/1/2015

### **Payments in Lieu of Taxes:**

Total received since inception: \$417,873.00 Amount on Hand: \$17,800.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$15,925,099.00

Property Acquisition and Relocation Costs: \$1,585,000.00

Project Implementation Costs: \$2,292,508.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$20,152,607.00

**Anticipated TOTAL Project Costs:** \$112,473,499.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 5



## ***Kansas City, Missouri***

### ***Prospect North TIF Plan***

---

**Contact Agency:** Kansas City, Missouri  
**Contact Phone:** 816-691-2109  
**Developer(s):** There is currently no developer for this plan  
**Senate District:** 17  
**House District:** 16  
**Original Date Plan/Project Approved:** 3/1/2000

#### **Plan Description:**

the project improvements are to consist of the development of approx..280,800 sq ft of commercial space, 426 townhomes and apts of which 300 units are to be constructed within Kansas City, Mo and 126 units are to be constructed in Gladstone, Mo 147 patio homes, the construction of a portion of Maple Woods Pkwy west of Mo State Highway 1, significant upgrade of Agnes Rd, together with all necessary utilities and street improvements.

**Plan/Project Status:** Inactive

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	889	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City, Missouri*

## *Southtown Corridor 31st & Baltimore TIF Project H*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$147.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$132,574.00 Amount on Hand: \$147.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,865,200.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,865,200.00

**Anticipated TOTAL Project Costs:** \$6,147,200.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, Missouri***

### ***Southtown Corridor 31st & Baltimore TIF Project H***

---

**Contact Agency:** Kansas City, Missouri  
**Contact Phone:** 816-691-2109  
**Developer(s):** Metro Plaza, Inc.  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 5/1/1994

#### **Plan Description:**

Project H involved the rehabilitation/new construction of approximately 112,000 sq ft of commercial space, parking lot improvements and streetscape/infrastructure improvements.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	102	<b>Actual to Date:</b>	115
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#### **Number of Retained Jobs:**

<b>Projected:</b>	36	<b>Actual to Date:</b>	36
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## *Kansas City, MO*

### *13th & Washington TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,940,865.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,522,135.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,250,000.00

Project Implementation Costs: \$450,000.00

Other: \$1,912,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,612,500.00

**Anticipated TOTAL Project Costs:** \$12,185,375.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***13th & Washington TIF Plan***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 8166912109

**Developer(s):** DST Realty, Inc.

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 9/1/1995

**Plan Description:**

The plan proposed a new commercial building of about 75,000 sf and 225 space parking area

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	367
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**Number of Retained Jobs:**

<b>Projected:</b>	350	<b>Actual to Date:</b>	0
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## *Kansas City, MO*

### *19th Terrace & Central TIF Projects 2a, 2b, 2c*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,198,137.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$820,388.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$851,060.00

Other: \$6,284,940.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,136,000.00

**Anticipated TOTAL Project Costs:** \$78,386,606.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***19th Terrace & Central TIF Projects 2a, 2b, 2c***

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**Contact Agency:** Kansas City, MO

**Contact Phone:** 8166912109

**Developer(s):** AF Real Estate Holdings, LLC & Broadway Dev.LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 6/1/1999

#### **Plan Description:**

The plan proposes construction or rehabilitation of 5,000 sq ft of residential space, 11,000 sq ft of warehouse space, 142,000 sq ft of office/commercial space and 47,000 sq ft of retail space, plus associated parking Projects 3-18. Projects 2a, 2b and 2c are under separate development.

**Plan/Project Status:** Inactive

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	402
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Kansas City, MO***

### ***22nd & Main TIFH.D. Lee Bldg - Project 12c & 12r***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$109.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$196,255.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,147.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,416,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,128,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,544,000.00

**Anticipated TOTAL Project Costs:** \$6,589,750.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***22nd & Main TIFH.D. Lee Bldg - Project 12c & 12r***

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**Contact Agency:** Kansas City, MO

**Contact Phone:** 8166912109

**Developer(s):** Piper Jen Investments, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 12/1/2006

#### **Plan Description:**

The project proposed renovation of the existing HD Lee Building to provide 18,000 sq ft of office space, 16,220 sq ft of retail restaurant space, and 119 residential condominium units done as PIEA abatement, and construction of a 29 space 4 story garage.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	158	<b>Actual to Date:</b>	2
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	28
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## ***Kansas City, MO***

### ***22nd & Main TIF Project 14 - The Safeway Bldg***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$324,038.00    As of:                      1/1/2016  
Fund:

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$1,286,121.00    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$56,828.00    Amount on Hand:                      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$467,711.00

Property Acquisition and Relocation Costs:                      \$386,938.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$854,649.00

**Anticipated TOTAL Project Costs:**                      \$10,740,317.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:                      0

Current anticipated estimated number of years to retirement:                      0



## ***Kansas City, MO***

### ***22nd & Main TIF Project 14 - The Safeway Bldg***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 8166912109

**Developer(s):** Master Reality Properties

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 7/1/2000

**Plan Description:**

The project proposed renovation of existing buildings to provide 36,550 sq ft of residential space for 28 units, 16,550 sq ft of office space and 3,000 sq ft of gallery space

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	82	<b>Actual to Date:</b>	3
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Kansas City, MO***

### ***22nd & Main TIF Project 21 - Jacobson Bldg***

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$244,365.00    As of:                      1/1/2016  
Fund:

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$165,698.00    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$77,548.00    Amount on Hand:                      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$278,529.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$214,649.00

Other:                      \$3,954,616.00

Other:                      \$33,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$4,480,794.00

**Anticipated TOTAL Project Costs:**                      \$20,948,688.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:                      0

Current anticipated estimated number of years to retirement:                      0



## ***Kansas City, MO***

### ***22nd & Main TIF Project 21 - Jacobson Bldg***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** Jacobson Crossroads, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 3/1/1998

#### **Plan Description:**

The overall 22nd and Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	368	<b>Actual to Date:</b>	12
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City, Mo*

### *22nd & Main TIF Project 22 - Creamery Building*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$12.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$170,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$10,000.00

Other: \$1,150,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,330,000.00

**Anticipated TOTAL Project Costs:** \$3,832,955.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, Mo***

### ***22nd & Main TIF Project 22 - Creamery Building***

---

**Contact Agency:** Kansas City, Mo

**Contact Phone:** 816-691-2109

**Developer(s):** 2100 Central, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 3/1/1998

**Plan Description:**

Rehabilitation of an historic 14,098 sq. ft. 3-story office building to retail and office space.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	81	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City, MO*

## *39th & Prospect*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$164,268.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$68,059.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$158,005.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$860,386.00

Property Acquisition and Relocation Costs: \$665,606.00

Project Implementation Costs: \$175,000.00

Other: \$1,741,508.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,442,500.00

**Anticipated TOTAL Project Costs:** \$4,847,394.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***39th & Prospect***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** A1 Redevelopment Corporation

**Senate District:** 9

**House District:** 22

**Original Date Plan/Project Approved:** 12/1/2006

#### **Plan Description:**

Project Area 1 proposed the construction of a grocery store and associated parking. No change to existing land use was proposed for Project Areas 2-4.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	13	<b>Actual to Date:</b>	61
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City, MO*

### *Baltimore Place TIF Plan Projects 1 & 2*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$588,028.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$171,333.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$532,000.00

Other: \$2,096,910.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,628,910.00

**Anticipated TOTAL Project Costs:** \$10,116,280.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***Baltimore Place TIF Plan Projects 1 & 2***

---

**Contact Agency:** Kansas City, MO  
**Contact Phone:** (816) 691-2109  
**Developer(s):** Cumberland Redevelopment Corporation  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 2/1/2006

**Plan Description:**

Project 1 consists of the Larue Building at 906-908 Baltimore Avenue.- Project 2 consists of the Union Carbide Building at 912 Baltimore Avenue.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

Historic Preservation

**Number of New Jobs:**

<b>Projected:</b>	172	<b>Actual to Date:</b>	6
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City, MO*

### *Country Club Plaza TIF Project 3 - Valencia Place*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$57.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$24,384,278.00 Amount on Hand: \$57.00  
0

#### **Economic Activity Taxes:**

Total received since inception: \$8,974,455.00 Amount on Hand: \$57.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7



## ***Kansas City, MO***

### ***Country Club Plaza TIF Project 3 - Valencia Place***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** Highwoods Realty, LP

**Senate District:** 7

**House District:** 25

**Original Date Plan/Project Approved:** 4/1/1997

#### **Plan Description:**

The overall plan proposed new and rehabilitated commercial space, new residential units, increased parking and a public amenities package of signage, graphics, auditory and water elements, lighting, and direction enhancements. The 47th and Penn Valencia Place project proposed new construction of a total of 928,300 sq ft of retail, office and garage space with 1,745 parking spaces.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	1175	<b>Actual to Date:</b>	1368
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City, MO*

### *Grand Boulevard TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$15,000.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$714,000.00

Property Acquisition and Relocation Costs: \$450,000.00

Project Implementation Costs: \$0.00

Other: \$10,671,980.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$11,835,980.00

**Anticipated TOTAL Project Costs:** \$47,986,411.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***Grand Boulevard TIF Plan***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 8166912109

**Developer(s):** UMB

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 11/1/1996

**Plan Description:**

See Attachment

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	324
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**Number of Retained Jobs:**

<b>Projected:</b>	732	<b>Actual to Date:</b>	1224
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## *Kansas City, MO*

### *Grand Boulevard TIF Projects K1 & L1 - Watkins Bld*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$9.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$488,817.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$117,569.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,327,109.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,327,109.00

**Anticipated TOTAL Project Costs:** \$7,791,174.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***Grand Boulevard TIF Projects K1 & L1 - Watkins Bld***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** Watkins and Company, Inc.

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 11/1/1996

**Plan Description:**

Redevelopment of the Western Union Building to provide 12,000 sq ft of commercial/retail uses on the ground floor and 38,000 sq ft of office space on the upper three floors Project K1, beautification of two surface parking lots Project L1, district gateway features at 6th and Grand and 15th and Grand, and associated streetscape and infrastructure improvements

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	49	<b>Actual to Date:</b>	50
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**Number of Retained Jobs:**

<b>Projected:</b>	90	<b>Actual to Date:</b>	0
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## *Kansas City, MO*

### *Midtwon-Linwood TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,967.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$846,721.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$4,948,314.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,659,060.00

Property Acquisition and Relocation Costs: \$990,940.00

Project Implementation Costs: \$295,500.00

Other: \$38,560,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$45,406,000.00

**Anticipated TOTAL Project Costs:** \$76,070,140.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 2



## ***Kansas City, MO***

### ***Midtown-Linwood TIF Plan***

---

**Contact Agency:** Kansas City, MO  
**Contact Phone:** 816-691-2109  
**Developer(s):** Midtown Redevelopment Corporation  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 4/1/1993

**Plan Description:**

The plan calls for the construction of 300,000 to 275,000 sq ft of retail space and the preservation of safe residential structures together with related infrastructure improvements.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	915
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City, Mo*

### *Midtwon-Linwood TIF Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$638,617.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,723,666.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,659,060.00

Property Acquisition and Relocation Costs: \$990,940.00

Project Implementation Costs: \$295,500.00

Other: \$38,560,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$45,406,000.00

**Anticipated TOTAL Project Costs:** \$76,070,140.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3



## ***Kansas City, Mo***

### ***Midtown-Linwood TIF Plan***

---

**Contact Agency:** Kansas City, Mo  
**Contact Phone:** 816-691-2109  
**Developer(s):** Midtown Redevelopment Corporation  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 4/1/1993

#### **Plan Description:**

The plan calls for the construction of 300,000 to 275,000 sq ft of retail space and the preservation of safe residential structures together with related infrastructure improvements.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City, MO*

### *New England Bank Bldg TIF*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,431,599.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$45.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,870,678.00

Other: \$0.00

Other: \$24,600.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,116,678.00

**Anticipated TOTAL Project Costs:** \$11,842,661.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***New England Bank Bldg TIF***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** 21 W. 10th , LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 11/1/2000

**Plan Description:**

Provides for the rehabilitation of the eighteen-story New England National Bank Building. Plan provides for commercial uses on the first three floors and 59 residential units on the remaining floors.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	21	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City, MO*

### *New York Life TIF PlanNew York Life Bldg*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$333.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,927,396.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,839,952.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$16,140,000.00

Property Acquisition and Relocation Costs: \$40,000.00

Project Implementation Costs: \$336,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$16,516,500.00

**Anticipated TOTAL Project Costs:** \$31,254,120.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***New York Life TIF PlanNew York Life Bldg***

---

**Contact Agency:** Kansas City, MO  
**Contact Phone:** 816-691-2109  
**Developer(s):** Kansas City Power & Light Company  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 11/1/1994

**Plan Description:**

Rehabilitation of the New York Life Building, construction of a 550 space parking garage, rehabilitation of an existing bank/office building

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	132
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Kansas City, MO***

### ***New York Life TIF PlanNew York Life Bldg***

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$333.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,927,396.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,800,976.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$16,140,000.00

Property Acquisition and Relocation Costs: \$40,000.00

Project Implementation Costs: \$336,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$16,516,500.00

**Anticipated TOTAL Project Costs:** \$31,254,120.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***New York Life TIF PlanNew York Life Bldg***

---

**Contact Agency:** Kansas City, MO  
**Contact Phone:** 816-691-2109  
**Developer(s):** Kansas City Power & Light Company  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 11/1/1994

**Plan Description:**

Rehabilitation of the New York Life Building, construction of a 550 space parking garage, rehabilitation of an existing bank/office building.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	132
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Kansas City, MO***

### ***River Market TIF Plan Project 17 - Republic Bldg***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$714,359.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,114,828.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,114,828.00

**Anticipated TOTAL Project Costs:** \$8,327,447.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***River Market TIF Plan Project 17 - Republic Bldg***

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**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** Cortlandt Holding Company, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 12/1/1999

**Plan Description:**

Project 17 proposed the rehabilitation of an existing building to provide 6,450 Sq. Ft. of retail space and 25 residential units.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	6	<b>Actual to Date:</b>	6
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City, MO*

### *River Market TIF Plan Project 17 - Republic Bldg*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$786,977.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$242.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,114,828.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,114,828.00

**Anticipated TOTAL Project Costs:** \$8,327,447.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***River Market TIF Plan Project 17 - Republic Bldg***

---

**Contact Agency:** Kansas City, MO  
**Contact Phone:** 8166912109  
**Developer(s):** Cortlandt Holding Company, LLC  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 5/1/2005

#### **Plan Description:**

The overall plan proposes improvements to the Town of Kansas archaeological site and area infrastructure and redevelopment of individual properties. Project 17 proposed the rehabilitation of an existing building to provide 6,450 sq ft of retail space and 25 residential units,

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	6	<b>Actual to Date:</b>	7
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Kansas City, MO***

### ***River Market TIF#500 SAF***

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,533,189.00 Amount on Hand: \$487,490.00

#### **Economic Activity Taxes:**

Total received since inception: \$552,014.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7



## ***Kansas City, MO***

### ***River Market TIF#500 SAF***

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**Contact Agency:** Kansas City, MO

**Contact Phone:** 8166912109

**Developer(s):** Proactive No Developer

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 12/1/1999

#### **Plan Description:**

The overall plan proposes improvements to the Town of Kansas archaeological site and area infrastructure and redevelopment of individual properties. The River Market 500 SAF is not a project per se, but a fund that collects incremental taxes throughout the plan area for use in public infrastructure improvements.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City, MO*

## *Santa Fe TIF*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$344,824.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$448,143.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$2,914,053.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$20,270,554.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$4,500,000.00

Other: \$134,098,353.00

Other: \$7,500,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$166,368,907.00

**Anticipated TOTAL Project Costs:** \$670,400,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 2691375

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***Santa Fe TIF***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** Pursell Mid-City Development, LLC

**Senate District:** 9

**House District:** 27

**Original Date Plan/Project Approved:** 9/1/1993

#### **Plan Description:**

The plan proposes 500,000 sq ft of retail space, 3,900,000 sq ft of office space and 3,600,000 sq ft of industrial/warehouse space, and street and infrastructure improvements.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	970	<b>Actual to Date:</b>	76
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Shoal Creek*

Current anticipated estimated number of years to retirement: 12



## ***Kansas City, MO***

### ***Shoal Creek***

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**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** Hunt Midwest Real Estate Development, Inc.

**Senate District:** 17

**House District:** 16

**Original Date Plan/Project Approved:** 11/1/1994

#### **Plan Description:**

Development of the Redevelopment Area through the construction of public infrastructure improvements, including sections of Shoal Creek Parkway, NE 72nd Street, Maplewoods Parkway, NE 76th Street, NE 96th Street, N. Flintlock Road, N Brighton Ave, N Eastern Avenue, NE 108th Street and NE 104th Street and the I-35 and 291 Interchange.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	386
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City, MO*

### *Southtown31st & Baltimore TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$492,767.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$9,468,997.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$8,208,845.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,992,721.00

Project Implementation Costs: \$27,420,755.00

Other: \$6,500,000.00

Other: \$2,500,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$38,413,476.00

**Anticipated TOTAL Project Costs:** \$115,715,177.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13



## ***Kansas City, MO***

### ***Southtown31st & Baltimore TIF***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** Hospital Corporation of America (HCA)

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 5/1/1994

#### **Plan Description:**

Project A 80,000 sq ft officeProject A-1 5-15,000 sq ft commercial, 60-64 room hotel, Project B 39,000 sq ft data center, Projects C, F and N streetscape improvements, Project D 80,000 sq ft office, Project E rehab/new construction for 22-28 residential units Project J 20,744 sq ft retail/bank, Project K 170,000 sq ft commercial Project L 185,000 sq ft commercial Project M residential neighborhood rehab.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	142
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	440
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## *Kansas City, MO*

### *Summit TIF PlanProject 25*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$134,526.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$241,805.00 Amount on Hand: \$134,526.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$379,600.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$379,600.00

**Anticipated TOTAL Project Costs:** \$379,600.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***Summit TIF PlanProject 25***

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**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** Diocese of Kansas City-St. Joseph

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 8/1/1995

**Plan Description:**

The plan as amended proposes exterior improvements and renovations to the Sacred Heart Guadalupe Church 2544 Madison Avenue and the Parish Activities Center 814 W 26th Street.

**Plan/Project Status:** Inactive

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City, MO*

### *Summit-Output Technologies TIFProj 1, 2, 21, & 26*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,336,498.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,427,161.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,905,050.00

**Anticipated TOTAL Project Costs:** \$6,276,050.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***Summit-Output Technologies TIFProj 1, 2, 21, & 26***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** Output Technologies, Inc.

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 8/1/1995

**Plan Description:**

Creation of a technology campus through adaptive reuse of existing structures and construction of new office/warehouse and light industrial structures parking landscape improvements

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	182
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kansas City, MO*

### *Summit-Pershing TIF Project 8 -Pershing Bldg*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$11,451.00    As of:                      1/1/2016  
Fund:

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$1,405,052.00    Amount on Hand:                      \$0.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$33,950.00    Amount on Hand:                      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$841,500.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$2,026,000.00

Other:                      \$0.00

Other:                      \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$2,867,500.00

**Anticipated TOTAL Project Costs:**                      \$13,640,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement:                      0

Current anticipated estimated number of years to retirement:                      0



## ***Kansas City, MO***

### ***Summit-Pershing TIF Project 8 -Pershing Bldg***

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**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** Pershing Building, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 8/1/1995

**Plan Description:**

The plan proposed adaptive reuse of the existing Pershing Building for commercial and office use.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	120
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City, MO*

## *Tower Properties TIF Project A*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,142,990.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$20,608,961.00

Other: \$476,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$21,084,961.00

**Anticipated TOTAL Project Costs:** \$23,288,121.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***Tower Properties TIF Project A***

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**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** Tower Properties Company

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 12/1/1998

**Plan Description:**

Project A proposed development of a 624 space parking garage at the southwest corner of 9th Walnut Streets.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	1
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## *Kansas City, MO*

### *Tower Properties TIF Project A*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,079,788.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$41,714.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$20,608,961.00

Other: \$476,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$21,084,961.00

**Anticipated TOTAL Project Costs:** \$23,288,121.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***Tower Properties TIF Project A***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** Tower Properties Company

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 12/1/1998

**Plan Description:**

Project A proposed the development of a 624 space parking garage at the SW corner of 9th & Walnut Streets.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	1
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## *Kansas City, MO*

### *Tower Properties TIF Project B*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$134,462.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$977,629.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$92,570.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$20,608,961.00

Other: \$476,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$21,084,961.00

**Anticipated TOTAL Project Costs:** \$23,268,121.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***Tower Properties TIF Project B***

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**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** Tower Properties Company

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 11/1/1991

**Plan Description:**

Project B proposed development of a 339 space parking garage at the NW corner 9th Walnut Streets.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	2
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## *Kansas City, Mo*

### *Tower Properties TIF Project H*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$4,580,133.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$8,747,000.00

Other: \$418,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$10,165,000.00

**Anticipated TOTAL Project Costs:** \$67,519,459.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12



## ***Kansas City, Mo***

### ***Tower Properties TIFProject H***

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**Contact Agency:** Kansas City, Mo

**Contact Phone:** 816-691-2109

**Developer(s):** 909 E. Walnut, LLC co SIMBOL Commercial

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 11/1/1991

#### **Plan Description:**

Project H proposed rehabilitation of the 34 story bldg at 909 Walnut Street & the 9 story bldg at 927 Walnut Street, construction of a 347 space parking garage and necessary utility and street improvements including streetscaping. A Certificate of Completion for Project H was issued 2/25/09.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	222
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	2
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## *Kansas City, MO*

### *Tower Properties TIF Project H*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$904,514.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$8,747,000.00

Other: \$418,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$10,165,000.00

**Anticipated TOTAL Project Costs:** \$67,519,459.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12



## ***Kansas City, MO***

### ***Tower Properties TIF Project H***

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**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** 909 E. Walnut, LLC co SIMBOL Commercial

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 11/1/1991

**Plan Description:**

Project H proposed rehabilitation of the 34 story building at 909 Walnut Street and the 9 story building at 927 Walnut Street, construction of a 347 space parking garage and necessary utility and street improvements, including streetscaping.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	115
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	2
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# *Kansas City, MO*

## *Union Hill TIF*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,605.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$639,372.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$383,695.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$948,345.00

Other: \$8,706,739.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$9,657,084.00

**Anticipated TOTAL Project Costs:** \$96,308,761.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15



## ***Kansas City, MO***

### ***Union Hill TIF***

---

**Contact Agency:** Kansas City, MO  
**Contact Phone:** 8166912109  
**Developer(s):** Union Hill Development Company  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 12/1/1997

#### **Plan Description:**

The overall plan proposes a combination of residential and commercial projects including a 106 room hotel at the southeast corner of 30th & Main Streets, single-family residential rehabilitation, clearance of obsolete structures for single-family/multi-family development, creation of a Neighborhood Infrastructure Improvement Fund for residential and commercial property owners, and utility and street improvements.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	113
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Kansas City, MO***

### ***Union Hill TIF Projects C1, C2, C3, & D - KCPT***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$75.82 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$75.82 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$948,345.00

Other: \$8,706,739.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$9,657,084.00

**Anticipated TOTAL Project Costs:** \$96,308,761.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***Union Hill TIF Projects C1, C2, C3, & D - KCPT***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 8166912109

**Developer(s):** Public TV 19, Inc.

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 12/1/1997

#### **Plan Description:**

Projects C1, C2 and C3 include demolition and building renovation for the KCPT broadcasting facilities, including expansion and improvement of surrounding parking areas.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	3
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	47
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## *Kansas City, MO*

### *Universal Floodwater TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$9,905,689.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$20,293,689.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$10,455,902.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$21,753,416.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,125,574.00

Other: \$358,524.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$23,237,514.00

**Anticipated TOTAL Project Costs:** \$23,237,514.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***Universal Floodwater TIF***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** KCMO Water Department

**Senate District:** 17

**House District:** 18

**Original Date Plan/Project Approved:** 4/1/1991

#### **Plan Description:**

The plan is for the redevelopment of 212.24 acres in the traditional East Bottoms, generally bounded by Reynolds Avenue on the west, the south bank of the Missouri River on the north, Interstate 435 on the east, and Front Street on the South.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	674
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Kansas City, MO*

## *Uptown Theater TIF*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$16,408.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$2,423,493.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$9,092,088.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$28,018,910.00

**Anticipated TOTAL Project Costs:** \$104,005,616.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***Uptown Theater TIF***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** UGA, LLC

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 6/1/1994

**Plan Description:**

The plan proposes blight removal, infrastructure improvements, building rehabilitation and new construction in 21 projects along the Broadway Corridor.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	446
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Kansas City, MO***

### ***West 17th Street TIF Project C - Vitagraph Bldg***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$783,752.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,494,669.00

Property Acquisition and Relocation Costs: \$2,500,000.00

Project Implementation Costs: \$1,702,374.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,697,043.00

**Anticipated TOTAL Project Costs:** \$21,994,074.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***West 17th Street TIF Project C - Vitagraph Bldg***

---

**Contact Agency:** Kansas City, MO

**Contact Phone:** 816-691-2109

**Developer(s):** Sobel Redevelopment Corporation co Lathrop & Gage

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 8/1/2008

**Plan Description:**

The W. 17th Street TIF Plan calls for the creation of six Redevelopment Project Areas within the W. 17th St area, the preservation, rehabilitation of redevelopment of those project areas, public improvements/streetscape improvements, and parking improvements.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	130	<b>Actual to Date:</b>	299
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**Number of Retained Jobs:**

<b>Projected:</b>	60	<b>Actual to Date:</b>	0
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## ***Kansas City, MO***

### ***West 17th Street TIF Project C - Vitagraph Bldg***

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$783,752.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,494,669.00

Property Acquisition and Relocation Costs: \$2,500,000.00

Project Implementation Costs: \$1,702,374.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,697,043.00

**Anticipated TOTAL Project Costs:** \$21,994,074.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Kansas City, MO***

### ***West 17th Street TIF Project C - Vitagraph Bldg***

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**Contact Agency:** Kansas City, MO

**Contact Phone:** 8166912100

**Developer(s):** Sobel Redevelopment Corporation co Lathrop Gage

**Senate District:** 7

**House District:** 24

**Original Date Plan/Project Approved:** 12/1/2009

**Plan Description:**

The W. 17th Street TIF Plan calls for the creation of six Redevelopment Project Areas within the W. 17th St area, the preservation, rehabilitation of redevelopment of those project areas, public improvements/streetscape improvements, and parking improvements.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	130	<b>Actual to Date:</b>	299
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**Number of Retained Jobs:**

<b>Projected:</b>	60	<b>Actual to Date:</b>	0
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## *Kearney*

### *Northland Development Redevelopment Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$82,045.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,390,323.00 Amount on Hand: \$82,045.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$330,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$330,000.00

**Anticipated TOTAL Project Costs:** \$1,849,005.00

#### **Financing Method:**

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Kearney***

### ***Northland Development Redevelopment Area***

---

**Contact Agency:** Kearney  
**Contact Phone:** (816)628-4142  
**Developer(s):** Platte Clay Industrial Development Corp  
**Senate District:** 12  
**House District:** 12  
**Original Date Plan/Project Approved:** 9/1/1995

**Plan Description:**

Platte Clay Electric Cooperative headquarters/warehouse facility 100,000 sq. ft. required water and sewer main extensions, Highway 92 widening improvements, and a new street constructed in order to locate to Kearney costing approx 1,000,000. A second phase was approved 11/19/2001 to invest 600,000 into infrastructure, opening up additional ground for development--the TIF area remained the same size and the TIF life NOT extended.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Kearney*

### *Shoppes at Kearney*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$10,818.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$195,812.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$371,972.00 Amount on Hand: \$10,818.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$13,828,752.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$13,828,752.00

**Anticipated TOTAL Project Costs:** \$39,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 19

Current anticipated estimated number of years to retirement: 23



## ***Kearney***

### ***Shoppes at Kearney***

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**Contact Agency:** Kearney  
**Contact Phone:** (816)628-4142  
**Developer(s):** Star Acquisitions, Inc. 244 W Mill LibertyMO 64068  
**Senate District:** 12  
**House District:** 12  
**Original Date Plan/Project Approved:** 1/1/2010

#### **Plan Description:**

Construct a 170,000 sq. ft. retail area including a grocery store on 37 acres costing 39 million, of which 13,828,752 was approved from TIF and CID Revenues to be funded as a pay as you go project over 19 years, 23 years maximum.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	322	<b>Actual to Date:</b>	120
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#### **Number of Retained Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	50
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## *Kirksville*

### *Kirksville Downtown Improvement TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$647,301.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,705,132.00 Amount on Hand: \$647,301.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,230,607.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$15,052,479.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6



## ***Kirksville***

### ***Kirksville Downtown Improvement TIF Plan***

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**Contact Agency:** Kirksville

**Contact Phone:** 660-627-1224

**Developer(s):** NA

**Senate District:** 18

**House District:** 3

**Original Date Plan/Project Approved:** 12/1/1999

**Plan Description:**

Plan is intended to fund the implementation of the Kirksville Downtown Development Plan. Under this plan the area will be developed as one mixed-use development project. Project includes construction of new business buildings remodeling of existing buildings faade improvements renovation of streets, sidewalks & other public areas. Downtown infrastructure will be improved.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	24
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**Number of Retained Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	100
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## *Kirksville*

### *South Highway 63 Corridor*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$189,086.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$289,869.00 Amount on Hand: \$189,086.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$15,052,479.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17



## ***Kirksville***

### ***South Highway 63 Corridor***

---

**Contact Agency:** Kirksville  
**Contact Phone:** 660-627-1224  
**Developer(s):** Kirksville Mall, LLC  
**Senate District:** 18  
**House District:** 3  
**Original Date Plan/Project Approved:** 7/1/2009

#### **Plan Description:**

The Redevelopment Project will include private development and construction of related and necessary public infrastructure. This will include construction and renovation of various commercial uses, including office, general commercial, institutional, and retail with estimated building area of approximately 137,918 square feet of gross leasable retail area, along with adequate parking and sidewalks. It will also include construction of related and necessary public improvement such as sidewalks, roads, traffic control and improvements and utility infrastructure

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	82	<b>Actual to Date:</b>	82
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## *Lake Ozark*

### *Horseshoe Bend Interior District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$49,202,885.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,340,650.00

Other: \$76,270,020.00

Other: \$32,203,389.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$176,610,164.00

**Anticipated TOTAL Project Costs:** \$857,867,672.00

#### **Financing Method:**

Pay As You Go  
TIF Bonds  
Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Lake Ozark*

### *Horseshoe Bend Interior District*

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**Contact Agency:** Lake Ozark

**Contact Phone:** 573-365-5378

**Developer(s):** Horseshoe Bend Development Group, LLC

**Senate District:** 006

**House District:** 124

**Original Date Plan/Project Approved:** 7/1/2006

**Plan Description:**

The redev area contains approx 450 acres and is subdivided into nine 9 redev projects. The proj call for the const of various comm uses, including office, general commercial, institutional and retail with a total est building sq ft of approx 2,900,000. 1,290 units of median density housing, 850 units of high density housing along with various public imp, such as sidewalks, streets and utility infrastructure ext and system imp.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	2780	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	25	<b>Actual to Date:</b>	0
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## *Lake Ozark*

### *The Briscoe's Ozark Development Group*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$18,850,534.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$6,057,171.00

Other: \$688,725.00

Other: \$4,863,322.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$30,459,862.00

**Anticipated TOTAL Project Costs:** \$140,268,862.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 21



## *Lake Ozark*

### *The Briscoe's Ozark Development Group*

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**Contact Agency:** Lake Ozark  
**Contact Phone:** 573-365-5378  
**Developer(s):** The Briscoes Ozark Development Group, L.L.C.  
**Senate District:** 006  
**House District:** 126  
**Original Date Plan/Project Approved:** 1/1/2008

#### **Plan Description:**

The redev proj area comprises approx 88 acres. The TIF Plan proposes to dev the proj in 3 separate redev proj. Redev Proj 1 consists of approx 10 acres and results in approx 77,000 sq. feet of general comm office, institutional and retail uses. Redev Proj 2 allows for the dev of 41 acres of comm uses totaling 297,414 sq.ft. Redev Proj 3 allows for the dev of approx 322,000 sq.ft of add retail space on approx 37 acres of land along with assoc imp.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	1916	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Lake Ozark*

### *US Highway 54 and Business US Highway 54 TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$328,168.37 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$950,996.98 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$4,468,067.12 Amount on Hand: \$328,168.37

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$44,931,382.00

Property Acquisition and Relocation Costs: \$6,000,000.00

Project Implementation Costs: \$835,875.00

Other: \$1,672,632.00

Other: \$4,493,138.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$60,960,028.00

**Anticipated TOTAL Project Costs:** \$239,581,797.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Lake Ozark*

### *US Highway 54 and Business US Highway 54 TIF Plan*

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**Contact Agency:** Lake Ozark

**Contact Phone:** 573-365-5378

**Developer(s):** RIS Incorporated

**Senate District:** 006

**House District:** 124

**Original Date Plan/Project Approved:** 4/1/2007

**Plan Description:**

Under the proposed TIF Plan, the redevelopment area will be developed into four 4 redevelopment projects briefly described as Phase 1 Const 312,206 sq. ft of retail space Phase 2 Const 212,563 sq. ft of retail space Phase 3 - Const 200,690 sq. ft of retail space Phase 4 Const 210,000 sq. ft of retail space 150 room hotel 400 units of residential. Total construction of 935,459 sq. ft retail a 150 room hotel and 400 units of residential.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	750	<b>Actual to Date:</b>	355
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Lee's Summit*

### *Chapel Ridge Tax Increment Financing District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$528,910.24 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$12,252,200.60 Amount on Hand: \$1,518.29

#### **Economic Activity Taxes:**

Total received since inception: \$21,640,946.57 Amount on Hand: \$462,182.50

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$32,140,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,274,160.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$34,414,160.00

**Anticipated TOTAL Project Costs:** \$101,846,800.00

#### **Financing Method:**

Pay As You Go

Other Bond

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Lee's Summit*

### *Chapel Ridge Tax Increment Financing District*

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**Contact Agency:** Lee's Summit

**Contact Phone:** 816 969-1105

**Developer(s):** Atcheson & Haas LLC

**Senate District:** 8

**House District:** 52

**Original Date Plan/Project Approved:** 12/1/2000

**Plan Description:**

Redevelopment Project Area 1 is substantially completed with retail space and office space, and a hotel in place. Redevelopment Project Area 2 contains completed multi-family housing, single family housing under construction, and some completed office space with parcels still available, and some completed retail space with parcels still available.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	2599	<b>Actual to Date:</b>	744
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Lee's Summit*

### *East U.S. Highway 50 Corridor Improvement TIF Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$7,997,748.72 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$47,036,277.00

Property Acquisition and Relocation Costs: \$642,628.00

Project Implementation Costs: \$70,000.00

Other: \$97,100.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$47,036,277.00

**Anticipated TOTAL Project Costs:** \$250,000,000.00

#### **Financing Method:**

Pay As You Go

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Lee's Summit*

### *East U.S. Highway 50 Corridor Improvement TIF Plan*

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**Contact Agency:** Lee's Summit

**Contact Phone:** 816 969-1105

**Developer(s):** Area 1--None Area 4--Todd George Marketplace

**Senate District:** 8

**House District:** 35

**Original Date Plan/Project Approved:** 12/1/2007

#### **Plan Description:**

The Plan anticipates four project areas. Project Area 1-- Medical Facilities and offices, commercial office space. Project Area 2-- Mixed use on 105 acres Project Area 3-- Retail mixed use on 38.77 acres Project Area 4-- Retail, mixed use on 15.17 Acres.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	86
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Lee's Summit*

### *Hartley Block Tax Increment Financing Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$302,701.98 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,980,360.00

Property Acquisition and Relocation Costs: \$310,000.00

Project Implementation Costs: \$253,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,543,860.00

**Anticipated TOTAL Project Costs:** \$7,653,984.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Lee's Summit*

### *Hartley Block Tax Increment Financing Plan*

---

**Contact Agency:** Lee's Summit

**Contact Phone:** 816 969-1105

**Developer(s):** CML-MO HAF LLC and Hartleys Appliance and Furnitu

**Senate District:** 8

**House District:** 56

**Original Date Plan/Project Approved:** 8/1/2006

**Plan Description:**

The Plan calls for the redevelopment of a former two story hardware store and Hartley's furniture store. The Plan call for the completion of 18 new residential units and a 17,000 square foot parking garage, along with mixed use retail space.

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	36
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Lee's Summit*

### *I-470 Business & Technology Center Tax Increment*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$72,356.73 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,877,283.62 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$771,539.99 Amount on Hand: \$71,661.14

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$7,912,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$160,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$8,027,000.00

**Anticipated TOTAL Project Costs:** \$70,872,183.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Lee's Summit*

### *I-470 Business & Technology Center Tax Increment*

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**Contact Agency:** Lee's Summit

**Contact Phone:** 816 969-1105

**Developer(s):** LBC Development Corp., a Missouri Corporation

**Senate District:** 8

**House District:** 56

**Original Date Plan/Project Approved:** 7/1/2006

**Plan Description:**

The Project is expected to consist of over 975,000 square feet of office and warehouse space, approximately 29,700 square feet of retail space, 25,000 square feet of restaurant space, and a 42,250 square foot retail center. The Plan provides for on-site improvements to facilitate storm-water runoff near the Development, wetland mitigation, and Public Road Improvements.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	166
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Lee's Summit*

### *New Longview Tax Increment Financing Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,947.67 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,963,486.06 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$617,385.48 Amount on Hand: \$2,947.67

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$11,542,227.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,846,756.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$13,388,983.00

**Anticipated TOTAL Project Costs:** \$200,665,294.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Lee's Summit*

### *New Longview Tax Increment Financing Plan*

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**Contact Agency:** Lee's Summit

**Contact Phone:** 816 969-1105

**Developer(s):** Gale Communities Inc

**Senate District:** 8

**House District:** 56

**Original Date Plan/Project Approved:** 3/1/2002

**Plan Description:**

The Plan includes the renovation of 13 historic building structures, as well as the construction of approximately 220,000 square feet of retail and 176,000 square feet of commercial office space.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	112
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Lee's Summit*

### *New Longview Tax Increment Financing Plan (2016)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$16,939,463.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$16,939,463.00

**Anticipated TOTAL Project Costs:** \$81,802,498.00

#### **Financing Method:**

Pay As You Go

Loan

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Lee's Summit*

### *New Longview Tax Increment Financing Plan (2016)*

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**Contact Agency:** Lee's Summit

**Contact Phone:** 816 969-1105

**Developer(s):** M-III Longview LLC

**Senate District:** 8

**House District:** 56

**Original Date Plan/Project Approved:** 12/1/2015

**Plan Description:**

The TIF is a Conservation TIF with the purpose of rehabilitating Historic Structures in the TIF area, including the Mansion, Pergola, Calf and Shelter Barns, Dairy Barns, Milk House, Farm Office and Dairy Manager's Office located on the Original Longview Farm.

**Plan/Project Status:** Starting-Up

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Lee's Summit*

### *Ritter Plaza Tax Increment Financing Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$44,238.91 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$218,157.83 Amount on Hand: \$21,560.46

#### **Economic Activity Taxes:**

Total received since inception: \$107,399.16 Amount on Hand: \$22,678.45

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,899,650.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$434,102.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,333,752.00

**Anticipated TOTAL Project Costs:** \$13,319,998.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Lee's Summit*

### *Ritter Plaza Tax Increment Financing Plan*

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**Contact Agency:** Lee's Summit

**Contact Phone:** 816 969-1105

**Developer(s):** Ritter Plaza LLC

**Senate District:** 8

**House District:** 56

**Original Date Plan/Project Approved:** 11/1/2007

**Plan Description:**

The construction of 41,000 square feet of retail development on 7.2 acres of land. Also, necessary infrastructure improvements consisting of drainage modifications, a traffic signal, and road improvements at the intersection of Missouri Route 291 and Swann Road.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	99
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Lee's Summit*

### *Summit Fair Tax Increment Financing Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$7,672,752.10 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$7,666,558.83 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$26,852,741.00

Property Acquisition and Relocation Costs: \$10,243,729.00

Project Implementation Costs: \$4,039,611.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$41,620,468.00

**Anticipated TOTAL Project Costs:** \$217,268,488.00

#### **Financing Method:**

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Lee's Summit*

### *Summit Fair Tax Increment Financing Plan*

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**Contact Agency:** Lee's Summit

**Contact Phone:** 816 969-1105

**Developer(s):** RED Development LLC

**Senate District:** 8

**House District:** 56

**Original Date Plan/Project Approved:** 8/1/2006

**Plan Description:**

Project Area 1 consists of 497,000 square foot shopping center with related infrastructure improvements. Project areas 2a and 2b are projected to consist of 350,000 square feet of commercial retail space with related infrastructure improvements. Project area 5 consists of limited retail and infrastructure improvements required for the total project.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	1106
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,884,771.00

Property Acquisition and Relocation Costs: \$12,894,809.00

Project Implementation Costs: \$784,684.00

Other: \$436,759.00

Other: \$1,546,455.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$20,547,478.00

**Anticipated TOTAL Project Costs:** \$80,640,326.00

Financing Method:

TIF Bonds  
Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Liberty*

### *Liberty Commons*

---

**Contact Agency:** Liberty

**Contact Phone:** 816-439-4532

**Developer(s):** Legacy Development

**Senate District:** 17

**House District:** 34

**Original Date Plan/Project Approved:** 12/1/2014

**Plan Description:**

The TIF Plan calls for a mixed use project including retail, restaurants, and a hotel. 90 of the project is leased.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	550	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Liberty*

## *Liberty Triangle Tax Increment Financing District*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,943,649.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$5,662,147.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$10,083,142.00 Amount on Hand: \$0.00  
0

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$12,934,371.00

Property Acquisition and Relocation Costs: \$4,995,271.00

Project Implementation Costs: \$328,457.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$18,258,099.00

**Anticipated TOTAL Project Costs:** \$95,584,451.00

Financing Method:

Pay As You Go

TIF Bonds

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Liberty*

### *Liberty Triangle Tax Increment Financing District*

---

**Contact Agency:** Liberty

**Contact Phone:** 816-439-4532

**Developer(s):** LTD EnterprisesLowes

**Senate District:** 17

**House District:** 34

**Original Date Plan/Project Approved:** 12/1/2002

**Plan Description:**

Redevelopment Plan calls for the redevelopment of the 88 acres from underutilized land into retail and mixed use together with public storm water, street and other public improvements necessary to support these uses. The property contained approximately 28 different tracts of land owned by different entities. The TIF District is divided into several Project Areas A-H, Area A, B-2 through E-4 and Area B-1 are each financed separately.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	968	<b>Actual to Date:</b>	1035
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	250
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## *Liberty*

### *Liberty Triangle(Blue Jay crossing-Area I) TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$37,297.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$882,539.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$579,019.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,319,562.00

Property Acquisition and Relocation Costs: \$700,000.00

Project Implementation Costs: \$675,957.00

Other: \$3,697,761.00

Other: \$40,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,433,280.00

**Anticipated TOTAL Project Costs:** \$12,102,785.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Liberty*

### *Liberty Triangle(Blue Jay crossing-Area I) TIF*

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**Contact Agency:** Liberty

**Contact Phone:** 816-439-4532

**Developer(s):** STAR Development

**Senate District:** 17

**House District:** 34

**Original Date Plan/Project Approved:** 10/1/2008

**Plan Description:**

Blue Jay Crossing is an amendment to the Liberty Triangle TIF Project, but maintains a separate TIF Fund from the Triangle, and therefore the project is being tracked independently. The project includes construction of mixed use retail and commercial buildings together with the public and/or private infrastructure facilities to support the development. A copy of the Plan was submitted with the original annual report.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	159
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Liberty*

### *Rober's Plaza Tax Increment Financing Dist*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,073,474.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,459,583.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,081,682.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,638,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$593,000.00

Other: \$1,600,000.00

Other: \$530,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$8,631,000.00

**Anticipated TOTAL Project Costs:** \$32,032,902.00

#### **Financing Method:**

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Liberty*

### *Rober's Plaza Tax Increment Financing Dist*

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**Contact Agency:** Liberty

**Contact Phone:** 816-439-4532

**Developer(s):** Rogers Sporting Goods

**Senate District:** 17

**House District:** 34

**Original Date Plan/Project Approved:** 12/1/2006

**Plan Description:**

The Redevelopment Plan calls for the redevelopment of 14 acres from vacant, unimproved land into a retail commercial shopping center to include 99,500 sq ft of commercial retail space, 15,000 sq ft warehouse area, a 22,500 sq ft hotel and a medical clinic. All but two parcels are developed. Rogers opened their new store after relocation from Liberty Triangle project.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	199	<b>Actual to Date:</b>	82
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	30
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**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

**Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

**Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$29,299,124.00

Property Acquisition and Relocation Costs: \$5,943,182.00

Project Implementation Costs: \$7,495,121.00

Other: \$3,277,533.00

Other: \$4,500,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$68,697,610.00

**Anticipated TOTAL Project Costs:** \$234,663,460.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Liberty*

### *Whitehall Station*

---

**Contact Agency:** Liberty

**Contact Phone:** 816-439-4532

**Developer(s):** Whitehall Station, LLC

**Senate District:** 17

**House District:** 34

**Original Date Plan/Project Approved:** 9/1/2006

**Plan Description:**

The Redevelopment Plan calls for the redevelopment of the 72 acres from vacant, unimproved land except 1 parcel where the previous City Auto Sales and Salvage property is located, 8301 NE 69 Hwy into retail and mixed use, together with public storm water, street, and other improvements necessary to support these uses. Total sq ft is proposed to be 705,109.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	740	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Madison County*

### *Redevelopment Plan for the Hwy 67/72 Tax Increment*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$232,978.19 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,535,081.00 Amount on Hand: \$2,940.84

#### **Economic Activity Taxes:**

Total received since inception: \$3,838,318.00 Amount on Hand: \$215,531.98

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$13,550,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$1,550,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$15,200,000.00

**Anticipated TOTAL Project Costs:** \$71,000,000.00

#### **Financing Method:**

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Madison County***

### ***Redevelopment Plan for the Hwy 67/72 Tax Increment***

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**Contact Agency:** Madison County

**Contact Phone:** 573-783-2176

**Developer(s):** none

**Senate District:** 27

**House District:** 145

**Original Date Plan/Project Approved:** 12/1/2001

**Plan Description:**

Provide infrastructure to the City of Fredericktown's industrial park and to help with hazard mitigation due to flooding of City's water plant. Also provide a by-pass around flood prone areas and to make road and street improvements and signals

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	500	<b>Actual to Date:</b>	480
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Maplewood*

## *Deer Creek*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$58,119.53 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$517,993.27 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$1,034,335.47 Amount on Hand: \$58,119.53

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$8,500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$8,500,000.00

**Anticipated TOTAL Project Costs:** \$27,100,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19



## *Maplewood*

## *Deer Creek*

---

**Contact Agency:** Maplewood

**Contact Phone:** 314-646-3603

**Developer(s):** RAMCO-GERSHENSON PROPERTIES LP

**Senate District:** 1

**House District:** 83

**Original Date Plan/Project Approved:** 6/1/2012

**Plan Description:**

REDEVELOPMENT OF AREA INTO APPROXIMATELY 205,000 SQ FT OF SPACE WHICH AT LEAST 75 IS TO BE USED FOR SALES TAX GENERATING ACTIVITY.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	288
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Maplewood*

### *Hanley Road South of Folk*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$60,200.90 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,680,365.45 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$5,824,208.06 Amount on Hand: \$60,200.90

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$9,500,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$9,500,000.00

**Anticipated TOTAL Project Costs:** \$9,500,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 23



## ***Maplewood***

### ***Hanley Road South of Folk***

---

**Contact Agency:** Maplewood

**Contact Phone:** 314-646-3603

**Developer(s):** ALAN BORNSTEIN

**Senate District:** 1

**House District:** 83

**Original Date Plan/Project Approved:** 11/1/2003

**Plan Description:**

REDEVELOPMENT OF AN OLD RESIDENTIAL AND INDUSTRIAL AREA INCLUDING A LARGE HAZARDOUS CHEMICAL CONTAMINATED AREA INTO A RETAIL AREA TO INCLUDE A BIG BOX RETAILER AND RESTAURANTS

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	210
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Maryland Heights*

### *East Dorsett Redevelopment District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,743,895.00 Amount on Hand: \$126,033.00

#### **Economic Activity Taxes:**

Total received since inception: \$20,950.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$11,000,000.00

Property Acquisition and Relocation Costs: \$18,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$29,500,000.00

**Anticipated TOTAL Project Costs:** \$29,500,000.00

#### **Financing Method:**

Pay As You Go  
TIF Notes  
TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Maryland Heights***

### ***East Dorsett Redevelopment District***

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**Contact Agency:** Maryland Heights

**Contact Phone:** 3147382204

**Developer(s):** NA

**Senate District:** 24

**House District:** 79

**Original Date Plan/Project Approved:** 9/1/2003

**Plan Description:**

The project will provide for investment in infrastructure, redevelopment, elimination of blight, and conservation.

**Plan/Project Status:** Seeking Developer

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Maryland Heights*

### *South Heights Redevelopment Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$388,344.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$25,195,360.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,705,545.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$12,000,000.00

Property Acquisition and Relocation Costs: \$16,100,000.00

Project Implementation Costs: \$3,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$31,100,000.00

**Anticipated TOTAL Project Costs:** \$139,500,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 23



## ***Maryland Heights***

### ***South Heights Redevelopment Area***

---

**Contact Agency:** Maryland Heights

**Contact Phone:** 3147382204

**Developer(s):** NA

**Senate District:** 24

**House District:** 79

**Original Date Plan/Project Approved:** 9/1/1995

**Plan Description:**

The plan is to develop this 100 +/- acre site with a combination of light industrial, commercial, and retail uses that would encompass approximately 1 million square feet of new development.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	1000	<b>Actual to Date:</b>	1951
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# Maryville

## Maryville Town Center- Redevelopment Area I

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### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1.00 As of: 1/1/2016

### Payments in Lieu of Taxes:

Total received since inception: \$936,777.00 Amount on Hand: \$1.00

### Economic Activity Taxes:

Total received since inception: \$1,261,955.00 Amount on Hand: \$0.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$905,000.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$45,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,950,000.00

Anticipated TOTAL Project Costs: \$7,531,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20



## *Maryville*

### *Maryville Town Center- Redevelopment Area I*

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**Contact Agency:** Maryville

**Contact Phone:** 660-562-8009

**Developer(s):** Maryville Partners, L.L.C.

**Senate District:** 012

**House District:** 004

**Original Date Plan/Project Approved:** 2/1/2005

**Plan Description:**

Area 1 project costs were estimated at 7.531 million & involve the demolition of the 2 existing anchor spaces & construction of a new anchor space containing 48,800 sq ft, a junior anchor space containing 11,090 sq ft, the renovation of an existing retail strip facility comprised of 7 spaces containing approximately 11,000 sq ft, a new 2,800 sq ft convenience store & public improvements such as sidewalks, parking lots & other items.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Miller County*

### *Osage National Retail District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,951,829.00

Property Acquisition and Relocation Costs: \$4,434,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$1,000,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$12,385,829.00

**Anticipated TOTAL Project Costs:** \$12,385,829.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Miller County***

### ***Osage National Retail District***

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**Contact Agency:** Miller County  
**Contact Phone:** 573-369-1900  
**Developer(s):** Osage National Commercial Holding LLC  
**Senate District:** 6  
**House District:** 124  
**Original Date Plan/Project Approved:** 8/1/2006

#### **Plan Description:**

The Osage National Retail District Tax Increment Financing Planthe Redevelopment Plan proposes to convert an abandoned rock quarry and the sand plant into a retail center, possibly including a major destination anchor hunting-fishing retailer, and possibly also including hotel and movie theater, and the construction of related infrastrucure necessary to adequately serve the Redevelopment Area.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

#### **But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	400	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	400	<b>Actual to Date:</b>	0
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## *Miner*

### *Miner Gateway Redevelopment Project*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$900,000.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$587,929.97 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$900,000.00

Property Acquisition and Relocation Costs: \$950,000.00

Project Implementation Costs: \$200,000.00

Other: \$100,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$15,050,000.00

**Anticipated TOTAL Project Costs:** \$15,050,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15



## ***Miner***

### ***Miner Gateway Redevelopment Project***

---

**Contact Agency:** Miner

**Contact Phone:** 573-471-8520

**Developer(s):** Joseph Pereless

**Senate District:** 27

**House District:** 160

**Original Date Plan/Project Approved:** 8/1/2006

**Plan Description:**

Demolition of old blighted hotel building and construction of a new hotel and complementary commercial properties.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	27
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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***TIF 1 Redevelopment Area***

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**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$73.58 As of: 1/1/2016

**Payments in Lieu of Taxes:**

Total received since inception: \$4,722,304.56 Amount on Hand: \$14.40

**Economic Activity Taxes:**

Total received since inception: \$8,251,239.40 Amount on Hand: \$59.18

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3



## ***Monett***

### ***TIF 1 Redevelopment Area***

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**Contact Agency:** Monett

**Contact Phone:** 417-235-3495

**Developer(s):** NA

**Senate District:** 29

**House District:** 68 & 132

**Original Date Plan/Project Approved:** 12/1/1996

**Plan Description:**

The improvements included, but were not limited to, the widening of Business Highway 60 and the removal of hills and blind spots, and the widening of U.S. Highway 60 and the installation of traffic signals, storm sewers, and storm water detention.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	391
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	391
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***TIF 2 Redevelopment Area***

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**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$349,977.91 As of: 1/1/2016

**Payments in Lieu of Taxes:**

Total received since inception: \$791,450.74 Amount on Hand: \$206,257.84

**Economic Activity Taxes:**

Total received since inception: \$2,484,146.16 Amount on Hand: \$143,720.07

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12



## ***Monett***

### ***TIF 2 Redevelopment Area***

---

**Contact Agency:** Monett

**Contact Phone:** 417-235-3495

**Developer(s):** NA

**Senate District:** 29

**House District:** 68

**Original Date Plan/Project Approved:** 3/1/2005

**Plan Description:**

Improving, widening, and installing traffic signals on U.S. Highway 60 for Redevelopment Plan Area 1 Lowe's Store Development.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	110	<b>Actual to Date:</b>	90
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	90
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## ***Moscow Mills***

### ***Redevelopment Plan for the Highway 61 Redevelopmen***

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$19,700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,800,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$23,500,000.00

**Anticipated TOTAL Project Costs:** \$23,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 22



## ***Moscow Mills***

### ***Redevelopment Plan for the Highway 61 Redevelopmen***

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**Contact Agency:** Moscow Mills  
**Contact Phone:** 636-356-4220  
**Developer(s):** Crossroads Center Moscow Mills, LLC  
**Senate District:** 2  
**House District:** 11  
**Original Date Plan/Project Approved:** 9/1/2003

#### **Plan Description:**

The Redevelopment Project consists of infrastructure and road improvements throughout the Redevelopment Area to support up to 900,000 square fee of commercial development.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	2540	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Mound City*

### *Mound City Tax Increment Financing District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$9,309.25 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$729,097.70 Amount on Hand: \$9,309.25

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,117.66

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$802,400.00

Other: \$16,471.35

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$822,989.01

**Anticipated TOTAL Project Costs:** \$1,136,102.20

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Mound City***

### ***Mound City Tax Increment Financing District***

---

**Contact Agency:** Mound City

**Contact Phone:** 660-442-3447

**Developer(s):** M.C. Dev. Corp, Custom Convenience LLC & McDonald

**Senate District:** 012

**House District:** 001

**Original Date Plan/Project Approved:** 8/1/2002

#### **Plan Description:**

The intent of the Plan is to use tax increment financing to pay costs associated with installation of infrastructure, commercial buildings and related improvements in the area as well as other costs associated with the elimination of blighted conditions. The three phases of the Plan include a retail store for Dollar General, a convenience store with an attached Subway restaurant, and renovation of an existing structure for a McDonald's rest

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	49	<b>Actual to Date:</b>	62
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#### **Number of Retained Jobs:**

<b>Projected:</b>	49	<b>Actual to Date:</b>	62
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## *Neosho*

### *Neosho Tax Increment Finance District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,046,828.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,451,861.00 Amount on Hand: \$774,362.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,783,437.79 Amount on Hand: \$1,272,466.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20



## *Neosho*

### *Neosho Tax Increment Finance District*

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**Contact Agency:** Neosho

**Contact Phone:** 417-451-8050

**Developer(s):** None

**Senate District:** 32

**House District:** 130

**Original Date Plan/Project Approved:** 7/1/1999

**Plan Description:**

Funding debt service and direct costs related to improvements to infrastructure, streets, and utilities to new areas at the edge of the City that have been annexed or is annexed

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	326
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	326
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## *Normandy, MO*

### *Natural Bridge Redevelopment*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$418,055.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$418,055.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Normandy, MO*

### *Natural Bridge Redevelopment*

---

**Contact Agency:** Normandy, MO

**Contact Phone:** 314-725-8788

**Developer(s):** None

**Senate District:** 14

**House District:** 07-71

**Original Date Plan/Project Approved:** 2/1/2005

**Plan Description:**

Redevelopment of blighted areas

**Plan/Project Status:** Seeking Developer

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *North Kansas City*

### *Northgate Village Tax Increment Financing Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$6,133,489.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$195,820.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$9,649,602.00

Property Acquisition and Relocation Costs: \$14,364,203.00

Project Implementation Costs: \$612,641.00

Other: \$538,935.00

Other: \$945,398.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$26,110,779.00

**Anticipated TOTAL Project Costs:** \$28,240,995.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

## *North Kansas City*

### *Northgate Village Tax Increment Financing Plan*

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**Contact Agency:** North Kansas City  
**Contact Phone:** 816-412-7814  
**Developer(s):** Hunt Midwest Enterprises  
**Senate District:** 17  
**House District:** 31  
**Original Date Plan/Project Approved:** 2/1/2000

**Plan Description:**

The Northgate Redevelopment involved the replacement of single-story garden style apartments with a mixed use redevelopment. The last years of the complex saw an increasing amount of unattended deterioration which became an increasing blight upon the community and surrounding neighborhoods. Given it made up such a significant portion of the city's residential community, the City decided to take the significant step of designating the area for redevelopment. The City solicited proposals in 1999, selecting the development team of Hunt Midwest, Inc., in partnership with The Rainen Companies. The development agreement approved in tandem with the TIF plan states that the city is responsible for acquiring the property, relocating residents of the apartments, demolishing the old apartment complex, and installing the infrastructure. The city would then sell the land to each respective developer, with no additional funds required of the City. The City would receive any TIF proceeds as reimbursement of the pre-development costs. The developers do not receive any TIF proceeds. Ruby Tuesday became the first commercial business within the development. Construction to date for the residential project includes 173 of the eventual 219 units. Three phases of Senior Apartments 258 units The Gardens are complete and are fully occupied. A fourth phase of Senior Apartment 60 units is under construction and expected to be completed in December 2016. The first phase of the apartments 246 units CityView were constructed in 2006. Finally, we hope the second phase of CityView will commence construction in 2016. As of December of 2009, the City has activated all of the 15 designated TIF project areas that make up the redevelopment.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.



**Number of New Jobs:**

Projected:	0	Actual to Date:	25
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**Number of Retained Jobs:**

Projected:	0	Actual to Date:	0
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***Osage Beach******Dierbergs Osage Beach Redevelopment Project***

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**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	1/1/2016
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**Payments in Lieu of Taxes:**

Total received since inception:	\$77,203.00	Amount on Hand:	\$0.00
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**Economic Activity Taxes:**

Total received since inception:	\$1,311,072.00	Amount on Hand:	\$0.00
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**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:	\$1,944,877.00
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Property Acquisition and Relocation Costs:	\$3,000,000.00
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Project Implementation Costs:	\$155,123.00
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Other:	\$0.00
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Other:	\$0.00
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Other:
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Other:
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Other:
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Other:
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<b>Total Anticipated TIF Reimbursable Project Costs:</b>	<b>\$5,100,000.00</b>
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<b>Anticipated TOTAL Project Costs:</b>	<b>\$34,234,400.00</b>
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**Financing Method:**

Pay As You Go  
TIF Notes

Original estimated number of years to retirement:	13
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Current anticipated estimated number of years to retirement:	23
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## *Osage Beach*

### *Dierbergs Osage Beach Redevelopment Project*

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**Contact Agency:** Osage Beach  
**Contact Phone:** 573-302-2000  
**Developer(s):** Dierbergs Osage Beach LLC  
**Senate District:** 4  
**House District:** 155  
**Original Date Plan/Project Approved:** 12/1/2010

#### **Plan Description:**

The project calls for the construction of approximately 142,000 square feet of retail space. There is no residential development included in this project. Dierbergs Market will be the anchor tenant occupying approximately 76,500 square feet of space., next to Dierbergs will be approximately 8,000 of retail space. Another building occupied by Bed, Bath and Beyond and Dicks Sporting Goods.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing.

#### **Number of New Jobs:**

<b>Projected:</b>	90	<b>Actual to Date:</b>	165
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Osage Beach*

### *Marina View Redevelopment Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,700,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,700,000.00

**Anticipated TOTAL Project Costs:** \$98,888,200.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Osage Beach*

### *Marina View Redevelopment Area*

---

**Contact Agency:** Osage Beach

**Contact Phone:** 573-302-2000

**Developer(s):** JQH-Lake of the Ozarks Development, LLC

**Senate District:** 4

**House District:** 155

**Original Date Plan/Project Approved:** 11/1/2007

**Plan Description:**

The Plan proposes to completely redevelop the Area by eliminating blighting conditions through the demolition of existing structures, installation of utilities, installation of access drives, and the construction of an approximately three hundred 300 room hotel with appurtenant facilities which will include, but is not limited to, an approximately one hundred thousand 100,000 square foot flexible space convention center and health spa.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Osage Beach*

### *Prewitt's Highway 54 Enterprises LLC*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,705.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$6,253,170.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$20,180,830.00 Amount on Hand: \$1,705.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$13,763,947.00

Property Acquisition and Relocation Costs: \$2,400,000.00

Project Implementation Costs: \$700,000.00

Other: \$250,000.00

Other: \$162,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$17,275,947.00

**Anticipated TOTAL Project Costs:** \$101,130,093.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Osage Beach***

### ***Prewitt's Highway 54 Enterprises LLC***

---

**Contact Agency:** Osage Beach  
**Contact Phone:** 573-302-2000  
**Developer(s):** Prewitts Hwy 54 Enterprises LLC  
**Senate District:** 9  
**House District:** 115  
**Original Date Plan/Project Approved:** 7/1/2000

#### **Plan Description:**

Development of big box retail and small stores, road improvements to the intersection of 54 Highway and 42 Highway including the addition of stop lights and rerouting of Missouri Route D were approved and recommended by MODOT. Infrastructure improvements also include the extension of fire protection, water and sewer to the School of the Osage.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	850
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	8
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## *Pagedale*

### *Pagedale TIF Redevelopment Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$25,723.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$187,804.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$266,288.00 Amount on Hand: \$25,723.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$905,000.00

Property Acquisition and Relocation Costs: \$1,006,884.00

Project Implementation Costs: \$1,754,175.00

Other: \$2,434,084.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,100,143.00

**Anticipated TOTAL Project Costs:** \$47,239,175.00

#### **Financing Method:**

Pay As You Go  
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Pagedale*

### *Pagedale TIF Redevelopment Plan*

---

**Contact Agency:** Pagedale  
**Contact Phone:** 314-726-2604  
**Developer(s):** Beyond Housing, Inc.  
**Senate District:** 14  
**House District:** 72  
**Original Date Plan/Project Approved:** 12/1/2007

**Plan Description:**

Redevelop the area to build a variety of mixed-use commercial, retail, and residential project. Key projects include a grocery store, branch bank, multi-family residential, health services, cinema, and financial advisement center.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	253	<b>Actual to Date:</b>	195
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Park Hills*

### *Downtown Park Hills Redevelopment Dist 4*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$46,021.16 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$238,673.27 Amount on Hand: \$46,021.16

#### **Economic Activity Taxes:**

Total received since inception: \$779,694.94 Amount on Hand: \$46,021.16

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,459,402.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,459,402.00

**Anticipated TOTAL Project Costs:** \$1,459,402.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 14



## ***Park Hills***

### ***Downtown Park Hills Redevelopment Dist 4***

---

**Contact Agency:** Park Hills  
**Contact Phone:** 573-431-3577  
**Developer(s):** Town & Country Grocers of Fredericktown, MO  
**Senate District:** 3  
**House District:** 117  
**Original Date Plan/Project Approved:** 7/1/2005

**Plan Description:**

Construction of road improvements, a grocery store, renovation of a downtown building as a public library, and demolition of blighted structures to provide a parking lot. Grading and demolition for grocery store construction, and acquisition of land for road improvements.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	50
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**Number of Retained Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	30
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## *Park Hills*

### *Highway 67 Corridor Redevelopment District 2*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$8,769.86 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$290,707.45 Amount on Hand: \$8,769.86

#### **Economic Activity Taxes:**

Total received since inception: \$509,342.65 Amount on Hand: \$14,921.50

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,400,000.00

Property Acquisition and Relocation Costs: \$370,000.00

Project Implementation Costs: \$40,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,810,000.00

**Anticipated TOTAL Project Costs:** \$1,810,000.00

Financing Method:

Other

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20



## ***Park Hills***

### ***Highway 67 Corridor Redevelopment District 2***

---

**Contact Agency:** Park Hills

**Contact Phone:** 573-431-3577

**Developer(s):** Hefner Furniture & Appliance

**Senate District:** 3

**House District:** 117

**Original Date Plan/Project Approved:** 12/1/2003

**Plan Description:**

Plans include relocation of water and sewer utility mains to accommodate construction of a west outer road alongside U.S. Highway 67 corridor from Leadington south through Park Hills to unincorporated St. Francois County. Extension of natural gas main and three-phase electric lines, construction of portable water storage with a connection main.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	7	<b>Actual to Date:</b>	7
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Park Hills*

### *Parkway Drive Redevelopment District 3*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$650,894.01 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$295,583.42 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,564,420.61

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,564,420.61

**Anticipated TOTAL Project Costs:** \$3,564,420.61

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Park Hills*

### *Parkway Drive Redevelopment District 3*

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**Contact Agency:** Park Hills

**Contact Phone:** 573-431-3577

**Developer(s):** NA

**Senate District:** 3

**House District:** 117

**Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**

Plans include extension of Parkway Drive and construction of a bridge connecting Parkway Drive to Industrial Drive. Road improvements were also planned for Industrial Drive and St. Joe Drive.

**Plan/Project Status:** Seeking Developer

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	13	<b>Actual to Date:</b>	13
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## *Perry County*

### *Redevelopment Plan for the Highway 51/61 Tax*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$70.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$280,688.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$6,251.00 Amount on Hand: \$47.05

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,132,500.00

Property Acquisition and Relocation Costs: \$530,000.00

Project Implementation Costs: \$1,742,500.00

Other: \$1,072,250.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$12,427,250.00

**Anticipated TOTAL Project Costs:** \$46,800,000.00

#### **Financing Method:**

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Perry County***

### ***Redevelopment Plan for the Highway 51/61 Tax***

---

**Contact Agency:** Perry County

**Contact Phone:** 573-547-4242

**Developer(s):** none

**Senate District:** 27

**House District:** 145-116

**Original Date Plan/Project Approved:** 1/1/2010

**Plan Description:**

Street, water, sewer, gas, property acquisition, parking

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	500	<b>Actual to Date:</b>	451
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**Number of Retained Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	200
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# *Perryville*

## *Redevelopment Plan for downtown Perryville Tax*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$28,230.86 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$73,447.42 Amount on Hand: \$8,890.16

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,250,000.00

Property Acquisition and Relocation Costs: \$500,000.00

Project Implementation Costs: \$1,787,500.00

Other: \$1,153,750.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$12,691,750.00

**Anticipated TOTAL Project Costs:** \$33,000,000.00

### **Financing Method:**

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Perryville*

### *Redevelopment Plan for downtown Perryville Tax*

---

**Contact Agency:** Perryville

**Contact Phone:** 573-547-2594

**Developer(s):** none

**Senate District:** 27

**House District:** 116 & 145

**Original Date Plan/Project Approved:** 2/1/2012

**Plan Description:**

The City will fund grants to various property owners for rehabilitation and stabilization of commercial buildings, faade improvements, signage, electrical, water and sewer improvements.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	80
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**Number of Retained Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	0
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## *Perryville*

### *Redevelopment Plan for the I-55/Perryville Blvd.*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$386,986.73 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$351,648.00 Amount on Hand: \$351,648.03

#### **Economic Activity Taxes:**

Total received since inception: \$37,545.00 Amount on Hand: \$23,230.18

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$40,837,500.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$5,875,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$47,712,500.00

**Anticipated TOTAL Project Costs:** \$70,000,000.00

#### **Financing Method:**

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Perryville***

### ***Redevelopment Plan for the I-55/Perryville Blvd.***

---

**Contact Agency:** Perryville

**Contact Phone:** 573-547-2594

**Developer(s):** none

**Senate District:** 27

**House District:** 116 & 145

**Original Date Plan/Project Approved:** 1/1/2012

**Plan Description:**

Streets, water and sewer, site improvements and a new I-55 interchange

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	50
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**Number of Retained Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	50
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## *Platte City*

### *Shoppes at North Gate Redevelopment Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,160,028.00

Property Acquisition and Relocation Costs: \$480,000.00

Project Implementation Costs: \$848,254.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,488,282.00

**Anticipated TOTAL Project Costs:** \$17,648,880.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Platte City*

### *Shoppes at North Gate Redevelopment Plan*

---

**Contact Agency:** Platte City  
**Contact Phone:** 816 858 3046  
**Developer(s):** Cox Rabius Development LLC  
**Senate District:** 34  
**House District:** 30  
**Original Date Plan/Project Approved:** 12/1/2005

#### **Plan Description:**

The redevelopment plan will consist of one redevelopment project including a new, first-class, high quality, pedestrian-friendly shopping area encompassing approximately 7.65 acres of new commercial development containing approximately 57,100 sq ft of new retail and restaurant space

**Plan/Project Status:** Inactive

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	78	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Raymore*

### *Foxwood Village Shops Tax Increment Finance Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$29,937.64 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$54,265.70 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$279,839.05 Amount on Hand: \$29,941.64

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,576,575.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$727,542.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,304,117.00

**Anticipated TOTAL Project Costs:** \$12,764,764.00

#### **Financing Method:**

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0



## ***Raymore***

### ***Foxwood Village Shops Tax Increment Finance Plan***

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**Contact Agency:** Raymore  
**Contact Phone:** (816) 331-5000  
**Developer(s):** Foxwood Plaza, LLC  
**Senate District:** 31  
**House District:** 55  
**Original Date Plan/Project Approved:** 1/1/2009

#### **Plan Description:**

The redevelopment area consists of approx. 12.68 acres of property located in Raymore, generally to the south of MO Hwy 58 at its intersection with Mott Drive the Redevelopment Area. The entire Redevelopment Area will be redeveloped as one redevelopment project the Redevelopment Project to consist of a commercial development comprised of an approximately 4,507 sq ft restaurant and approximately 52,520 sq ft of strip retail space.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	142	<b>Actual to Date:</b>	50
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Raymore*

### *Good Ranch Redevelopment Area TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$17,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$17,000,000.00

**Anticipated TOTAL Project Costs:** \$17,000,000.00

#### **Financing Method:**

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0



## ***Raymore***

### ***Good Ranch Redevelopment Area TIF***

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**Contact Agency:** Raymore

**Contact Phone:** (816) 331-5000

**Developer(s):** Good-Otis LLC

**Senate District:** 31

**House District:** 55

**Original Date Plan/Project Approved:** 5/1/2006

**Plan Description:**

See Attachment 3 - will be e-mailed.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Raymore*

### *Highway 58 West Extended Redevelopment Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,436,774.27 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$6,771,328.46 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$8,459,276.00

Property Acquisition and Relocation Costs: \$4,509,546.00

Project Implementation Costs: \$793,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$13,761,822.00

**Anticipated TOTAL Project Costs:** \$71,800,000.00

#### **Financing Method:**

Pay As You Go

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21



## ***Raymore***

### ***Highway 58 West Extended Redevelopment Plan***

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**Contact Agency:** Raymore  
**Contact Phone:** (816) 331-5000  
**Developer(s):** PDD Development, LLC & Raymore Galleria, LLC  
**Senate District:** 31  
**House District:** 55  
**Original Date Plan/Project Approved:** 1/1/2005

**Plan Description:**

See Attachment - will be e-mailed.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	153	<b>Actual to Date:</b>	458
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# **RAYTONW**

## **USA 800 REDEVELOPMENT PLAN**

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$350,000.00

**Anticipated TOTAL Project Costs:** \$350,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 23



## ***RAYTONW***

### ***USA 800 REDEVELOPMENT PLAN***

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**Contact Agency:** RAYTONW

**Contact Phone:** 816-737-6084

**Developer(s):** USA 800, Inc

**Senate District:** 10

**House District:** 50

**Original Date Plan/Project Approved:** 8/1/1998

**Plan Description:**

The project called for the construction of a two story building of 21,000 square feet. The building is metal construction with masonry exterior to compliment the three existing nearby structures. The site is zoned C2. the building and the landscaping are well maintained.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	75	<b>Actual to Date:</b>	150
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	40
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# *Raytown, Jackson County*

## *Raytown Live*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$2,325,166.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$6,825,230.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$14,730,083.00

Property Acquisition and Relocation Costs: \$17,583,544.00

Project Implementation Costs: \$166,666.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$45,203,251.00

**Anticipated TOTAL Project Costs:** \$101,303,464.00

### **Financing Method:**

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17



## ***Raytown, Jackson County***

### ***Raytown Live***

---

**Contact Agency:** Raytown, Jackson County  
**Contact Phone:** 816-737-6000  
**Developer(s):** Raytown 350 Investment Group, LLC  
**Senate District:** 9  
**House District:** 28  
**Original Date Plan/Project Approved:** 3/1/2005

**Plan Description:**

Construction of a Wal-Mart, parking lot pad sites, off site and onsite public improvements

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	473	<b>Actual to Date:</b>	285
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**Number of Retained Jobs:**

<b>Projected:</b>	32	<b>Actual to Date:</b>	32
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## *Raytown, Jackson County*

### *Raytown Live*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$178,874.00 As of: 1/1/2015

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,963,249.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$6,077,422.00 Amount on Hand: \$178,874.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$14,730,083.00

Property Acquisition and Relocation Costs: \$17,583,544.00

Project Implementation Costs: \$166,666.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$45,203,251.00

**Anticipated TOTAL Project Costs:** \$101,303,464.00

#### **Financing Method:**

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18



## ***Raytown, Jackson County***

### ***Raytown Live***

---

**Contact Agency:** Raytown, Jackson County  
**Contact Phone:** 8167376084  
**Developer(s):** Raytown 350 Investment Group, LLC  
**Senate District:** 9  
**House District:** 28  
**Original Date Plan/Project Approved:** 3/1/2005

#### **Plan Description:**

Construction of a new Wal-Mart, construction of parking lot pad sites, off site and onsite public improvements

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	473	<b>Actual to Date:</b>	285
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#### **Number of Retained Jobs:**

<b>Projected:</b>	32	<b>Actual to Date:</b>	32
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## *Richmond Heights*

### *Francis Pl. Redevelopment Project Area (RPA) 1 & 4*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$96,038.73 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$6,577,641.00 Amount on Hand: \$9.30

#### **Economic Activity Taxes:**

Total received since inception: \$10,607,287.00 Amount on Hand: \$96,029.43  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$9,146,142.28

Property Acquisition and Relocation Costs: \$3,401,343.00

Project Implementation Costs: \$3,854,709.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$16,402,194.28

**Anticipated TOTAL Project Costs:** \$54,953,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 23



## ***Richmond Heights***

### ***Francis Pl. Redevelopment Project Area (RPA) 1 & 4***

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**Contact Agency:** Richmond Heights

**Contact Phone:** 314-646-7658

**Developer(s):** Pace Properties, Inc.

**Senate District:** 15

**House District:** 87

**Original Date Plan/Project Approved:** 3/1/2003

**Plan Description:**

Redevelopment of a site that is collectively 29 acres. The redevelopment is being phased-in by four areas. RPA 1 consists of a parking garage with approximately 750 spaces, approximately 110,000 SF of retail space and approximately 35 residential units. RPA 4 consists of approximately 5,000 to 6,000 SF of retail and related parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	340	<b>Actual to Date:</b>	400
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Richmond Heights*

### *Francis Pl. Redevelopment Project Area (RPA) 2*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$71,575.40 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$43,389.26 Amount on Hand: \$43,389.26

#### **Economic Activity Taxes:**

Total received since inception: \$28,186.14 Amount on Hand: \$28,186.14

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$12,460,000.00

Property Acquisition and Relocation Costs: \$7,040,000.00

Project Implementation Costs: \$200,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$19,700,000.00

**Anticipated TOTAL Project Costs:** \$105,300,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Richmond Heights***

### ***Francis Pl. Redevelopment Project Area (RPA) 2***

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**Contact Agency:** Richmond Heights

**Contact Phone:** 314-646-7658

**Developer(s):** Pace Properties

**Senate District:** 15

**House District:** 87

**Original Date Plan/Project Approved:** 12/1/2007

**Plan Description:**

Redevelopment of a site that is collectively 29 acres. The redevelopment is being phased-in by four areas. RPA 2 consists of approximately 70,000 to 90,000 SF of commercial retail, service or restaurant space approximately 240,000 SF of Class A office space approximately 35 to 140 multi-family units and structured parking to service these uses.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	1062	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	14
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## *Richmond Heights*

### *Francis Pl. Redevelopment Project Area (RPA) 3*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,344,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$68,900.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,413,400.00

**Anticipated TOTAL Project Costs:** \$48,541,400.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Richmond Heights***

### ***Francis Pl. Redevelopment Project Area (RPA) 3***

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**Contact Agency:** Richmond Heights

**Contact Phone:** 314-646-7658

**Developer(s):** Abrams Rothman Brentwood Partnership (prop. owner)

**Senate District:** 15

**House District:** 87

**Original Date Plan/Project Approved:** 12/1/2007

**Plan Description:**

Redevelopment of a site that is collectively 29 acres. The redevelopment is being phased-in by four areas. RPA 3 consists of approximately 35,000 to 45,000 SF of commercial retail, service or restaurant space approximately 250,000 SF of Class A office space approximately 35 to 140 multi-family units and structured parking to service these uses.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	850	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	28
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## *Richmond Heights*

### *Hadley Township Redevelopment Project Area-North*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$339,480.35 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$294,428.50 Amount on Hand: \$294,428.50

#### **Economic Activity Taxes:**

Total received since inception: \$45,051.85 Amount on Hand: \$45,051.85

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,128,500.00

Project Implementation Costs: \$228,898.50

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,357,398.50

**Anticipated TOTAL Project Costs:** \$1,357,398.50

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Richmond Heights***

### ***Hadley Township Redevelopment Project Area-North***

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**Contact Agency:** Richmond Heights  
**Contact Phone:** 314-646-7658  
**Developer(s):** No Comprehensive Developer  
**Senate District:** 24  
**House District:** 72  
**Original Date Plan/Project Approved:** 7/1/2006

#### **Plan Description:**

Sub-Area B & Sub-Area C will be redeveloped into a variety of commercial & residential uses, including retail, office, hotel, multi-family housing & in-fill single family housing. There is a 14,000 sq. ft. retail center and a Quick Trip convenience store/gas station on 3 acres fronting Hanley Rd. in Sub-Area B. A developer is trying to secure financing to build a mixed use hotel/retail space in Sub-Area C.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	280	<b>Actual to Date:</b>	82
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Richmond Heights*

### *Hadley Township Redevelopment Project Area-South*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$116,750.60 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$67,264.50 Amount on Hand: \$67,264.50

#### **Economic Activity Taxes:**

Total received since inception: \$49,486.10 Amount on Hand: \$49,486.10

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$15,000,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$15,000,000.00

**Anticipated TOTAL Project Costs:** \$15,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Richmond Heights***

### ***Hadley Township Redevelopment Project Area-South***

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**Contact Agency:** Richmond Heights

**Contact Phone:** 314-646-7658

**Developer(s):** Menards

**Senate District:** 24

**House District:** 72

**Original Date Plan/Project Approved:** 7/1/2006

#### **Plan Description:**

Sub-Area A is available for approximately 10 complementary retail and/or restaurants.

Sub-Area M is 15.4 acres it will include construction of a 246,346 sq. ft. two story Menard's Home Improvement store, with associated yard, covered storage and 406 parking spaces. A new City of RH Public Works facility will be constructed on 3.3 acres north & east of Menards this is not included in the TIF.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	160	<b>Actual to Date:</b>	160
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Riverside*

### *Gateway Redevelopment Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Riverside***

### ***Gateway Redevelopment Plan***

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**Contact Agency:** Riverside

**Contact Phone:** 816-372-9009

**Developer(s):** na

**Senate District:** 34

**House District:** 32

**Original Date Plan/Project Approved:** 10/1/2001

#### **Plan Description:**

The plan proposes activities to eliminate blight in the area. The projects may include infrastructure improvements and/or commercial, retail and general business development. Infrastructure may include streets, curbs, sidewalks and utility construction and improvements, as well as property acquisition. Specified projects will be considered on a project-by-project basis.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Riverside*

### *I-385 Levee Redevelopment Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$486,401.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$27,059,821.00 Amount on Hand: \$163,820.00  
0

#### **Economic Activity Taxes:**

Total received since inception: \$3,848,995.00 Amount on Hand: \$322,581.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$79,000,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$8,600,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$89,600,000.00

**Anticipated TOTAL Project Costs:** \$167,600,000.00

Financing Method:

Pay As You Go

TIF Bonds

Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***Riverside***

### ***I-385 Levee Redevelopment Plan***

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**Contact Agency:** Riverside

**Contact Phone:** 816 372-9009

**Developer(s):** Northpoint Realty

**Senate District:** 34

**House District:** 32

**Original Date Plan/Project Approved:** 7/1/1996

#### **Plan Description:**

The construction of the Riverside and Quindaro Bend Levees to provide flood protection a full diamond interchange at I-635 and Van de Populier Road and improvements to Mattox Road and Van de Populier Road, internal storm drainage system, east-west access roads and utilities development of a mixed use retail/commercial/industrial development.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	12664	<b>Actual to Date:</b>	3025
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Riverside*

### *West Platte Road Redevelopment Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$413,950.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$19,299.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,193,752.00

Property Acquisition and Relocation Costs: \$750,748.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,944,500.00

**Anticipated TOTAL Project Costs:** \$70,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Riverside***

### ***West Platte Road Redevelopment Plan***

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**Contact Agency:** Riverside  
**Contact Phone:** 816 372-9009  
**Developer(s):** Briarcliff Development Company  
**Senate District:** 34  
**House District:** 32  
**Original Date Plan/Project Approved:** 7/1/2007

**Plan Description:**

The plan consists of 2 projects 1 demolition of dilapidated commercial structures, removal of mobile homes and construction of the linear park along W. Platte Road 2 construction of 75,000 sq. ft. of commercial buildings.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	21
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Rock Hill***

### ***City Center at McKnight***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$404,651.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$489,758.00 Amount on Hand: \$368,232.00

#### **Economic Activity Taxes:**

Total received since inception: \$46,544.00 Amount on Hand: \$36,419.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$10,000.00

Other: \$450,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$460,000.00

**Anticipated TOTAL Project Costs:** \$1,500,000.00

Financing Method:

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Rock Hill***

### ***City Center at McKnight***

---

**Contact Agency:** Rock Hill

**Contact Phone:** 314-561-4302

**Developer(s):** Missouri CVS Pharmacy, LLC

**Senate District:** 24

**House District:** 87

**Original Date Plan/Project Approved:** 3/1/2005

**Plan Description:**

Create new retail development along Manchester Road. Reimburse the developer for environmental remediation costs associated with the construction of a new CVS/Pharmacy. Relocate the city's fire department out of the redevelopment area.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## ***Rock Hill***

### ***Market at McKnight***

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$284,676.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,011,553.00 Amount on Hand: \$16.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,587,589.00 Amount on Hand: \$284,676.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,700,000.00

Property Acquisition and Relocation Costs: \$8,000,000.00

Project Implementation Costs: \$400,000.00

Other: \$500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$11,600,000.00

**Anticipated TOTAL Project Costs:** \$35,471,562.00

Financing Method:

Industrial Revenue Bond

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***Rock Hill***

### ***Market at McKnight***

---

**Contact Agency:** Rock Hill  
**Contact Phone:** 314-561-4302  
**Developer(s):** Novus Development  
**Senate District:** 24  
**House District:** 87  
**Original Date Plan/Project Approved:** 3/1/2005

**Plan Description:**

Create a new retail development along Manchester Road

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Sedalia*

### *50 Highway Tax Increment Financing Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$903,434.00

Property Acquisition and Relocation Costs: \$1,155,000.00

Project Implementation Costs: \$230,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,288,464.00

**Anticipated TOTAL Project Costs:** \$11,129,616.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Sedalia*

### *50 Highway Tax Increment Financing Plan*

---

**Contact Agency:** Sedalia  
**Contact Phone:** 660-827-3000 x1115  
**Developer(s):** Star Acquisitions  
**Senate District:** 28  
**House District:** 118  
**Original Date Plan/Project Approved:** 11/1/2015

**Plan Description:**

Redevelopment of two areas of vacant land connected by Highway 50 right-of-way and include the design and construction of approximately 22,000 square feet of restaurant, retail, and/or other commercial facilities. The TIF resources are need to offset the extraordinary costs of the development to cure the blight.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Sedalia*

### *Sedalia Midtown TIF Redevelopment Plan & Project*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$436,152.88 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,757.92 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$700,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$50,000.00

Other: \$1,598,000.00

Other: \$100,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,573,000.00

**Anticipated TOTAL Project Costs:** \$10,303,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Sedalia*

### *Sedalia Midtown TIF Redevelopment Plan & Project*

---

**Contact Agency:** Sedalia  
**Contact Phone:** 660-827-3000 x1115  
**Developer(s):** None  
**Senate District:** 28  
**House District:** 118  
**Original Date Plan/Project Approved:** 11/1/2008

#### **Plan Description:**

The redevelopment plan focuses resources to provide opportunities for infrastructure development and rehab, residential reinvestment, and private investment. Activities to be undertaken as part of the redevelopment plan to achieve this goal include building rehab, infill development, street improvements and enhancements to pedestrian facilities. This investment is intended to spur additional private development throughout the district.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

#### **But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	26	<b>Actual to Date:</b>	125
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Shrewbury*

### *The Kenrick Plaza Redevelopment Project*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$33,438.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$601,821.00 Amount on Hand: \$33,438.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$29,705,000.00

Property Acquisition and Relocation Costs: \$11,129,000.00

Project Implementation Costs: \$6,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$15,000,000.00

**Anticipated TOTAL Project Costs:** \$50,000,000.00

#### **Financing Method:**

Pay As You Go  
TIF Notes  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20



## *Shrewbury*

### *The Kenrick Plaza Redevelopment Project*

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**Contact Agency:** Shrewbury  
**Contact Phone:** 314-647-5795  
**Developer(s):** Kenrick Developers, LLC  
**Senate District:** 15  
**House District:** 91  
**Original Date Plan/Project Approved:** 2/1/2013

**Plan Description:**

Redevelopment of area that was deemed blighted and to encourages a consumer-friendly commercial environment that promotes economic health. To allow the City to carry out comprehensive redevelopment of the area as consistent with the City's comprehensive plan.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	400	<b>Actual to Date:</b>	300
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Sikeston*

### *60/61 TIF District*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,536,717.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$5,226,973.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$6,775,000.00

Property Acquisition and Relocation Costs: \$75,000.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,000,000.00

**Anticipated TOTAL Project Costs:** \$43,707,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 0



## *Sikeston*

### *60/61 TIF District*

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**Contact Agency:** Sikeston  
**Contact Phone:** 573-471-2511  
**Developer(s):** Four Corners Development Co., Inc.  
**Senate District:** 25  
**House District:** 149  
**Original Date Plan/Project Approved:** 6/1/2000

**Plan Description:**

A mixture of commercial and residential development

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	180	<b>Actual to Date:</b>	387
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**Number of Retained Jobs:**

<b>Projected:</b>	80	<b>Actual to Date:</b>	100
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## *Sikeston*

### *Colton's Steakhouse and Grill*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$12,454.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$29,099.00 Amount on Hand: \$2.00

#### **Economic Activity Taxes:**

Total received since inception: \$98,931.00 Amount on Hand: \$10,272.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$381,262.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$381,262.00

**Anticipated TOTAL Project Costs:** \$2,800,000.00

Financing Method:

Loan

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 8



## *Sikeston*

### *Colton's Steakhouse and Grill*

---

**Contact Agency:** Sikeston

**Contact Phone:** 573-471-2511

**Developer(s):** Six Thirty Tow, LLC

**Senate District:** 27

**House District:** 149

**Original Date Plan/Project Approved:** 10/1/2012

**Plan Description:**

Franchise steakhouse and grill which will provide a restaurant along the HWY 60 corridor. Square footage is 6,716 consisting of wood frame with hardboard lap siding, manufactured stone veneer and stucco on a concrete slab with membrane roof and metal awnings.

**Plan/Project Status:** Fully-Operational

**Area Type:** Economic Development

**But for Determination:**

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	150	<b>Actual to Date:</b>	150
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Sikeston*

### *Holiday Inn Express*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$6.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$49,169.00 Amount on Hand: \$6.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$419,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$5,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$424,000.00

**Anticipated TOTAL Project Costs:** \$6,800,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 8



## *Sikeston*

### *Holiday Inn Express*

---

**Contact Agency:** Sikeston

**Contact Phone:** 573-471-2511

**Developer(s):** Select Sikeston Hospitality, LLC

**Senate District:** 25

**House District:** 149

**Original Date Plan/Project Approved:** 10/1/2012

**Plan Description:**

Construction of a new Holiday Inn Express Select Service hotel-73 rooms

**Plan/Project Status:** Fully-Operational

**Area Type:** Economic Development

**But for Determination:**

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	20	<b>Actual to Date:</b>	20
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Sikeston*

### *North Main & Malone Development Area*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$30,070.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$638,019.00 Amount on Hand: \$1,606.00

#### **Economic Activity Taxes:**

Total received since inception: \$888,723.00 Amount on Hand: \$21,757.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,000,000.00

Property Acquisition and Relocation Costs: \$800,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,700,000.00

**Anticipated TOTAL Project Costs:** \$8,250,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Sikeston*

### *North Main & Malone Development Area*

---

**Contact Agency:** Sikeston

**Contact Phone:** 573-471-2511

**Developer(s):** Sikeston Aquisitions

**Senate District:** 27

**House District:** 148

**Original Date Plan/Project Approved:** 9/1/2004

**Plan Description:**

Site demolition and construction of commercial and retail businesses

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	70
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# ***SMITHVILLE***

## ***SMITHVILLE COMMONS TIF REDEVELOPMENT PLAN***

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,600,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$187,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,788,000.00

**Anticipated TOTAL Project Costs:** \$57,823,574.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***SMITHVILLE***

### ***SMITHVILLE COMMONS TIF REDEVELOPMENT PLAN***

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**Contact Agency:** SMITHVILLE

**Contact Phone:** 816-532-3897

**Developer(s):** FORECLOSED

**Senate District:** 17

**House District:** 35

**Original Date Plan/Project Approved:** 9/1/2006

**Plan Description:**

CONSTRUCTION OF 280,000 SQUARE FEET OF RETAIL, RESTAURANT AND OTHER COMMERCIAL FACILITIES INCLUDING SITE PREP, ENGINEERING, ROAD AND HIGHWAY IMPROVEMENTS, UTILITY EXTENSION AND/OR ENHANCEMENTS, STORMWATER DETENTION AND COLLECTION OF OTHER INFRASTRUCTURE.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Springfield*

## *Commercial Street TIF*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$497,523.09 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$471,724.96 Amount on Hand: \$471,724.96

### **Economic Activity Taxes:**

Total received since inception: \$25,798.13 Amount on Hand: \$25,798.13

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,216,000.00

Property Acquisition and Relocation Costs: \$750,000.00

Project Implementation Costs: \$240,000.00

Other: \$250,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,456,000.00

**Anticipated TOTAL Project Costs:** \$5,456,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Springfield*

### *Commercial Street TIF*

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**Contact Agency:** Springfield

**Contact Phone:** 417-864-1035

**Developer(s):** Juliet Mee

**Senate District:** 30

**House District:** 132

**Original Date Plan/Project Approved:** 4/1/2008

**Plan Description:**

The Commercial Street Redevelopment Plan consists of a private Redevelopment Project professional massage school, day spa, and laundry and Public Improvement Projects undertaken by the City of Springfield. Almost 20 public projects are proposed comprised primarily of public infrastructure improvements with a few programs, such as a rehabilitation loan/grant program, included.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	27
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Springfield*

## *Jordan Valley Park TIF*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$12,140.91 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,837,723.34 Amount on Hand: \$11,054.94

### **Economic Activity Taxes:**

Total received since inception: \$341,499.44 Amount on Hand: \$1,085.97

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,600,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$18,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$21,100,000.00

**Anticipated TOTAL Project Costs:** \$150,545,000.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Springfield*

### *Jordan Valley Park TIF*

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**Contact Agency:** Springfield  
**Contact Phone:** 417-864-1035  
**Developer(s):** John Q. Hammons revocable trust  
**Senate District:** 30  
**House District:** 132 & 135  
**Original Date Plan/Project Approved:** 10/1/2000

#### **Plan Description:**

The Plan will revitalize the Area and positively impact all of central Springfield through the development of public improvements and concurrent private development. Projects within the area include a municipally-owned recreational ice facility, exposition hall, a public park, privately owned minor league baseball stadium, parking deck, and a business class hotel.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	335	<b>Actual to Date:</b>	387
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#### **Number of Retained Jobs:**

<b>Projected:</b>	10	<b>Actual to Date:</b>	293
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## *Springfield*

### *Springfield Plaza TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$8,734,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$250,000.00

Other: \$595,016.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$9,579,016.00

**Anticipated TOTAL Project Costs:** \$78,454,016.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18



## *Springfield*

### *Springfield Plaza TIF*

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**Contact Agency:** Springfield  
**Contact Phone:** 417-864-1035  
**Developer(s):** Springfield Plaza Real Estate, Inc.  
**Senate District:** 30  
**House District:** 133  
**Original Date Plan/Project Approved:** 5/1/2013

#### **Plan Description:**

The Redevelopment Plan proposes to redevelop the Area into a 432,500 square foot retail and office mixed-use development. TIF revenues will be used to fund approximately 9.58 million of public improvements in and around the Redevelopment Area. Such improvements include, but are not limited to road and intersection improvements, new public streets, storm water facilities, sanitary sewers, and utilities.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St Joseph*

### *Gilmore Building Redevelopment*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,638.05 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$983.57 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$63,500.00

Other: \$102,500.00

Other: \$65,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$291,000.00

**Anticipated TOTAL Project Costs:** \$1,883,457.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***St Joseph***

### ***Gilmore Building Redevelopment***

---

**Contact Agency:** St Joseph

**Contact Phone:** 816-271-5526

**Developer(s):** R&M Machines, LLC

**Senate District:** 34

**House District:** 27

**Original Date Plan/Project Approved:** 11/1/2014

#### **Plan Description:**

The approved plan involves the rehab and restoration of an existing building for the development of retail space and market rate apartments. The building is four stories high and approximately 36,000 sq ft. The main floor will be a coffee shop and entertainment venue. The floors will be converted to residential loft apartments. Renovations include restoring the exterior of the building and reconstruct the historical image.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	22
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*St. Ann*

*No Name Was Provided*

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$540,758.78 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$288,321.50 Amount on Hand: \$288,321.50

### **Economic Activity Taxes:**

Total received since inception: \$300,564.91 Amount on Hand: \$251,028.91

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$19,681,225.00

Property Acquisition and Relocation Costs: \$6,000,000.00

Project Implementation Costs: \$7,318,775.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$33,300,000.00

**Anticipated TOTAL Project Costs:** \$106,181,225.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20



## ***St. Ann***

### ***No Name Was Provided***

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**Contact Agency:** St. Ann

**Contact Phone:** 314-428-6801

**Developer(s):** Raven Development

**Senate District:** 24

**House District:** 77

**Original Date Plan/Project Approved:** 7/1/2012

**Plan Description:**

Submitted Plan and Project Document with 2012 Report. No changes in 2016

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	1000	<b>Actual to Date:</b>	650
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**Number of Retained Jobs:**

<b>Projected:</b>	1500	<b>Actual to Date:</b>	700
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## *St. Charles*

### *Elm Point Redevelopment Area Phase I & II*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$568.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$15,597,390.00 Amount on Hand: \$303.00  
0

#### **Economic Activity Taxes:**

Total received since inception: \$81,675.00 Amount on Hand: \$265.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$8,000,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$8,000,000.00

**Anticipated TOTAL Project Costs:** \$99,724,668.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *St. Charles*

### *Elm Point Redevelopment Area Phase I & II*

---

**Contact Agency:** St. Charles

**Contact Phone:** 636-949-3302

**Developer(s):** MB Properties

**Senate District:** 23

**House District:** 65

**Original Date Plan/Project Approved:** 10/1/1996

**Plan Description:**

The plan includes site evaluation, utility placement, stormwater detention and internal roadway improvements. Also, the plan anticipates the remediation of the lime detention basin. Private development will include mostly industrial space with possible office use in certain areas.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Charles*

### *Fountain Lake/West 370 Redevelopment*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$533,717.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$22,932,090.00 Amount on Hand: \$308,310.00  
0

#### **Economic Activity Taxes:**

Total received since inception: \$2,626,053.00 Amount on Hand: \$225,407.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$13,440,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$60,000.00

Other: \$1,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$15,000,000.00

**Anticipated TOTAL Project Costs:** \$210,331,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 23



## *St. Charles*

### *Fountain Lake/West 370 Redevelopment*

---

**Contact Agency:** St. Charles

**Contact Phone:** 636-949-3302

**Developer(s):** MB Properties LLC

**Senate District:** 23

**House District:** 65

**Original Date Plan/Project Approved:** 12/1/1997

**Plan Description:**

The plan includes development of a business park, which will include retail, commercial and light industrial activities. The project will include raising the site out of the flood plain, realignment of Cole Creek, relocation of Huster Road, utility relocation and development of a 123 acre public park.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Charles*

### *Plaza at Noah's Ark*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$47,004.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,744,816.00 Amount on Hand: \$15.00

#### **Economic Activity Taxes:**

Total received since inception: \$395,247.00 Amount on Hand: \$46,989.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$44,786,225.00

Property Acquisition and Relocation Costs: \$6,209,088.00

Project Implementation Costs: \$2,500,000.00

Other: \$0.00

Other: \$250,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$55,000,000.00

**Anticipated TOTAL Project Costs:** \$385,000,000.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *St. Charles*

### *Plaza at Noah's Ark*

---

**Contact Agency:** St. Charles  
**Contact Phone:** 636-949-3302  
**Developer(s):** Cullinan Properties, LTD  
**Senate District:** 23  
**House District:** 106  
**Original Date Plan/Project Approved:** 1/1/2007

#### **Plan Description:**

The proposed plan will help facilitate redevelopment of the area for high density planned mixed use and commercial purposes.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Charles*

### *St. Charles Center/Mark Twain Mall*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$78,305.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,059,584.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$12,239,962.00 Amount on Hand: \$78,305.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,460,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$35,000.00

Other: \$9,705,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$12,200,000.00

**Anticipated TOTAL Project Costs:** \$45,025,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 15



## *St. Charles*

### *St. Charles Center/Mark Twain Mall*

---

**Contact Agency:** St. Charles  
**Contact Phone:** 636-949-3302  
**Developer(s):** American Commercial Realty  
**Senate District:** 23  
**House District:** 65  
**Original Date Plan/Project Approved:** 2/1/1996

#### **Plan Description:**

The proposed plan will expand and upgrade retail within the development area. The redevelopment projects include site improvements, new building construction, upgrades and renovations. The TIF funding will be used for building rehab, roadway and parking lot construction, landscaping and lighting.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Charles*

### *St. Charles County Convention Center Redevelopment*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$7,001.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,984,381.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$795,899.00 Amount on Hand: \$7,001.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,650,000.00

**Anticipated TOTAL Project Costs:** \$84,000,000.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *St. Charles*

### *St. Charles County Convention Center Redevelopment*

---

**Contact Agency:** St. Charles

**Contact Phone:** 636-949-3302

**Developer(s):** na

**Senate District:** 23

**House District:** 106

**Original Date Plan/Project Approved:** 11/1/1997

**Plan Description:**

The proposed redevelopment calls for the construction of a convention center of approximately 128,000 square feet servicing both St Charles City and St Charles County. The area will also house a 259 room high quality, full service hotel.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Charles*

### *West Clay Extension*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$29,558.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$255,295.00 Amount on Hand: \$29,558.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$7,300,000.00

Property Acquisition and Relocation Costs: \$1,300,000.00

Project Implementation Costs: \$1,500,000.00

Other: \$100,000.00

Other: \$300,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$10,500,000.00

**Anticipated TOTAL Project Costs:** \$28,850,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *St. Charles*

### *West Clay Extension*

---

**Contact Agency:** St. Charles  
**Contact Phone:** 636-949-3302  
**Developer(s):** SM Properties UV, LLC  
**Senate District:** 23  
**House District:** 65  
**Original Date Plan/Project Approved:** 6/1/2012

**Plan Description:**

The plan includes a grocery store, anchored retail and dining development. The plan also includes a post office relocation.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Clair*

### *I-44 East Redevelopment Project 1*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$11,250,000.00

Property Acquisition and Relocation Costs: \$9,000,000.00

Project Implementation Costs: \$3,050,000.00

Other: \$3,200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$26,500,000.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *St. Clair*

### *I-44 East Redevelopment Project 1*

---

**Contact Agency:** St. Clair

**Contact Phone:** 636-629-0333x119

**Developer(s):** Osage Fund, LLC

**Senate District:** 26

**House District:** 98

**Original Date Plan/Project Approved:** 12/1/2009

**Plan Description:**

Redevelopment of non-utilized lands within the designated district for commercial use to be implemented in phases over several years, in accordance with the approved redevelopment plan, and amendments.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *St. Joseph*

## *Cook Road Corridor*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$750,200.94 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$3,543.73 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$492,786.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$20,000.00

Other: \$2,375,000.00

Other: \$2,567,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,539,786.00

**Anticipated TOTAL Project Costs:** \$19,375,786.00

Financing Method:

Pay As You Go

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *St. Joseph*

### *Cook Road Corridor*

---

**Contact Agency:** St. Joseph  
**Contact Phone:** 816-271-5526  
**Developer(s):** Greystone Partners Land Development LLC  
**Senate District:** 34  
**House District:** 28  
**Original Date Plan/Project Approved:** 3/1/2008

#### **Plan Description:**

1 private project improvements that will consist of the development of a residential subdivision on approximately 185 acres of land into over 350 single family and townhouse housing units, 2 improvements to Cook Road resulting in a three-lane section, concrete curb and gutter, storm water drainage, and raised grass medians, 3 sewer system improvements including a new pump station 4 the construction of a 2,000 ft waterline.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*St. Joseph*  
*East Hills Mall*

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$3,848,851.32 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$3,743,677.41 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$18,279,936.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$50,000.00

Other: \$8,729,791.00

Other: \$2,837,315.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$30,897,042.00

**Anticipated TOTAL Project Costs:** \$131,056,412.00

### **Financing Method:**

Pay As You Go  
Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *St. Joseph*

### *East Hills Mall*

---

**Contact Agency:** St. Joseph  
**Contact Phone:** 816-271-5526  
**Developer(s):** MD Management, Inc.  
**Senate District:** 34  
**House District:** 28  
**Original Date Plan/Project Approved:** 1/1/2008

#### **Plan Description:**

1 construct improvements to Belt Hwy & Frederick Blvd intersection including traffic & crosswalk signals, illuminated street signs, landscaping, streetscape, etc. 2 Upgrade Belt entry and Frederick entry signals, 3 demolish and renovate significant portions of exterior, 4 demolish and renovate significant portions of the interior including construction of a food court, 5 construct 45,000 sq ft of new lifestyle retail space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	700	<b>Actual to Date:</b>	385
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#### **Number of Retained Jobs:**

<b>Projected:</b>	756	<b>Actual to Date:</b>	602
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## *St. Joseph*

### *EBR Enterprises, LLC/HHS Properties Inc.*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,663,182.60 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,315,366.92 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,656,539.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$265,954.00

Other: \$30,972.00

Other: \$1,000,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,529,620.00

**Anticipated TOTAL Project Costs:** \$31,633,074.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***St. Joseph***

### ***EBR Enterprises, LLC/HHS Properties Inc.***

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**Contact Agency:** St. Joseph  
**Contact Phone:** 816-271-5526  
**Developer(s):** EBR Enterprises, LLC  
**Senate District:** 34  
**House District:** 27  
**Original Date Plan/Project Approved:** 1/1/2006

#### **Plan Description:**

This plan provides for the redevelopment of the area consisting of 13.2 acres at the intersection of Blackwell Road and the Belt Highway. It consists of three project areas, consisting of retail space and office space with construction be completed in October of 2008. The plan provides for public infrastructure improvements including road improvements to Blackwell Road and to the Belt Highway.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	203	<b>Actual to Date:</b>	342
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Joseph*

### *Mitchell Avenue Corridor*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,428,174.06 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$78,770.71 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,093,768.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$125,000.00

Other: \$53,905.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,272,673.00

**Anticipated TOTAL Project Costs:** \$33,427,829.00

#### **Financing Method:**

Pay As You Go  
Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***St. Joseph***

### ***Mitchell Avenue Corridor***

---

**Contact Agency:** St. Joseph  
**Contact Phone:** 816-271-5526  
**Developer(s):** American Family Mutual Insurance Company  
**Senate District:** 34  
**House District:** 29  
**Original Date Plan/Project Approved:** 6/1/2006

#### **Plan Description:**

American Family developed plans for a new building addition to be constructed. The project will also include construction of new gravity flow sewers & traffic improvements to Mitchell Avenue to enhance traffic safety as well to increase traffic volume capacity. The gravity flow sewers and traffic and traffic improvements will benefit not only the Company and Missouri Western State University, but all development along the corridor.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	400	<b>Actual to Date:</b>	61
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#### **Number of Retained Jobs:**

<b>Projected:</b>	825	<b>Actual to Date:</b>	732
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## *St. Joseph*

### *Mosaic Downtown Revitalization TIF*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,035,830.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,946,820.00

Other: \$19,284,820.00

Other: \$5,547,520.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$29,410,380.00

**Anticipated TOTAL Project Costs:** \$37,551,440.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *St. Joseph*

### *Mosaic Downtown Revitalization TIF*

---

**Contact Agency:** St. Joseph  
**Contact Phone:** 816-271-5526  
**Developer(s):** St. Joseph Downtown Development  
**Senate District:** 34  
**House District:** 27  
**Original Date Plan/Project Approved:** 12/1/2015

#### **Plan Description:**

The plan involves the renovation of the German American Building for commercial use, the demo and reconstruction of the City owned public parking structure at Felix & 8th Street and the repaving/stripping of two surface parking lots. The new parking structure will include three levels one for the employees, one for public City use, and the bottom level will consist of a grocery store.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	20	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	300	<b>Actual to Date:</b>	0
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## *St. Joseph*

### *North County Development - Project #1*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,367,721.50 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$11,081,986.43 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$26,933,123.77 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$33,957,346.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,800,619.00

Other: \$1,139,035.00

Other: \$160,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$37,643,581.00

**Anticipated TOTAL Project Costs:** \$107,643,091.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *St. Joseph*

### *North County Development - Project #1*

---

**Contact Agency:** St. Joseph  
**Contact Phone:** 816-271-5526  
**Developer(s):** Red Development  
**Senate District:** 34  
**House District:** 27  
**Original Date Plan/Project Approved:** 8/1/2003

**Plan Description:**

The plan for this Project is to construct a general retail shopping center totaling approximately 646,000 square feet, together with all necessary parking and utilities.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	1640	<b>Actual to Date:</b>	1103
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Joseph*

### *Ryan's Block Redevelopment Project-Uptown*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$3,064.89 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,617.71 Amount on Hand: \$3,036.99

#### **Economic Activity Taxes:**

Total received since inception: \$27.90 Amount on Hand: \$27.90

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$8,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$309,766.86

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$317,766.86

**Anticipated TOTAL Project Costs:** \$858,945.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***St. Joseph***

### ***Ryan's Block Redevelopment Project-Uptown***

---

**Contact Agency:** St. Joseph  
**Contact Phone:** 816-271-5526  
**Developer(s):** St. Joseph Restoration  
**Senate District:** 34  
**House District:** 27  
**Original Date Plan/Project Approved:** 12/1/2006

#### **Plan Description:**

Ryans Block is the first of the TIF projects located within the Uptown Redevelopment Area. The plan will rehabilitate and restore the Ryan Block Building at 1137-1141 Frederick Avenue and demolish the existing building at 1125 Frederick Avenue to provide 20 parking spaces for the renovated building

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Joseph*

### *Stockyards Redevelopment*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$6,318,019.05 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$870,252.43 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$2,450,000.00

Property Acquisition and Relocation Costs: \$5,600,000.00

Project Implementation Costs: \$150,000.00

Other: \$8,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$16,700,000.00

**Anticipated TOTAL Project Costs:** \$128,500,000.00

#### **Financing Method:**

TIF Bonds

Industrial Revenue Bond

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 20



## *St. Joseph*

### *Stockyards Redevelopment*

---

**Contact Agency:** St. Joseph  
**Contact Phone:** 816-271-5526  
**Developer(s):** Triumph Foods, LLC  
**Senate District:** 34  
**House District:** 29  
**Original Date Plan/Project Approved:** 10/1/2003

#### **Plan Description:**

The Redevelopment Plan provides for the construction of approximately 550,000 gross square feet of improvements to be used for the corporate headquarters and operation of a pork processing facility, estimated value of 130 million, together with the installation, repair, construction, reconstruction and relocation of certain streets and utilities.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	1000	<b>Actual to Date:</b>	2855
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *St. Joseph*

## *The Center Building*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$58,417.04 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$149,456.99 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$903,630.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$144,378.00

Other: \$1,190.00

Other: \$297,399.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,355,097.00

**Anticipated TOTAL Project Costs:** \$2,737,144.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *St. Joseph*

### *The Center Building*

---

**Contact Agency:** St. Joseph  
**Contact Phone:** (816) 271-5526  
**Developer(s):** Mid-City Partnership  
**Senate District:** 34  
**House District:** 27  
**Original Date Plan/Project Approved:** 1/1/2010

**Plan Description:**

The approved plan consists of renovating the Center Building which encompasses 609 through 613 Edmond and 119 through 123 S 6th Street. The project will include all new infrastructure including sidewalks, utilities, and removal of non-functional vaults to compliment the sidewalks and streetscape on Felix Street.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	59	<b>Actual to Date:</b>	56
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *St. Joseph*

## *The Tuscany Towers*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$16,902,986.00

Property Acquisition and Relocation Costs: \$82,000.00

Project Implementation Costs: \$10,077,380.00

Other: \$10,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$29,772,366.00

**Anticipated TOTAL Project Costs:** \$148,492,231.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *St. Joseph*

### *The Tuscany Towers*

---

**Contact Agency:** St. Joseph  
**Contact Phone:** 816-271-5526  
**Developer(s):** St. Joe 47, Inc.  
**Senate District:** 34  
**House District:** 27

**Original Date Plan/Project Approved:** 9/1/2005

#### **Plan Description:**

The plan provides for 1 the rehab of a structure currently existing in the Phase 1 Redevelopment Area, 2 the construction of several one to four-level commercial, retail and office buildings within the Redevelopment Areas, including a hotel, restaurant, financial institution and convenience store and 3 the construction of several parking lots and public infrastructure servicing the development in the Tuscany Towers Redevelopment Area.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	1500	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Joseph*

### *Third Street Hotel Development*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,240,683.94 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$838,600.07 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$493,000.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$100,000.00

Other: \$807,000.00

Other: \$50,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,700,000.00

**Anticipated TOTAL Project Costs:** \$6,025,000.00

#### **Financing Method:**

Pay As You Go

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0



## *St. Joseph*

### *Third Street Hotel Development*

---

**Contact Agency:** St. Joseph  
**Contact Phone:** 816-271-5526  
**Developer(s):** Inner Circle Management  
**Senate District:** 34  
**House District:** 27  
**Original Date Plan/Project Approved:** 1/1/2004

**Plan Description:**

The project involves the redevelopment and renovation of a 170-room hotel, a nationally known restaurant franchise and related site, faade and landscaping improvements. The Redevelopment Area is the public interest because it will result in increased employment within the City and will enhance the tax base of the City.

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	132	<b>Actual to Date:</b>	41
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	52
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## *St. Joseph*

### *Uptown St Joseph*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$622.25 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$1,233,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,233,500.00

**Anticipated TOTAL Project Costs:** \$21,227,692.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *St. Joseph*

### *Uptown St Joseph*

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**Contact Agency:** St. Joseph  
**Contact Phone:** 816-271-5526  
**Developer(s):** Uptown St. Joseph Redevelopment Corporation  
**Senate District:** 34  
**House District:** 27  
**Original Date Plan/Project Approved:** 3/1/2005

#### **Plan Description:**

The plan will consist of the redevelopment of the Heartland West Campus, the renovation of commercial structures, and the renovation of residential structures within the project area. The demolition of the Heartland West Campus will provide approximately 13.6 acres for development new single family residential units. The area will also include park like amenities and green space.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *100 N. Euclid (352-136)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$6,498.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,892.00 Amount on Hand: \$2,892.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,606.00 Amount on Hand: \$3,606.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$10,000,000.00

**Anticipated TOTAL Project Costs:** \$70,645,787.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *100 N. Euclid (352-136)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** City Walk in Euclid, LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 7/1/2013

**Plan Description:**

Construct new mixed-use 7 story structure with 177 market rate apartments, 438 space parking garage and 38,430 sq. ft. 1st floor retail on 1.65 acre site.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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***St. Louis***

***1133 Washington Ave. (352-48)***

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$581,404.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$73,067.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,100,000.00

**Anticipated TOTAL Project Costs:** \$11,754,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *1133 Washington Ave. (352-48)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Washington Avenue Apts., L.P.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 8/1/2004

**Plan Description:**

Renovation of former Days In Motel into 127 apartment units for rental, commercial usage and related parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *1136 Washington Avenue (A.D. Brown Bldg.) (352-58)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$94,285.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,046,204.00 Amount on Hand: \$94,285.00

#### **Economic Activity Taxes:**

Total received since inception: \$232.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,650,000.00

**Anticipated TOTAL Project Costs:** \$25,371,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***St. Louis***

### ***1136 Washington Avenue (A.D. Brown Bldg.) (352-58)***

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**Contact Agency:** St. Louis  
**Contact Phone:** 3146573732  
**Developer(s):** A. D. brown Acquisition Corp., L.L.C.  
**Senate District:** 5  
**House District:** 63  
**Original Date Plan/Project Approved:** 12/1/2004

#### **Plan Description:**

Renovation of 9-story A. D. Brown Building for 89 condominiums with ground floor commercial and related parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *1141-51 S. 7th St. (352-23)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$261.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$606,930.00 Amount on Hand: \$261.00

#### **Economic Activity Taxes:**

Total received since inception: \$644,089.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,300,000.00

**Anticipated TOTAL Project Costs:** \$6,542,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *1141-51 S. 7th St. (352-23)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Diaper-Schmitt Properties, LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/1/2002

**Plan Description:**

Adapt an historic 48,000 s/f two-story industrial building for office use. Provide an expanded job source for the southern edge of downtown.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *1300 Convention Plaza (352-47)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$16.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$230,906.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$14,701.00 Amount on Hand: \$16.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$870,000.00

**Anticipated TOTAL Project Costs:** \$9,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *1300 Convention Plaza (352-47)*

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**Contact Agency:** St. Louis  
**Contact Phone:** 3146573732  
**Developer(s):** Convention Plaza Apartments, L.L.C.  
**Senate District:** 5  
**House District:** 63  
**Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**

Renovation

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *1312 Washington (Garment Row Lofts 352-30)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$12,331.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$337,945.00 Amount on Hand: \$12,316.00

#### **Economic Activity Taxes:**

Total received since inception: \$45,346.00 Amount on Hand: \$15.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$500,000.00

**Anticipated TOTAL Project Costs:** \$3,211,132.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *1312 Washington (Garment Row Lofts 352-30)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** 1312 Washington Ave., LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 6/1/2003

**Plan Description:**

Adaptive reuse of 7-story, 36,250 s/f building for 12 condos plus ground floor retail.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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***St. Louis***

***1505 Missouri Ave. (352-21)***

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$270,892.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$4,860.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$600,000.00

**Anticipated TOTAL Project Costs:** \$2,676,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9



## *St. Louis*

### *1505 Missouri Ave. (352-21)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Gilded Age Renovation, LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 8/1/2002

**Plan Description:**

Adaptive reuse of an historic church for 12 condo residential units. Upgraded a deteriorating church structure in the middle of an historic neighborhood.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *32 North Euclid TIF (352-149)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,500,000.00

**Anticipated TOTAL Project Costs:** \$30,807,146.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### ***32 North Euclid TIF (352-149)***

---

**Contact Agency:** St. Louis  
**Contact Phone:** 3146573732  
**Developer(s):** In two phases, develop industrial projects on a fo  
**Senate District:** 1  
**House District:** 80  
**Original Date Plan/Project Approved:** 11/1/2015

**Plan Description:**

In two phases, develop industrial projects on a former rail yard. Cost 24.46 m.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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***St. Louis***

***3800 Park Ave. (352-12)***

---

## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$103.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$133,303.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$119,881.00 Amount on Hand: \$103.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$390,000.00

**Anticipated TOTAL Project Costs:** \$1,300,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8



## *St. Louis*

### *3800 Park Ave. (352-12)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Park Avenue Management, LLC

**Senate District:** 5

**House District:** 64

**Original Date Plan/Project Approved:** 8/1/2001

**Plan Description:**

Project has resulted in the redevelopment of a two-story, 24,000 s/f building to suit the needs of a high technology company with investment of 1.3 million, developer is leasing unneeded space to other complimentary high tech business, public benefit comprises the conversion of vacant and deteriorated building into productive tax-producing site, First Floor for lease.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	20	<b>Actual to Date:</b>	30
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**Number of Retained Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	22
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## *St. Louis*

### *3949 Lindell Blvd (352-70)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$852.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,774,808.00 Amount on Hand: \$852.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,000,000.00

**Anticipated TOTAL Project Costs:** \$26,478,856.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***St. Louis***

### ***3949 Lindell Blvd (352-70)***

---

**Contact Agency:** St. Louis  
**Contact Phone:** 3146573732  
**Developer(s):** Hepfner, Smith, Airhart & Day, Inc.  
**Senate District:** 5  
**House District:** 58  
**Original Date Plan/Project Approved:** 8/1/2005

#### **Plan Description:**

The project involves the acquisition, renovation and equipping of the Willys Overland Building formerly known as the SJI Building for National Systems Inc.. The total cost of the project is approximately 12.3 million.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *410 N. Jefferson (West Gate) Lofts (352-45)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$17,451.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$822,773.00 Amount on Hand: \$17,451.00

#### **Economic Activity Taxes:**

Total received since inception: \$10,223.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,525,000.00

**Anticipated TOTAL Project Costs:** \$12,027,490.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *410 N. Jefferson (West Gate) Lofts (352-45)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** 410 N. Jefferson, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 8/1/2004

**Plan Description:**

Renovation of 5-story, 85,000 s/f warehouse building into a 49 condominium units with related parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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***St. Louis***

***4200 Laclede Ave. (352-19)***

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$986.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$724,895.00 Amount on Hand: \$986.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$925,400.00

**Anticipated TOTAL Project Costs:** \$6,005,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9



## *St. Louis*

### *4200 Laclede Ave. (352-19)*

---

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3732  
**Developer(s):** A.C. Murphy Properties & Development  
**Senate District:** 5  
**House District:** 64  
**Original Date Plan/Project Approved:** 6/1/2002

#### **Plan Description:**

Project consists of renovation of 4200 Laclede Building into 18 new condominium units. This has preserved a historical building in the City and increased the tax base and resulting tax revenues for the City, and will serve as a catalyst for residential development and private investment in the Central West End.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *4494 Lindell TIF (352-148)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,500,000.00

**Anticipated TOTAL Project Costs:** \$10,022,116.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *4494 Lindell TIF (352-148)*

---

**Contact Agency:** St. Louis  
**Contact Phone:** 3146573732  
**Developer(s):** Lindell Developer, Inc.  
**Senate District:** 1  
**House District:** 80  
**Original Date Plan/Project Approved:** 11/1/2015

**Plan Description:**

Rehab of the Optimist Club for Commercial Tenant use.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *5700 Arsenal (352-60)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$242,588.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,379,975.00 Amount on Hand: \$1,758.00

#### **Economic Activity Taxes:**

Total received since inception: \$10,878,243.00 Amount on Hand: \$240,830.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$11,000,000.00

**Anticipated TOTAL Project Costs:** \$40,000,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *5700 Arsenal (352-60)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** The 5700 Property, L.L.C.

**Senate District:** 4

**House District:** 65

**Original Date Plan/Project Approved:** 2/1/2005

**Plan Description:**

15 million redevelopment of the Area. The project involves the demolition of the former Truman Center facility and the construction of approximately 34 single-family homes and 22 town homes in the Area.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*St. Louis*

*634 N. Grand Ave. TIF (352-147*

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$9,000,000.00

**Anticipated TOTAL Project Costs:** \$53,308,605.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***St. Louis***

### ***634 N. Grand Ave. TIF (352-147)***

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** TLG 634 N Grand LLC

**Senate District:** 1

**House District:** 80

**Original Date Plan/Project Approved:** 2/1/2016

**Plan Description:**

Historic rehab of the Missouri Theater Building into retail, office and a small luxury hotel Phase I. Future plan for a mixed use development with retail and a residential component wrapping a parking structure Phase II.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *706 Market (352-142)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$390.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$140,996.00 Amount on Hand: \$390.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,000,000.00

**Anticipated TOTAL Project Costs:** \$46,447,466.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *706 Market (352-142)*

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**Contact Agency:** St. Louis  
**Contact Phone:** 3146573732  
**Developer(s):** 706 Market TIF, Inc. (Roman Group)  
**Senate District:** 4  
**House District:** 54  
**Original Date Plan/Project Approved:** 12/1/2013

**Plan Description:**

Renovate 128,000 s/f former headquarter General American Life Insurance building for new headquarters of Laclede Gas at the cost of 46.4 million.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *920 Olive/1000 Locust (352-24)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,305.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$966,023.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$675,951.00 Amount on Hand: \$1,305.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,667,732.00

**Anticipated TOTAL Project Costs:** \$18,277,761.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *920 Olive/1000 Locust (352-24)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** 9201000 LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/1/2002

**Plan Description:**

Adapt two multi-level historic masonry structures for 44 apartments plus ground floor retail and parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Adler Lofts-20121-2101 Washington Ave. (352-49)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$25.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$294,605.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$16,671.00 Amount on Hand: \$25.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,300,000.00

**Anticipated TOTAL Project Costs:** \$8,085,845.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Adler Lofts-20121-2101 Washington Ave. (352-49)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Adler Lofts, LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**

Project at 2021-2101 Washington Ave. renovated into 5-story, 52,461 s/f property with 32 loft condo units with commercial space and related parking

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Argyle Redevelopment Plan (352-07)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$6,195,456.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$9,381,900.00 Amount on Hand: \$5,368,119.00

#### **Economic Activity Taxes:**

Total received since inception: \$8,426,517.00 Amount on Hand: \$827,337.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$14,500,000.00

**Anticipated TOTAL Project Costs:** \$14,500,000.00

#### **Financing Method:**

Pay As You Go

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5



## *St. Louis*

### *Argyle Redevelopment Plan (352-07)*

---

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3732  
**Developer(s):** Treasurer, City of St. Louis  
**Senate District:** 4  
**House District:** 64  
**Original Date Plan/Project Approved:** 12/1/1998

**Plan Description:**

TIF is being used to back up bonds issued by the City Treasurer to build the Argyle Garage to serve the surrounding commercial district, including the renovated Chase Park Plaza Apartments and Hotel. The availability of parking is expected also to help market other commercial buildings in the district, which have been unoccupied for a long time.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	25	<b>Actual to Date:</b>	30
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Automobile Row-31xx Olive, Locust, Washington*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Automobile Row-31xx Olive, Locust, Washington*

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**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Renaissance Development Associates, LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**

Renovate nine properties into residential, office, commercial and parking uses.

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	45
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Barton Street-2401 S. 12th St. (Tabernacle Lofts)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$810.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$336,685.00 Amount on Hand: \$810.00

#### **Economic Activity Taxes:**

Total received since inception: \$4,595.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$370,000.00

**Anticipated TOTAL Project Costs:** \$2,824,162.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11



## *St. Louis*

### *Barton Street-2401 S. 12th St. (Tabernacle Lofts)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Tabernacle Lofts, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 8/1/2004

**Plan Description:**

Renovation of a three-story, 26,000 s/f church and school property into 14 loft condominium units.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	2	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Bee Hat Building (352-76)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$262.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$348,836.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$431,225.00 Amount on Hand: \$262.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,350,000.00

**Anticipated TOTAL Project Costs:** \$11,085,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Bee Hat Building (352-76)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** BHAT Development, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 8/1/2005

**Plan Description:**

Renovation of the Historic Bee Hat Building into a mixed use building featuring 1st floor commercial space and 36 1-1 bedroom market rate apartments.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Bottle District (352-59)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$155,292.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$145,964.00 Amount on Hand: \$145,964.00

#### **Economic Activity Taxes:**

Total received since inception: \$9,328.00 Amount on Hand: \$9,328.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$51,500,000.00

**Anticipated TOTAL Project Costs:** \$226,550,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Bottle District (352-59)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Northside Regeneration

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**

Renovation and new construction in eight blocks north of Edward Jones Dome and west of Laclede's Landing for entertainment, commercial and residential uses.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*St. Louis*

*Carrie Ave. (352-141*

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$18,031.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,776.00 Amount on Hand: \$1,776.00

### **Economic Activity Taxes:**

Total received since inception: \$16,255.00 Amount on Hand: \$16,255.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,100,000.00

**Anticipated TOTAL Project Costs:** \$25,776,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Carrie Ave. (352-141)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Carrie, TIF, INC (Greenstreet)

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 12/1/2013

**Plan Description:**

In two phases, develop industrial projects on a former rail yard. Cost 24.46 m.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Catlin Townhomes-N. Boyle and W. Pine Blvd.*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$8,807.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$352,312.00 Amount on Hand: \$8,807.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,215.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$422,000.00

**Anticipated TOTAL Project Costs:** \$2,814,460.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11



## *St. Louis*

### *Catlin Townhomes-N. Boyle and W. Pine Blvd.*

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Rothschild Winzerling, LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 3/1/2004

**Plan Description:**

Construct seven new attached townhouses on vacant land.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Center for Emerging Technologies/Doris Wing Expan.*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$126,489.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$989,769.00 Amount on Hand: \$75,455.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,022,172.00 Amount on Hand: \$51,034.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,493,000.00

**Anticipated TOTAL Project Costs:** \$6,808,230.00

#### **Financing Method:**

Pay As You Go  
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6



## *St. Louis*

### *Center for Emerging Technologies/Doris Wing Expan.*

---

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3732  
**Developer(s):** Dorris Building, L.P.  
**Senate District:** 5  
**House District:** 64  
**Original Date Plan/Project Approved:** 12/1/1999

#### **Plan Description:**

TIF 50,000 s.f. Dorris property was acquired on September 1, 2000 after a 8 million renovation, the Doris Building now provides expansion space for the centers tenants and other start-up advanced technology companies. The public benefit is the 8 million renovation of an historic building which is expected to create 140 new permanent jobs.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	140	<b>Actual to Date:</b>	150
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Chouteau/Compton Industrial Center (352-6)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$929.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$723,615.00 Amount on Hand: \$929.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,982,784.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,600,000.00

**Anticipated TOTAL Project Costs:** \$14,502,400.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5



## *St. Louis*

### *Chouteau/Compton Industrial Center (352-6)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Chateau Compton, LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 2/1/1999

**Plan Description:**

A largely unoccupied industrial site has been cleaned up to provide for first class office/industrial/distribution/warehouse uses to serve the region from this central location. Phase 1, a 40,000 sq. ft. office building, is completed. Phase II, a 300,000 sq. ft. warehouse/distribution/office center is completed.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	1000	<b>Actual to Date:</b>	600
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Convention Headquarters Hotel (352-03)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,091,323.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$33,255,365.00 Amount on Hand: \$5,091,323.00  
0

#### **Economic Activity Taxes:**

Total received since inception: \$14,964,003.00 Amount on Hand: \$0.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$41,240,000.00

**Anticipated TOTAL Project Costs:** \$193,471,000.00

Financing Method:

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Convention Headquarters Hotel (352-03)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** HRI

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 2/1/1999

**Plan Description:**

Rehabilitate two historic hotel buildings, add a new hotel tower, ballrooms, retail and parking garage. Since 1992, the City has been without a Convention Headquarters Hotel. To be competitive with other cities, St. Louis has not only needed a state of the art Convention Center, but also a 1000 room hotel adjacent to the Convention Center. Renaissance Suites 180 units in the former Lennox Hotel and the remainder of hotel, including renovated Statler Hotel, new hotel tower, ballroom building and 800 space parking garage fulfill that need.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Dogtown Walk II-6815-29 Waldemer Ave. (352-62)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$207,900.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$415,000.00

**Anticipated TOTAL Project Costs:** \$2,700,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Dogtown Walk II-6815-29 Waldemer Ave. (352-62)*

---

**Contact Agency:** St. Louis  
**Contact Phone:** 3146573732  
**Developer(s):** Saaman Development, L.L.C.  
**Senate District:** 4  
**House District:** 64  
**Original Date Plan/Project Approved:** 2/1/2005

#### **Plan Description:**

The project consists of approximately 2.7 million in development and preparation of three lots for the construction of approximately 10 residential townhouse units, each approximately 1,900 s/f in size

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Dr. Martin Luther King Plaza (352-18)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$54,604.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,233,674.00 Amount on Hand: \$1,676.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,550,599.00 Amount on Hand: \$52,928.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,250,000.00

**Anticipated TOTAL Project Costs:** \$6,913,000.00

Financing Method:

Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9



## *St. Louis*

### *Dr. Martin Luther King Plaza (352-18)*

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**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Page Partners, LLC

**Senate District:** 5

**House District:** 60

**Original Date Plan/Project Approved:** 3/1/2002

**Plan Description:**

Project consists of approximately 40,000-43,000 s/f of new retail space constructed at the intersection of Grand Blvd., Martin Luther King Dr., and Page Blvd. Project is anchored by 13,000 s/f Save-A-Lot grocery store. Project also includes several in-line retailers and one out-lot. The Strip Center is 100 leased.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	100
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**Number of Retained Jobs:**

<b>Projected:</b>	5	<b>Actual to Date:</b>	5
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## *St. Louis*

### *East Bank Lofts-1511 Washington Ave. (352-64)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$325,905.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$18,352.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,300,000.00

**Anticipated TOTAL Project Costs:** \$8,085,845.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *East Bank Lofts-1511 Washington Ave. (352-64)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** CHD Design Development, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 2/1/2005

**Plan Description:**

The project consists of commercial spaces on the first two floors and residential rental units on floors 3-8. Fifteen parking spaces are located underneath the building.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Edison Brothers Warehouse (352-8)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$335.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$7,795,717.00 Amount on Hand: \$335.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,041,601.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,300,000.00

**Anticipated TOTAL Project Costs:** \$36,536,858.00

#### **Financing Method:**

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Edison Brothers Warehouse (352-8)*

---

**Contact Agency:** St. Louis  
**Contact Phone:** 3146573732  
**Developer(s):** Breckenridge Edison Development, LC  
**Senate District:** 5  
**House District:** 63  
**Original Date Plan/Project Approved:** 2/1/1999

**Plan Description:**

Conversion of unoccupied warehouse into a 300 room Sheraton Hotel with four levels of parking and recreation/meeting facilities. Though not part of the TIF, a portion of the 900,000 s/f building has been used for 76 condos. This project will provide great economic gain for the City and its downtown saving and reusing a prominent building.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Ely Walker Lofts-1520 Washington Ave.(352-73)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$984.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,367,969.00 Amount on Hand: \$984.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,203.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,000,000.00

**Anticipated TOTAL Project Costs:** \$44,209,442.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Ely Walker Lofts-1520 Washington Ave.(352-73)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Orchard Development Group

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 8/1/2005

**Plan Description:**

The project consists of the conversion of a seven-story building into 168 residential units, commercial space and parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Fashion Square Lofts-1301 Washington Ave. (352-37)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$100,232.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,737,303.00 Amount on Hand: \$96,392.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,357,482.00 Amount on Hand: \$3,840.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,700,000.00

**Anticipated TOTAL Project Costs:** \$29,262,334.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Fashion Square Lofts-1301 Washington Ave. (352-37)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146753732

**Developer(s):** Fashion Square, LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 7/1/2003

**Plan Description:**

Renovate existing eleven story structure for 122,400 s/f of residential use 96 apartments and approximately 48,600 s/f of commercial and retail uses.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Gaslight Square East-41xx Olive St. (352-51)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$34,285.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,401,382.00 Amount on Hand: \$34,285.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,500,000.00

**Anticipated TOTAL Project Costs:** \$2,793,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Gaslight Square East-41xx Olive St. (352-51)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Gaslight Square Place III, L.L.C.

**Senate District:** 4

**House District:** 58

**Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**

Construct public improvements to support construction of 44 townhouses and a lot for a condominium development in addition to two buildings for later development.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Georgian Square (352-36 RPA 2)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$57,348.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$408,388.00 Amount on Hand: \$55,578.00

#### **Economic Activity Taxes:**

Total received since inception: \$732,524.00 Amount on Hand: \$1,770.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,100,000.00

**Anticipated TOTAL Project Costs:** \$24,439,839.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Georgian Square (352-36 RPA 2)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Chris Goodson

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 7/1/2003

**Plan Description:**

Rehabilitation of the outbuildings, i.e., power plant, laundry building of the former City Hospital

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Georgian Square (352-36 RPA 3)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$79,954.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$496,638.00 Amount on Hand: \$65,544.00

#### **Economic Activity Taxes:**

Total received since inception: \$843,764.00 Amount on Hand: \$10,410.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$12,200,000.00

**Anticipated TOTAL Project Costs:** \$32,932,002.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Georgian Square (352-36 RPA 3)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Gilded Age Komen Properties

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 7/1/2003

**Plan Description:**

Construction of new retail

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Grace Lofts-1324 Washington Ave. (352-28)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$21,986.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$531,673.00 Amount on Hand: \$21,612.00

#### **Economic Activity Taxes:**

Total received since inception: \$423,663.00 Amount on Hand: \$374.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,800,000.00

**Anticipated TOTAL Project Costs:** \$9,793,045.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Grace Lofts-1324 Washington Ave. (352-28)*

---

**Contact Agency:** St. Louis  
**Contact Phone:** 3146573732  
**Developer(s):** McGowan Brothers Development Corp., L.L.C.  
**Senate District:** 5  
**House District:** 63  
**Original Date Plan/Project Approved:** 2/1/2003

**Plan Description:**

Adaptive reuse of eight story 60,000 s/f building for 24 loft apartments plus first and second floor commercial

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Grand Center (352-20)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,106,203.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$9,147,806.00 Amount on Hand: \$2,050,219.00

#### **Economic Activity Taxes:**

Total received since inception: \$9,825,738.00 Amount on Hand: \$55,984.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$104,679,000.00

**Anticipated TOTAL Project Costs:** \$531,316,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9



## *St. Louis*

### *Grand Center (352-20)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Grand Center Inc.

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 12/1/2002

**Plan Description:**

A TIF District to engage some 20-30 interrelated arts, entertainment, commercial, and residential projects. The project support the Citys performing arts center connecting Downtown with the Central West End.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	3900	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Gravois Plaza (352-13)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$15,287.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,245,951.00 Amount on Hand: \$59.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,681,931.00 Amount on Hand: \$15,228.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,049,000.00

**Anticipated TOTAL Project Costs:** \$18,200,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8



## *St. Louis*

### *Gravois Plaza (352-13)*

---

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3732  
**Developer(s):** Kimco Realty Corp.  
**Senate District:** 5  
**House District:** 67  
**Original Date Plan/Project Approved:** 11/1/2001

#### **Plan Description:**

Demolition of existing Gravois Plaza. Reconstruct shopping mall anchored by 125,000 s/f Shop n Save supermarket with adjacent retail shops. New mall replaces aging shopping center suffering from excessive vacancies. New center will create jobs, increase real estate values, promote sales and other economic activity taxes, and help to stabilize the neighborhood.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	120	<b>Actual to Date:</b>	200
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#### **Number of Retained Jobs:**

<b>Projected:</b>	102	<b>Actual to Date:</b>	102
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## *St. Louis*

### *Hampton Inn @ the Highlands (352-38)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$20,043.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,396,595.00 Amount on Hand: \$20,043.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,400,000.00

**Anticipated TOTAL Project Costs:** \$14,036,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Hampton Inn @ the Highlands (352-38)*

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**Contact Agency:** St. Louis  
**Contact Phone:** 3146573732  
**Developer(s):** Hampton Hotel, LLC  
**Senate District:** 4  
**House District:** 64  
**Original Date Plan/Project Approved:** 3/1/2004

**Plan Description:**

Construction of a 118 room hotel on vacant land.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Lafayette Square Historic District (352-14)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$99,019.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,648,411.00 Amount on Hand: \$99,019.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,587,557.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$8,161,000.00

**Anticipated TOTAL Project Costs:** \$18,200,000.00

#### **Financing Method:**

Pay As You Go  
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8



## *St. Louis*

### *Lafayette Square Historic District (352-14)*

---

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3732  
**Developer(s):** Near Southside Improvement Corp.  
**Senate District:** 5  
**House District:** 63  
**Original Date Plan/Project Approved:** 12/1/2001

#### **Plan Description:**

Implement Lafayette Square Neighborhood Plan by restoring vacant buildings and sites improving access, circulation and parking make basic improvements to the streets, sidewalks, and parks and improving neighborhood services and amenities.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	350	<b>Actual to Date:</b>	300
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#### **Number of Retained Jobs:**

<b>Projected:</b>	75	<b>Actual to Date:</b>	75
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## *St. Louis*

### *Loop Hotel (352-80A)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$60,796.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,074,691.00 Amount on Hand: \$55,563.00

#### **Economic Activity Taxes:**

Total received since inception: \$574,726.00 Amount on Hand: \$5,233.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,100,000.00

**Anticipated TOTAL Project Costs:** \$19,676,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Loop Hotel (352-80A)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Loop Hotel, L.L.C.

**Senate District:** 4

**House District:** 57

**Original Date Plan/Project Approved:** 1/1/2006

**Plan Description:**

Construction of a 120 room hotel.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Louderman Building (352-25)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,032.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,329,772.00 Amount on Hand: \$170.00

#### **Economic Activity Taxes:**

Total received since inception: \$738,254.00 Amount on Hand: \$862.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,400,000.00

**Anticipated TOTAL Project Costs:** \$15,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Louderman Building (352-25)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Louderman Building LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/1/2002

**Plan Description:**

Adaptive reuse of multi-level office building for condo, 3 floors of office, ground floor retail plus parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Loughborough Commons-802-1062 Loughborough Ave.*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$242,588.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,379,975.00 Amount on Hand: \$1,758.00

#### **Economic Activity Taxes:**

Total received since inception: \$10,878,243.00 Amount on Hand: \$240,830.00  
0

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$11,000,000.00

**Anticipated TOTAL Project Costs:** \$40,000,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12



## *St. Louis*

### *Loughborough Commons-802-1062 Loughborough Ave.*

---

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3732  
**Developer(s):** The Desco Group, Inc. or Loughborough Commons, L.L  
**Senate District:** 1  
**House District:** 108  
**Original Date Plan/Project Approved:** 2/1/2005

#### **Plan Description:**

A new Schnucks proto-type super center consisting of approximately 63,000 s/f. A national hardware retailer consisting of approximately 116,000 s/f exclusive of nursery and yard. Additional general retail consisting of approximately 25,000 s/f to potentially 50,000 s/f. Four or five out lots consisting of approximately 26,000 s/f to include a combination of financial services, consumer products, and sit-down and fast food restaurants.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	300	<b>Actual to Date:</b>	300
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Ludwig Lofts-1004-06 Olive St. (352-53)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$36,126.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$375,083.00 Amount on Hand: \$36,126.00

#### **Economic Activity Taxes:**

Total received since inception: \$180,375.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$850,000.00

**Anticipated TOTAL Project Costs:** \$7,130,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Ludwig Lofts-1004-06 Olive St. (352-53)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Ludwig Partners, LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 3/1/2006

**Plan Description:**

The plan calls for rehabbing two buildings in downtown St. Louis into first floor retail and condos in the upper floors.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Marquette Building-413-27 Olive St. (352-57)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$76,948.00    As of:                      1/1/2016  
Fund:

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$2,421,317.00    Amount on Hand:                      \$76,880.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$113,457.00    Amount on Hand:                      \$68.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$4,000,000.00

**Anticipated TOTAL Project Costs:**                      \$54,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:                      0

Current anticipated estimated number of years to retirement:                      0



## *St. Louis*

### *Marquette Building-413-27 Olive St. (352-57)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** TLG Marquette, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**

In 2014, apartments being converted to condos.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Maryland Plaza North (352-7p1)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$9,696.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,017,691.00 Amount on Hand: \$9,696.00

#### **Economic Activity Taxes:**

Total received since inception: \$4,101.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,000,000.00

**Anticipated TOTAL Project Costs:** \$10,240,720.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Maryland Plaza North (352-7p1)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Rothschild Development Ltd

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 8/1/2004

**Plan Description:**

Renovation of seven townhomes on 14 lots into approximately 20 condominiums.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Maryland Plaza South (352-7p2)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$43,648.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,530,432.00 Amount on Hand: \$26.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,576,106.00 Amount on Hand: \$43,622.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,850,000.00

**Anticipated TOTAL Project Costs:** \$20,571,935.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Maryland Plaza South (352-7p2)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Koplar Properties Inc.

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 8/1/2004

**Plan Description:**

Redevelopment of former Saks Store and Medical Arts Building and Greenberg Gallery into commercial and retail/office use.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Mississippi Place-1602-26 Mississippi Ave. (352-56)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$3,278.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$415,278.00 Amount on Hand: \$3,278.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$825,000.00

**Anticipated TOTAL Project Costs:** \$4,592,938.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### ***Mississippi Place-1602-26 Mississippi Ave. (352-56)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Gilded Age Renovation, L.L.C..

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**

Construction of 16 new townhomes including off-street parking in project area.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$37,180.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$759,009.00 Amount on Hand: \$37,180.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,300,000.00

**Anticipated TOTAL Project Costs:** \$10,675,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12



## ***St. Louis***

### ***Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Loftworks, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 8/1/2005

**Plan Description:**

The project involves the acquisition, renovation and equipping of the Willys Overland Building formerly known as the SJI Building for National Systems Inc.. The total cost of the project is approximately 12.3 million.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	5	<b>Actual to Date:</b>	10
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Old Post Office Building (352-15)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,339,540.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,655,220.00

**Anticipated TOTAL Project Costs:** \$34,950,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9



## ***St. Louis***

### ***Old Post Office Building (352-15)***

---

**Contact Agency:** St. Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Old Post Office Developers, LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 7/1/2007

**Plan Description:**

Renovation of 5-level, 242,000 s/f historic Old Post Office, acquired from GSA and developed for office and retail, including the Missouri Court of Appeals and Webster University.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	300	<b>Actual to Date:</b>	300
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Packard Lofts-2221 Locust St. (352-74)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$473.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$498,129.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$125,290.00 Amount on Hand: \$473.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,300,000.00

**Anticipated TOTAL Project Costs:** \$7,814,400.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Packard Lofts-2221 Locust St. (352-74)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Packard Lofts, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 8/1/2005

**Plan Description:**

The project consists of renovating and rehabilitating the existing four-story building and the development of 35 residential condominium units with first floor retail.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Paul Brown/Arcade Building (352-26)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$113.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,707,919.00 Amount on Hand: \$113.00

#### **Economic Activity Taxes:**

Total received since inception: \$8,140.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,264,200.00

**Anticipated TOTAL Project Costs:** \$143,138,400.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Paul Brown/Arcade Building (352-26)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Not Listed

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/1/2002

**Plan Description:**

Adaptive reuse of Paul Brown Building for 222 apartments, ground floor retail and parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Pet Building-400 S. 4th St. (352-65)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,394,916.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$28,326.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,000,000.00

**Anticipated TOTAL Project Costs:** \$43,495,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Pet Building-400 S. 4th St. (352-65)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Balke Brown Associates

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 8/1/2005

**Plan Description:**

The project is the conversion of the Pet Building, currently a vacant commercial building into 118 residential units and approximately 8,500 s/f of commercial usage. Total project cost is estimated at 40,495,000.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Printer's Lofts-1601-27 Locust St. (352-32)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,899.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,817,403.00 Amount on Hand: \$1,899.00

#### **Economic Activity Taxes:**

Total received since inception: \$99,453.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,880,000.00

**Anticipated TOTAL Project Costs:** \$26,502,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Printer's Lofts-1601-27 Locust St. (352-32)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Printers Lofts, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 7/1/2003

**Plan Description:**

RPA1 Renovate 2 existing structures for 17,500 s/f ground floor commercial, 121,725 s/f of residential 74 loft condominiums plus parking. RPA2 Construct mixed use building on remainder of site.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Railway Lofts-1619 Washington Ave. (352-39)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$39,472.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,008,477.00 Amount on Hand: \$39,469.00

#### **Economic Activity Taxes:**

Total received since inception: \$30,947.00 Amount on Hand: \$3.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,583,379.00

**Anticipated TOTAL Project Costs:** \$13,216,575.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### ***Railway Lofts-1619 Washington Ave. (352-39)***

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** 1619 Washington, LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 3/1/2004

**Plan Description:**

Renovation of existing 96,000 s/f 9-story building for ground floor commercial and 41 residential condominiums.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Security Building (352-40)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$207,841.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,319,779.00 Amount on Hand: \$207,680.00

#### **Economic Activity Taxes:**

Total received since inception: \$289,850.00 Amount on Hand: \$161.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,000,000.00

**Anticipated TOTAL Project Costs:** \$13,201,397.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Security Building (352-40)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Security Building Partners LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 3/1/2004

**Plan Description:**

Renovate existing 128,000 s/f 11-story building built in 1891 for office and retail uses.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Shenandoah Place-2303-11 Minnesota Ave. (352-42)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$118,700.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,883.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$231,540.00

**Anticipated TOTAL Project Costs:** \$1,549,416.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Shenandoah Place-2303-11 Minnesota Ave. (352-42)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Minnesota Development Partners, L.L.C.

**Senate District:** 5

**House District:** 59

**Original Date Plan/Project Approved:** 3/1/2004

**Plan Description:**

Renovate three four-family two-story buildings into six for-sale condominiums

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Soulard Market Apartments-1535 S. 8th St. (352-34)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$66.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,869,977.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$184,286.00 Amount on Hand: \$66.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,400,000.00

**Anticipated TOTAL Project Costs:** \$29,226,315.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Soulard Market Apartments-1535 S. 8th St. (352-34)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Carriage Apartments, LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 7/1/2004

**Plan Description:**

Renovation of the 5-story Welsch Baby Carriage building for 127,032 s/f of residential 132 apartments and 23,618 s/f of commercial space plus residential parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Southside National Bank (352-75)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$14,415.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$397,340.00 Amount on Hand: \$14,415.00

#### **Economic Activity Taxes:**

Total received since inception: \$33,134.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,400,000.00

**Anticipated TOTAL Project Costs:** \$6,688,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***St. Louis***

### ***Southside National Bank (352-75)***

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Southside National, L.L.C.

**Senate District:** 4

**House District:** 67

**Original Date Plan/Project Approved:** 8/1/2005

**Plan Description:**

The project consists of the conversion of the National Bank Building into commercial space and residential units.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Southtown (352-31)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$179,701.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,654,952.00 Amount on Hand: \$4,433.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,379,107.00 Amount on Hand: \$175,268.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,500,000.00

**Anticipated TOTAL Project Costs:** \$30,000,000.00

#### **Financing Method:**

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Southtown (352-31)*

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**Contact Agency:** St. Louis  
**Contact Phone:** 3146573732  
**Developer(s):** Developers Diversified Realty (DDR)  
**Senate District:** 4  
**House District:** 66  
**Original Date Plan/Project Approved:** 7/1/2003

**Plan Description:**

Construct approximately 97,000 square feet of one story retail space including two retail strips and three out parcel developments.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Syndicate Trust Building-915 Olive St. (352-77)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$7,945.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,058,867.00 Amount on Hand: \$7,943.00

#### **Economic Activity Taxes:**

Total received since inception: \$70,950.00 Amount on Hand: \$2.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$8,200,000.00

**Anticipated TOTAL Project Costs:** \$68,897,200.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Syndicate Trust Building-915 Olive St. (352-77)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Syndicate Partners, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 1/1/2006

**Plan Description:**

The project entails renovating and rehabilitating the Syndicate Trust Building, providing 91 for-sale residential condominiums, 84 loft-style rental apartment units plus office and retail development.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Tech Electronics (352-17)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$324,830.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$194,700.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$900,000.00

**Anticipated TOTAL Project Costs:** \$4,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9



## *St. Louis*

### *Tech Electronics (352-17)*

---

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3732  
**Developer(s):** Tech Electronics, Inc.  
**Senate District:** 4  
**House District:** 64  
**Original Date Plan/Project Approved:** 2/1/2002

#### **Plan Description:**

Project consists of constructing a 7,000 s/f, one story office building, capable of being expanded to three stories. Project will allow Tech Electronics continued growth of its facilities and operation. The company will expand its current operation of 160 employees and 25 million annual sales in St. Louis. New project will create approximately 45 permanent new full-time jobs with salaries ranging from 55,000 to 65,000 per year.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	45	<b>Actual to Date:</b>	45
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#### **Number of Retained Jobs:**

<b>Projected:</b>	160	<b>Actual to Date:</b>	160
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## *St. Louis*

### *Terra Cotta Annex & Garage-1511-21 Locust St.*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,281.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,067,591.00 Amount on Hand: \$2,036.00

#### **Economic Activity Taxes:**

Total received since inception: \$231,546.00 Amount on Hand: \$245.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,500,000.00

**Anticipated TOTAL Project Costs:** \$24,398,026.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10



## *St. Louis*

### *Terra Cotta Annex & Garage-1511-21 Locust St.*

---

**Contact Agency:** St. Louis

**Contact Phone:** 314) 657-3732

**Developer(s):** 1501 Locust Partners, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 6/1/2013

**Plan Description:**

The developer has completed 100 Terra Cotta Loft Condos. This project rehabs the adjacent building for 75 additional condos. The construction of a parking garage to serve the 175 units has been completed. Provides parking for the Terra Cotta Lofts and also some public parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	76	<b>Actual to Date:</b>	60
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *The Cloisters-2500 S. 18th St. (352-35)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$80,986.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,261,929.00 Amount on Hand: \$79,573.00

#### **Economic Activity Taxes:**

Total received since inception: \$152,739.00 Amount on Hand: \$1,413.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,000,000.00

**Anticipated TOTAL Project Costs:** \$24,068,124.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *The Cloisters-2500 S. 18th St. (352-35)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Restoration St. Louis, Inc.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 7/1/2003

**Plan Description:**

Renovation of a 27,000 s/f building complex originally used as a religious convent and more recently as a nursing home into 21 apartments plus on-site parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *The Georgian @ City Hospital-1515 Lafayette Ave.*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$80,986.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,261,929.00 Amount on Hand: \$79,573.00

#### **Economic Activity Taxes:**

Total received since inception: \$152,739.00 Amount on Hand: \$1,413.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,000,000.00

**Anticipated TOTAL Project Costs:** \$24,068,124.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *The Georgian @ City Hospital-1515 Lafayette Ave.*

---

**Contact Agency:** St. Louis  
**Contact Phone:** 314-657-3732  
**Developer(s):** City Hospital Development, L.L.C.  
**Senate District:** 5  
**House District:** 63  
**Original Date Plan/Project Approved:** 7/1/2004

#### **Plan Description:**

Renovate abandoned 5-story, 153,000 s/f hospital built in 1912 for development of 101 residential condominiums RPA1. Other buildings in the complex and vacant land around the main building are being developed for multi-use projects RPA2 AND RPA3.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	30
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	30
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## *St. Louis*

### *The Loop Center North (352-80B)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,500,000.00

**Anticipated TOTAL Project Costs:** \$7,213,665.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *The Loop Center North (352-80B)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Loop Center North, L.L.C.

**Senate District:** 4

**House District:** 57

**Original Date Plan/Project Approved:** 1/1/2006

**Plan Description:**

Construction of a two-story building containing a total of 33, 600 s/f of space for retail and office use.

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Union Station Phase 2 (352-145)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$767,709.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$689,394.00 Amount on Hand: \$689,394.00

#### **Economic Activity Taxes:**

Total received since inception: \$78,315.00 Amount on Hand: \$78,315.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$18,500,000.00

**Anticipated TOTAL Project Costs:** \$69,949,676.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Union Station Phase 2 (352-145)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** USH, LLC

**Senate District:** 1

**House District:** 79

**Original Date Plan/Project Approved:** 2/1/2015

**Plan Description:**

Renovate Union Station to provide additional entertainment and restaurant facilities for St. Louis area residents and will provide new and exciting amusement attractions that currently do not exist in downtown St. Louis.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Ventana Lofts-1635 Washington Ave. (352-68)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$5,540.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,265,299.00 Amount on Hand: \$5,540.00

#### **Economic Activity Taxes:**

Total received since inception: \$40,456.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,330,000.00

**Anticipated TOTAL Project Costs:** \$20,930,180.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Ventana Lofts-1635 Washington Ave. (352-68)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** Jacob Development Group, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 8/1/2005

**Plan Description:**

The project involves the acquisition, renovation and equipping of the Willys Overland Building formerly known as the SJI Building for National Systems Inc.. The total cost of the project is approximately 12.3 million.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Walter Knoll Florist Row (352-27)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,170.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$178,839.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$714,026.00 Amount on Hand: \$1,170.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,000,000.00

**Anticipated TOTAL Project Costs:** \$3,013,650.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Walter Knoll Florist Row (352-27)*

---

**Contact Agency:** St. Louis  
**Contact Phone:** 3146573732  
**Developer(s):** WC&D Enterprises (Walter Knoll Florist)  
**Senate District:** 5  
**House District:** 63  
**Original Date Plan/Project Approved:** 12/1/2002

**Plan Description:**

Renovate and expand buildings to accommodate a relocated floral company for wholesale/retail businesses.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Warehouse of Fixtures (352-50)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$39,085.00    As of:                      1/1/2016  
Fund:

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$2,958,677.00    Amount on Hand:                      \$39,085.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$317,225.00    Amount on Hand:                      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$6,100,000.00

**Anticipated TOTAL Project Costs:**                      \$53,495,200.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:                      0

Current anticipated estimated number of years to retirement:                      0



## *St. Louis*

### *Warehouse of Fixtures (352-50)*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** University Village Apartments, L.P.

**Senate District:** 5

**House District:** 64

**Original Date Plan/Project Approved:** 8/1/2004

**Plan Description:**

Renovation of seven buildings, totaling 340,000 s/f into 200 loft apartment units, commercial uses and related parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Washington East Condominiums-901 & 1001-15*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$150,163.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$3,308,572.00 Amount on Hand: \$146,910.00

#### **Economic Activity Taxes:**

Total received since inception: \$544,684.00 Amount on Hand: \$3,253.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,300,000.00

**Anticipated TOTAL Project Costs:** \$60,280,847.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11



## *St. Louis*

### *Washington East Condominiums-901 & 1001-15*

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**Contact Agency:** St. Louis  
**Contact Phone:** (314) 657-3732  
**Developer(s):** Not Listed  
**Senate District:** 5  
**House District:** 63  
**Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**

Redevelopment of 901, 1001-15 Washington avenue and 1010 Lucas Street to renovate four loft buildings for retail, office and residential condos with parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	64	<b>Actual to Date:</b>	42
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	30
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## *St. Louis*

### *West Town Lofts-2201 Washington Ave/2211 Lucas Ave*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,911.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$598,054.00 Amount on Hand: \$1,911.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,400,000.00

**Anticipated TOTAL Project Costs:** \$18,562,643.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12



## *St. Louis*

### *West Town Lofts-2201 Washington Ave/2211 Lucas Ave*

---

**Contact Agency:** St. Louis

**Contact Phone:** 314) 657-3732

**Developer(s):** KN & C, L.L.C.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 8/1/2005

**Plan Description:**

The project anticipates the development of approximately 80 residential condominium units, three penthouse loft condominium units and 24,000 s/f of commercial space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	20
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Willy's Overland Building- 2300 Locust St. 352-66*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$8,129.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$8,125.00 Amount on Hand: \$8,125.00

#### **Economic Activity Taxes:**

Total received since inception: \$966,043.00 Amount on Hand: \$4.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,800,000.00

**Anticipated TOTAL Project Costs:** \$12,300,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Willy's Overland Building- 2300 Locust St. 352-66*

---

**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** The National System, Inc.

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 6/1/2005

**Plan Description:**

The project involves the acquisition, renovation and equipping of the Willys Overland Building formerly known as the SJI Building for National Systems Inc.. The total cost of the project is approximately 12.3 million.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis*

### *Windows Lofts-1601 Washington Ave. (352-33)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$39,347.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,458,096.00 Amount on Hand: \$38,921.00

#### **Economic Activity Taxes:**

Total received since inception: \$392,908.00 Amount on Hand: \$426.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,000,000.00

**Anticipated TOTAL Project Costs:** \$15,835,160.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St. Louis*

### *Windows Lofts-1601 Washington Ave. (352-33)*

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**Contact Agency:** St. Louis

**Contact Phone:** 3146573732

**Developer(s):** 1601 Washington, LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 7/1/2003

**Plan Description:**

Renovate existing 120,000 s/f building for 75,250 s/f of commercial uses and 45,150 s/f of residential lofts 33 condominiums.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *St. Louis County*

## *Grasso Plaza*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$29,063.45 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$671,378.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$587,242.00 Amount on Hand: \$29,063.45

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$880,000.00

Property Acquisition and Relocation Costs: \$300,000.00

Project Implementation Costs: \$1,595,000.00

Other: \$725,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,500,000.00

**Anticipated TOTAL Project Costs:** \$18,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13



## *St. Louis County*

### *Grasso Plaza*

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**Contact Agency:** St. Louis County  
**Contact Phone:** (314) 615-7046  
**Developer(s):** Grasso Plaza Development Company  
**Senate District:** 15  
**House District:** 65  
**Original Date Plan/Project Approved:** 4/1/2004

**Plan Description:**

Demolition of certain existing structures, the payment of relocation expenses, the construction, improvement, renovation and reconstruction of buildings and infrastructure and other related site improvements for a commercial retail center and public improvements in order to achieve the objectives of the Redevelopment Plan.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	200
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis County*

### *Lambert Airport Eastern Perimeter RPA 1*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$273,959.12 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$9,501,987.00 Amount on Hand: \$246,571.88

#### **Economic Activity Taxes:**

Total received since inception: \$459,188.74 Amount on Hand: \$27,387.24

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$39,667,526.00

Property Acquisition and Relocation Costs: \$26,342,160.00

Project Implementation Costs: \$3,242,367.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$69,252,053.00

**Anticipated TOTAL Project Costs:** \$107,000,000.00

Financing Method:

TIF Notes  
Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13



## *St. Louis County*

### *Lambert Airport Eastern Perimeter RPA 1*

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**Contact Agency:** St. Louis County

**Contact Phone:** (314) 615-7046

**Developer(s):** NorthPark Partners LLC

**Senate District:** 14

**House District:** 70

**Original Date Plan/Project Approved:** 7/1/2004

**Plan Description:**

Completion of Public Infrastructure Improvements necessary for construction of a business and industrial park, as follows road improvements mass grading and excavation building and site demolition environmental remediation detention, landscaping and irrigation sanitary & sewer improvements extension and resurfacing utility improvements, upgrades and relocations traffic signalization sidewalks and pedestrian trails improvements to and creation of the Maline Creek Greenway.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	11000	<b>Actual to Date:</b>	2900
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis County*

### *Lambert Airport Eastern Perimeter RPA 2*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$1,836,530.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,836,530.00

**Anticipated TOTAL Project Costs:** \$18,421,095.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13



## *St. Louis County*

### *Lambert Airport Eastern Perimeter RPA 2*

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**Contact Agency:** St. Louis County

**Contact Phone:** (314) 615-7046

**Developer(s):** None Currently

**Senate District:** 14

**House District:** 70

**Original Date Plan/Project Approved:** 7/1/2004

**Plan Description:**

A single family neighborhood incorporating renovation of existing occupied single-family residences, selected renovation of vacant single-family residences and the construction of new single-family residences.

**Plan/Project Status:** Seeking Developer

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *St. Louis County*

## *Lemay Plaza*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$55,613.96 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$402,559.00 Amount on Hand: \$0.22

### **Economic Activity Taxes:**

Total received since inception: \$464,168.00 Amount on Hand: \$55,613.74

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$785,000.00

Property Acquisition and Relocation Costs: \$350,000.00

Project Implementation Costs: \$350,000.00

Other: \$215,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,700,000.00

**Anticipated TOTAL Project Costs:** \$5,538,760.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 13



## *St. Louis County*

### *Lemay Plaza*

---

**Contact Agency:** St. Louis County

**Contact Phone:** (314) 615-7046

**Developer(s):** Kimco of Missouri Inc.

**Senate District:** 1

**House District:** 96

**Original Date Plan/Project Approved:** 9/1/2004

**Plan Description:**

Demolition of certain existing structures, the payment of relocation expenses, the construction, improvement, renovation and reconstruction of buildings and infrastructure and other related site improvements for a commercial retail center and public improvements in order to achieve the objectives of the Redevelopment Plan.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Louis County*

### *Mayfair Plaza*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$487,600.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$813,214.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,697,500.00

Property Acquisition and Relocation Costs: \$2,800,000.00

Project Implementation Costs: \$2,425,165.00

Other: \$847,068.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$9,770,733.00

**Anticipated TOTAL Project Costs:** \$9,770,733.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 15



## *St. Louis County*

### *Mayfair Plaza*

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**Contact Agency:** St. Louis County

**Contact Phone:** (314) 615-7406

**Developer(s):** Koman Properties IncMayfair Acquisitions, LLC

**Senate District:** 13

**House District:** 81

**Original Date Plan/Project Approved:** 8/1/2006

**Plan Description:**

Acquisition, renovation, and reconstruction of the Mayfair Plaza Shopping Center and parcels adjacent thereto, the demolition of certain structures, the construction of new retail and commercial space and outlots and related site and infrastructure improvements in order to achieve the objectives of the Redevelopment Plan.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St. Robert*

### *Liberty Commons TIF Redevelopment Plan*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$246,087.76 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$254,098.44 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$28,175,000.00

Property Acquisition and Relocation Costs: \$725,000.00

Project Implementation Costs: \$250,000.00

Other: \$1,450,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,125,000.00

**Anticipated TOTAL Project Costs:** \$30,600,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***St. Robert***

### ***Liberty Commons TIF Redevelopment Plan***

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**Contact Agency:** St. Robert  
**Contact Phone:** 5734513303  
**Developer(s):** The Sonic Boys and US, LLC  
**Senate District:** 16  
**House District:** 148  
**Original Date Plan/Project Approved:** 12/1/2010

#### **Plan Description:**

Development of 16 acres of land within the city limits of St. Robert, Missouri to consist of Colton's Steakhouse, one other casual themed restaurant, one retail center, one 85 room extended stay hotel and 180 unit apartment complex which will result in the removal of blight and creation of jobs, investment and future growth of the city

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	125	<b>Actual to Date:</b>	80
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#### **Number of Retained Jobs:**

<b>Projected:</b>	125	<b>Actual to Date:</b>	80
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## *St. Robert*

### *Ramada Inn Redevelopment Project*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$147,806.55 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$558,390.32 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$2,500,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,500,000.00

**Anticipated TOTAL Project Costs:** \$8,600,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***St. Robert***

### ***Ramada Inn Redevelopment Project***

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**Contact Agency:** St. Robert  
**Contact Phone:** 573-451-3303  
**Developer(s):** Ehrhardt Properties  
**Senate District:** 16  
**House District:** 148  
**Original Date Plan/Project Approved:** 12/1/2009

**Plan Description:**

Redevelopment project consisting of commercial uses that would entail rehabilitation of certain existing site improvements and provide for the construction of new buildings and certain existing site improvement and provide for the construction of new buildings.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	75
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**Number of Retained Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	75
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## *St. Robert*

### *St. Robert Redevelopment Project #2*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,540,845.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$688,464.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,649,988.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$325,000.00

Other: \$608,000.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,582,988.00

**Anticipated TOTAL Project Costs:** \$2,582,988.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## ***St. Robert***

### ***St. Robert Redevelopment Project #2***

---

**Contact Agency:** St. Robert  
**Contact Phone:** 573-451-3303  
**Developer(s):** Sundowner Hospitality LLC  
**Senate District:** 16  
**House District:** 148  
**Original Date Plan/Project Approved:** 8/1/1997

**Plan Description:**

Development of vacant land highly visible from Interstate 44 to a mix of commercial and residential use property.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	175
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *1001 Locust (352-108)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$402,508.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$228,229.00 Amount on Hand: \$37.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,950,000.00

**Anticipated TOTAL Project Costs:** \$10,218,750.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *1001 Locust (352-108)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Kinloch LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 7/1/2008

**Plan Description:**

The project consists of the rehabilitation of a six-story building with approximately 8,800 s/f of retail space and 45,000 s/f of office space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*St.Louis*

*1111 Olive (352-127)*

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$503,084.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$224,870.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,350,000.00

**Anticipated TOTAL Project Costs:** \$11,750,583.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *1111 Olive (352-127)*

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**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Infomedia, Inc.

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 3/1/2010

**Plan Description:**

The mixed-use development on .56 acres includes the renovation of a five-story structure originally used to house the Post-Dispatch printing presses, and more recently used by KSDK and the United Way. It is anticipated it will be used for approximately 7,900 sq. ft. of first floor retail, 77,000 sq. ft. of office and 10,000 sq. ft. of storage.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*St.Louis*

*1225 Washington (352-122)*

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$736.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$242,091.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$1,377,536.00 Amount on Hand: \$736.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,300,000.00

**Anticipated TOTAL Project Costs:** \$21,672,113.00

Financing Method:

Pay As You Go  
TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *1225 Washington (352-122)*

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**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** McGowan Brothers Development

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 2/1/2009

**Plan Description:**

This project will involve the rehabilitation of approx 45 residential apartments, featuring high-end amenities and design elements. Unit size is anticipated to average approx. 1,050 square feet in size, renting for an average price of .90 per square foot 940 per month. Additionally, this project seeks to rehabilitate 11,800 square feet for mixed commercial activity an restaurant/bar or chain retailer is expected to occupy this space for an average rent of 26 per square foot, or 25,500.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*St.Louis*

*1449-1601 S. Jefferson (352-132)*

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$70,546.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$109,023.00 Amount on Hand: \$12,822.00

### **Economic Activity Taxes:**

Total received since inception: \$201,315.00 Amount on Hand: \$57,724.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,170,000.00

**Anticipated TOTAL Project Costs:** \$8,685,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *1449-1601 S. Jefferson (352-132)*

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**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Green Street Development Group, LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 12/1/2011

**Plan Description:**

Renovate 47,000 s/f commercial building for new tenants and construct a new 5,000-8,000 s/f commercial building on out lot.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *1900 Washington (352-107)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *1900 Washington (352-107)*

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**Contact Agency:** St.Louis  
**Contact Phone:** 3146573732  
**Developer(s):** Terminated  
**Senate District:** 5  
**House District:** 58  
**Original Date Plan/Project Approved:** 12/1/2013  
**Plan Description:**  
Terminated

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *1910 Locust (352-102)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$43,252.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$222,428.00 Amount on Hand: \$43,252.00

#### **Economic Activity Taxes:**

Total received since inception: \$276,014.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,400,000.00

**Anticipated TOTAL Project Costs:** \$8,756,326.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *1910 Locust (352-102)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** 1891 Locust, LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 12/1/2007

**Plan Description:**

The project consist of the renovation and rehabilitation of the building located on 1910 Locust for the relocation of Paradowski Creative. Paradowski Creative will occupy about 24,532 s/f and the rest of the 4,623 s/f will be used for retail and restaurant space, which will most likely be used for a coffee house and will be rented at 14 per s/f.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *2200 Gravois (352-85)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$318,561.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$57,237.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,000,000.00

**Anticipated TOTAL Project Costs:** \$8,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13



## *St.Louis*

### *2200 Gravois (352-85)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 314-657-3732

**Developer(s):** 2200 Gravois, LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 8/1/2006

**Plan Description:**

Rehabilitation of a historic structure into mixed-use commercial and residential uses.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*St.Louis*

*2727 Washington (352-133)*

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$24,432.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$97,654.00 Amount on Hand: \$16,119.00

### **Economic Activity Taxes:**

Total received since inception: \$31,905.00 Amount on Hand: \$8,313.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$450,000.00

**Anticipated TOTAL Project Costs:** \$1,699,700.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



***St.Louis***

***2727 Washington (352-133)***

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Birch LLC

**Senate District:** 5

**House District:** 63

**Original Date Plan/Project Approved:** 1/1/2012

**Plan Description:**

Rehabilitate unoccupied two story 13,000 s/f building for use as a V.A. Medical Clinic

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *3693 Forest Park (352-115)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$50.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$222,974.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$67,464.00 Amount on Hand: \$50.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,500,000.00

**Anticipated TOTAL Project Costs:** \$12,477,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *3693 Forest Park (352-115)*

---

**Contact Agency:** St.Louis  
**Contact Phone:** 3146573732  
**Developer(s):** McGowan Brothers Management Corp, LLC  
**Senate District:** 4  
**House District:** 54  
**Original Date Plan/Project Approved:** 12/1/2008

#### **Plan Description:**

Project consists of the rehabilitation of building into a mix of residential apartments 2nd and 3rd floors and commercial/retail space with parking on the ground floor. The residential component consists of 48 residential apartments, where each apartment is approx. 1,125 s/f at 1,350 per month. Retail space will consists of approx. 6,000 s/f, renting at 12 per s/f, or 6,000 per month of total potential revenue. Site also provides 48 parking spaces located on the ground floor.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*St.Louis*

*374 South Grand (352-113)*

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$18,211.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,533,884.00 Amount on Hand: \$18,009.00

### **Economic Activity Taxes:**

Total received since inception: \$51,985.00 Amount on Hand: \$202.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,550,000.00

**Anticipated TOTAL Project Costs:** \$67,094,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *374 South Grand (352-113)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Union Square Enterprises, LLC

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 12/1/2008

**Plan Description:**

The redevelopment project proposes the rehabilitation of the building into a mix of residential units and commercial space. This will include 129 student housing units with a total of 298 beds 1,2,3 bedroom types, and 7,200 s/f of commercial space for dining and coffee shops. The building will house 380 parking spaces beneath the project, which will include 100 for public use.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *4100 Forest Park (352-86)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$128,689.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$2,430,831.00 Amount on Hand: \$128,689.00

#### **Economic Activity Taxes:**

Total received since inception: \$64,459.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,036,000.00

**Anticipated TOTAL Project Costs:** \$40,939,971.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13



## *St.Louis*

### *4100 Forest Park (352-86)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Acme Development, LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 7/1/2006

**Plan Description:**

Rehabilitate 1921 warehouse into mixed-use commercial, office, and residential

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*St.Louis*

*4249 Michigan (352-129)*

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



***St.Louis***

***4249 Michigan (352-129)***

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Terminated

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 12/1/2013

**Plan Description:**

Terminated

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*St.Louis*

*4900 Manchester (352-112)*

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$14,273.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$274,156.00 Amount on Hand: \$14,465.00

### **Economic Activity Taxes:**

Total received since inception: \$182,393.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,320,000.00

**Anticipated TOTAL Project Costs:** \$6,392,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *4900 Manchester (352-112)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** BDG Reality, LLC

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 11/1/2008

**Plan Description:**

Construction of a 6.39 million, 50,000 s/f commercial property, includes St. Louis Science Center in addition to maintaining a headquarters for Boxes, Inc. Public benefit is to eliminate blight through the construction of a new building.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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*St.Louis*

*500 Kingshighway (352-124)*

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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$145.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$9.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$145.00 Amount on Hand: \$145.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,000,000.00

**Anticipated TOTAL Project Costs:** \$6,517,130.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *500 Kingshighway (352-124)*

---

**Contact Agency:** St.Louis  
**Contact Phone:** 3146573732  
**Developer(s):** Rothschild Development  
**Senate District:** 4  
**House District:** 54  
**Original Date Plan/Project Approved:** 12/1/2013  
**Plan Description:**  
Terminated

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *600 Washington Ave.-St.Louis Centre (352-88)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$158,276.00    As of:                      1/1/2016  
Fund:

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$3,841,729.00    Amount on Hand:                      \$158,276.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$16,322.00    Amount on Hand:                      \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$30,600,000.00

**Anticipated TOTAL Project Costs:**                      \$109,906,221.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement:                      23

Current anticipated estimated number of years to retirement:                      13



## *St.Louis*

### *600 Washington Ave.-St.Louis Centre (352-88)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Spinnaker Corporation

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 8/1/2006

**Plan Description:**

The plan calls for converting the old St. Louis Centre Mall into a parking structure with retail on the first floor. The existing bridges that radiate out from the mall and tower will be removed. The plan also calls for the renovation of the One City Centre office tower and renaming it to 600 Washington.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *721 Olive Chemical Building (352-114)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***St.Louis***

### ***721 Olive Chemical Building (352-114)***

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**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Lancaster Ventures Ltd.

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 7/1/2013

**Plan Description:**

Terminated

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Ballpark Lofts (352-84)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$109,491.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,568,085.00 Amount on Hand: \$71,017.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,206,144.00 Amount on Hand: \$38,474.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$11,000,000.00

**Anticipated TOTAL Project Costs:** \$86,632,600.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13



## *St.Louis*

### *Ballpark Lofts (352-84)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Ballpark Lofts I, LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 8/1/2006

**Plan Description:**

Rehabilitate 3 historic buildings.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	350	<b>Actual to Date:</b>	50
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Carondelet Coke (352-140)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$18,031.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,776.00 Amount on Hand: \$1,776.00

#### **Economic Activity Taxes:**

Total received since inception: \$16,255.00 Amount on Hand: \$16,255.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,100,000.00

**Anticipated TOTAL Project Costs:** \$25,776,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Carondelet Coke (352-140)*

---

**Contact Agency:** St.Louis  
**Contact Phone:** 3146573732  
**Developer(s):** Green Street Development Group LLC  
**Senate District:** 5  
**House District:** 93  
**Original Date Plan/Project Approved:** 2/1/2013

**Plan Description:**

After brownfield clean-up of industrial site, a new access road will be constructed east of S. Broadway and some 650,000 s/f of new LEED-certified industrial/commercial buildings will be constructed by both rail and river.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Carondelet South-District #1 (352-110a)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$44,954.00    As of:                      1/1/2016  
Fund:

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$542,364.00    Amount on Hand:                      \$44,753.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$81,688.00    Amount on Hand:                      \$201.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$2,466,924.00

**Anticipated TOTAL Project Costs:**                      \$25,522,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:                      0

Current anticipated estimated number of years to retirement:                      0



## *St.Louis*

### *Carondelet South-District #1 (352-110a)*

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**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Steins Broadway, Inc.

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 7/1/2008

**Plan Description:**

The project consists of the rehabilitation of a former Coca-Cola syrup manufacturing plant at 8125 Michigan Ave. into approximately 78 market-rate apartments and 22,200 s/f of commercial space, and construction on vacant land of approximately 16 residential units.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Carondelet South-District #2 (352-110b)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$6,502.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$31,089.00 Amount on Hand: \$5,014.00

#### **Economic Activity Taxes:**

Total received since inception: \$38,218.00 Amount on Hand: \$1,488.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$498,649.00

**Anticipated TOTAL Project Costs:** \$6,622,777.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Carondelet South-District #2 (352-110b)*

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**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Steins Broadway, Inc.

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 7/1/2008

**Plan Description:**

The project consists of the rehabilitation of the former Carondelet School into classroom and meeting room use for Grace Hill Community Center.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Carondelet South-District #3 (352-110c)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Carondelet South-District #3 (352-110c)*

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**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Steins

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 12/1/2013

**Plan Description:**

Terminated

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Carondelet South-District #4 (352-110d)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$43,304.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$4,609.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$312,144.00

**Anticipated TOTAL Project Costs:** \$2,009,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Carondelet South-District #4 (352-110d)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Steins Broadway, Inc.

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 7/1/2008

**Plan Description:**

The project consists of the rehabilitation of the property into approximately 8 market-rate apartments and approximately 8,520 s/f of commercial space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Chouteau Crossing (352-118)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$959.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$44,036.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$251,328.00 Amount on Hand: \$959.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,965,000.00

**Anticipated TOTAL Project Costs:** \$20,106,052.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Chouteau Crossing (352-118)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Green Street Properties, LLC

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 2/1/2009

**Plan Description:**

2302 Papin will result in 120,000 square feet of LEED-certified commercial-flex space including office and warehousing. 2602 Papin will provide approx. 5,000 square feet of retail space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Delmar East Loop (352-80D)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$107,095.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$498,819.00 Amount on Hand: \$70,195.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,546,533.00 Amount on Hand: \$36,900.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$6,000,000.00

**Anticipated TOTAL Project Costs:** \$16,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13



## *St.Louis*

### *Delmar East Loop (352-80D)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Loop TIF, Inc.

**Senate District:** 4

**House District:** 57

**Original Date Plan/Project Approved:** 1/1/2006

**Plan Description:**

The project includes property acquisition and public improvements like public parking, streetscape improvements and lighting, transportation infrastructure development and roadway improvements.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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### *Euclid/Buckingham Garage (352-81)*

Current Amount of Revenue in Special Allocation Fund:	\$0.00	As of:	1/1/2016
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Total received since inception: \$1,510,731.00    Amount on Hand: \$0.00

Total received since inception:	\$353,606.00	Amount on Hand:	\$0.00
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Public Infrastructure/Site Development Costs:	\$0.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

**Total Anticipated TIF Reimbursable Project Costs:** \$3,409,000.00

**Anticipated TOTAL Project Costs:** \$23,574,000.00

Financing Method:  
Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13



## *St.Louis*

### *Euclid/Buckingham Garage (352-81)*

---

**Contact Agency:** St.Louis  
**Contact Phone:** 314-657-3732  
**Developer(s):** Treasurer, City of St. Louis  
**Senate District:** 5  
**House District:** 58  
**Original Date Plan/Project Approved:** 3/1/2006

**Plan Description:**

Construction of a parking garage with 130-140 parking spaces. The development also includes 45 loft style residential condominium units above the garage and approximately 6100 s/f of street level retail space, but they will not be TIF assisted.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	2	<b>Actual to Date:</b>	20
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Ford Building (352-121)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$196,453.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$14,116.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$900,000.00

**Anticipated TOTAL Project Costs:** \$11,511,494.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Ford Building (352-121)*

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**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Blue Shutters Development

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 2/1/2009

**Plan Description:**

This project has created approx. 6,000 square feet of first floor retail space. Floors 2-14 have been rehabilitated into three two-bedroom units on each floor. Monthly rents for residential units average approx. 1,050 per month. Commercial space is designed to capture 18 per square foot.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *GEW Lofts-2601-43 Washington Ave. (352-92)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$744,267.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$62,660.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,200,000.00

**Anticipated TOTAL Project Costs:** \$19,239,131.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***St.Louis***

### ***GEW Lofts-2601-43 Washington Ave. (352-92)***

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**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** The George E. Walsh Building, LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 2/1/2007

**Plan Description:**

Renovate the Tudor Building into first floor retail and second floor residential condominiums.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Grand & Shenandoah (352-94)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$6,223.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$6,223.00 Amount on Hand: \$6,223.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,500,000.00

**Anticipated TOTAL Project Costs:** \$7,053,437.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Grand & Shenandoah (352-94)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** First & Main Properties, LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 2/1/2007

**Plan Description:**

The project will involve construction a new mixed-use commercial building with 14,000 s/f of retail space, and 16,000 s/f of office space. The second part of the project calls for the rehabilitation of the Pelican Building on the site into retail space.

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Hadley Dean Building (352-125)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$208,913.00    As of:                      1/1/2016  
Fund:

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$4,675.00    Amount on Hand:                      \$4,675.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$204,238.00    Amount on Hand:                      \$204,238.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$950,000.00

**Anticipated TOTAL Project Costs:**                      \$3,600,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:                      0

Current anticipated estimated number of years to retirement:                      0



## *St.Louis*

### *Hadley Dean Building (352-125)*

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**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Loftworks LLC

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 6/1/2009

**Plan Description:**

Developer anticipates including approx. 5,150 square feet of retail space for the purpose of occupying Mango Peruvian Restaurant. Floors 3-7 will undergo rehabilitation to include 4,800 and 5,100 square feet of office space on each floor. The buildings basement will also undergo rehabilitation to include 1,500 square feet of office space. Developer anticipates renting retail and office space at 12 per square foot

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Jefferson Arms-401-15 N. Tucker (352-87)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Jefferson Arms-401-15 N. Tucker (352-87)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Unknown

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 8/1/2006

**Plan Description:**

Rehabilitate the existing residential structure into a mixed-use structure.

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *LaSalle Building (352-111)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$14,352.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$14,352.00 Amount on Hand: \$14,352.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,200,000.00

**Anticipated TOTAL Project Costs:** \$6,609,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *LaSalle Building (352-111)*

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**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** LaSalle Development LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 12/1/2013

**Plan Description:**

Terminated

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Leather Trades Building-1600 Locust St. (352-99)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$33,119.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$10,555.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,850,000.00

**Anticipated TOTAL Project Costs:** \$23,055,050.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Leather Trades Building-1600 Locust St. (352-99)*

---

**Contact Agency:** St.Louis  
**Contact Phone:** 3146573732  
**Developer(s):** Jeff Huggett (Dominium Development)  
**Senate District:** 5  
**House District:** 58  
**Original Date Plan/Project Approved:** 8/1/2007

#### **Plan Description:**

The plan calls for rehabilitating the former warehouse into commercial and residential uses. The project calls for 86 artist lofts residential units with the first floor being reserved for commercial.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Magnolia-Thurman (352-103)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$11,803.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$167,284.00 Amount on Hand: \$11,790.00

#### **Economic Activity Taxes:**

Total received since inception: \$5,286.00 Amount on Hand: \$13.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$570,000.00

**Anticipated TOTAL Project Costs:** \$4,316,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Magnolia-Thurman (352-103)*

---

**Contact Agency:** St.Louis  
**Contact Phone:** 3146573732  
**Developer(s):** Paramount Property Development, LLC  
**Senate District:** 5  
**House District:** 58  
**Original Date Plan/Project Approved:** 4/1/2008

**Plan Description:**

The project is to renovate and rehabilitate the building and adjacent lot into approximately 24 residential condominium units and related parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Midtown Lofts (352-116)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$19,761.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$192,031.00 Amount on Hand: \$19,756.00

#### **Economic Activity Taxes:**

Total received since inception: \$99,182.00 Amount on Hand: \$5.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$700,000.00

**Anticipated TOTAL Project Costs:** \$5,609,529.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Midtown Lofts (352-116)*

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**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Midtown, LLC

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 2/1/2009

**Plan Description:**

Project proposes renovation of properties into a variety of residential, office, and commercial uses. Included as part of the plan, developer will provide 10,373 s/f of commercial space and 7,015 s/f of residential space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *N. Broadway Carrie (352-130)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$136,550.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$286,836.00 Amount on Hand: \$109,334.00

#### **Economic Activity Taxes:**

Total received since inception: \$329,946.00 Amount on Hand: \$27,216.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,500,000.00

**Anticipated TOTAL Project Costs:** \$13,216,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *N. Broadway Carrie (352-130)*

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**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Broadway Carrie TIF, Inc.

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 2/1/2011

**Plan Description:**

Assemble and clear multiple parcels and develop commercial uses.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Nadira Place (352-104)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***St.Louis***

### ***Nadira Place (352-104)***

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Terminated

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 12/1/2013

**Plan Description:**

Terminated

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Northeast Hampton/Berthold (32-138)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$207,465.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$133,207.00 Amount on Hand: \$133,207.00

#### **Economic Activity Taxes:**

Total received since inception: \$74,258.00 Amount on Hand: \$74,258.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,850,000.00

**Anticipated TOTAL Project Costs:** \$13,200,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Northeast Hampton/Berthold (32-138)*

---

**Contact Agency:** St.Louis  
**Contact Phone:** 3146573732  
**Developer(s):** Northeast Hampton Berthed TIF, Inc.  
**Senate District:** 4  
**House District:** 77

**Original Date Plan/Project Approved:** 1/1/2013

**Plan Description:**

Demolish unoccupied TV station and construct Tri-Star Mercedes Dealership

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Northside Regeneration (352-126)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,452,943.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$192,580.00 Amount on Hand: \$192,580.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,181,955.00 Amount on Hand: \$1,260,363.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$390,648,325.00

**Anticipated TOTAL Project Costs:** \$8,153,965,758.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Northside Regeneration (352-126)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Northside Regeneration, LLC

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 11/1/2009

**Plan Description:**

Projects are located immediately north of downtown St. Louis, containing 4,634 parcels, and comprising approximately 1,112 acres of land. In total, developer proposes the construction of 4.5 million square feet of office and business space, 1 million square feet of retail and entertainment space, 2,200 new single family homes, and approximately 7,800 apartments and condominiums. In addition, approximately 170 residential units are to be created form the rehabilitation of existing vacant structures. Developer currently estimates retaining approximately 3,900 existing residential units.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$47,544.00    As of:                      1/1/2016  
Fund:

### **Payments in Lieu of Taxes:**

Total received since inception:                      \$389,157.00    Amount on Hand:                      \$21,746.00

### **Economic Activity Taxes:**

Total received since inception:                      \$348,799.00    Amount on Hand:                      \$1,753.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$1,200,000.00

**Anticipated TOTAL Project Costs:**                      \$5,126,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:                      0

Current anticipated estimated number of years to retirement:                      0



## *St.Louis*

### *Page Partners III/Walgreens (352-89)*

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**Contact Agency:** St.Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Page Partners III

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 11/1/2006

**Plan Description:**

Construct a 14,738 s/f Walgreens and related parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Park Pacific (352-90)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,788.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,993,361.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$501,875.00 Amount on Hand: \$2,788.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$20,460,000.00

**Anticipated TOTAL Project Costs:** \$125,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Park Pacific (352-90)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Parkside Tower, LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 8/1/2006

**Plan Description:**

Rehabilitate the old Union Pacific building into apartments and commercial plus construct 1000 space parking garage.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Railway Exchange Building (352-128)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$112,399.00 Amount on Hand: \$1.00

#### **Economic Activity Taxes:**

Total received since inception: \$583,361.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$27,800,000.00

**Anticipated TOTAL Project Costs:** \$111,715,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### ***Railway Exchange Building (352-128)***

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**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** RNY, LLC

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 3/1/2010

**Plan Description:**

The proposed development includes the renovation and reconfiguring of the Macys department store on floors 1-3 and the renovation of the upper floors of the 21 story building, and the renovation of the attached parking garage and its first floor retail space

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$3,820.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$159,046.00 Amount on Hand: \$3,820.00

### **Economic Activity Taxes:**

Total received since inception: \$9,922.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$600,000.00

**Anticipated TOTAL Project Costs:** \$5,156,023.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *REO (352-117)*

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**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Midtown TIF Company, Inc.

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 2/1/2009

**Plan Description:**

3151-47 Locust will be redeveloped into a mixed-use building that will contain office, restaurant/retail, a live/work space, and nine residential apartments. 3144 Locust will be redeveloped into parking to supplement the project. The project will result in approx. 12,825 s/f of commercial space and approx. 11,040 s/f of residential space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *St.Louis Innovation District (352-137)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$471,787.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$153,251.00 Amount on Hand: \$10,079.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,595,778.00 Amount on Hand: \$461,708.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$85,400,000.00

**Anticipated TOTAL Project Costs:** \$937,100,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *St.Louis Innovation District (352-137)*

---

**Contact Agency:** St.Louis  
**Contact Phone:** 3146573732  
**Developer(s):** St. Louis Innovation District, LLC (Cortex)  
**Senate District:** 5  
**House District:** 79  
**Original Date Plan/Project Approved:** 2/1/2013

#### **Plan Description:**

This is a mixed-use project including 11 RPAs. The total expected development on 150 acres will total 2.1 billion and is located between the Washington University Medical Center and St. Louis University.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Taylor Carrie (352-123)*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,202.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$5,210.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$838,037.00 Amount on Hand: \$2,202.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,050,000.00

**Anticipated TOTAL Project Costs:** \$20,661,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Taylor Carrie (352-123)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Green Street Properties, LLC

**Senate District:** 4

**House District:** 54

**Original Date Plan/Project Approved:** 6/1/2009

**Plan Description:**

The project consists of the redevelopment of the parcel into a 95,700 square foot commercial building, to use as a mix of warehouse space and potential office, service, and showroom space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$19,638.00 Amount on Hand: \$18,772.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$400,000.00

**Anticipated TOTAL Project Costs:** \$4,385,305.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *The Foundry (352-95)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** 1911 Locust Partners LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 5/1/2007

**Plan Description:**

Rehab former industrial building into commercial/retail space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *The Laurel/555 Washington (352-109)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation                      \$425,963.00    As of:                      1/1/2016  
Fund:

#### **Payments in Lieu of Taxes:**

Total received since inception:                      \$3,131,944.00    Amount on Hand:                      \$394,874.00

#### **Economic Activity Taxes:**

Total received since inception:                      \$994,227.00    Amount on Hand:                      \$31,089.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs:                      \$0.00

Property Acquisition and Relocation Costs:                      \$0.00

Project Implementation Costs:                      \$0.00

Other:                      \$0.00

Other:                      \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:**                      \$32,000,000.00

**Anticipated TOTAL Project Costs:**                      \$182,051,185.00

Financing Method:

TIF Notes

Original estimated number of years to retirement:                      0

Current anticipated estimated number of years to retirement:                      0



## *St.Louis*

### *The Laurel/555 Washington (352-109)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** Dillards Building LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 7/1/2008

**Plan Description:**

The project consist of the rehabilitation and redevelopment of the former Dillards Building into a retail, restaurant, hotel and apartment uses, together with parking, to be known as The Laurel. The hotel will have about 212 rooms, retail or restaurant space will occupy about 30,000 s/f, 200 apartments.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *The Union Club (352-83)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$486,345.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$2,428.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,900,000.00

**Anticipated TOTAL Project Costs:** \$11,678,070.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13



## *St.Louis*

### *The Union Club (352-83)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 314-657-3732

**Developer(s):** Gilded Age Renovation, LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 3/1/2006

**Plan Description:**

Construction of a parking garage with 130-140 parking spaces. The development also includes 45 loft style residential condominium units above the garage and approximately 6100 s/f of street level retail space, but they will not be TIF assisted.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *St.Louis*

### *Tudor Building/1818 Washington (352-91)*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$69,249.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$765,845.00 Amount on Hand: \$69,249.00

#### **Economic Activity Taxes:**

Total received since inception: \$238,117.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$2,380,000.00

**Anticipated TOTAL Project Costs:** \$33,895,535.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *St.Louis*

### *Tudor Building/1818 Washington (352-91)*

---

**Contact Agency:** St.Louis

**Contact Phone:** 3146573732

**Developer(s):** 1818 Washington Tudor Partners, LLC

**Senate District:** 5

**House District:** 58

**Original Date Plan/Project Approved:** 2/1/2007

**Plan Description:**

Renovate the Tudor Building into first floor retail and second floor residential condominiums.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Ste. Genevieve*

### *Redevelopment plan for the Downtown Ste. Genevieve*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$51.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$7,032.72 Amount on Hand: \$46.75

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$22,325,000.00

Property Acquisition and Relocation Costs: \$500,000.00

Project Implementation Costs: \$1,543,750.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$24,368,750.00

**Anticipated TOTAL Project Costs:** \$33,638,750.00

#### **Financing Method:**

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Ste. Genevieve*

### *Redevelopment plan for the Downtown Ste. Genevieve*

---

**Contact Agency:** Ste. Genevieve

**Contact Phone:** 573-883-5400

**Developer(s):** none

**Senate District:** 3

**House District:** 116

**Original Date Plan/Project Approved:** 4/1/2013

**Plan Description:**

converting existing deteriorated and vacant buildings into retail, office and service space, municipal infrastructure

**Plan/Project Status:** Starting-Up

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	150	<b>Actual to Date:</b>	30
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**Number of Retained Jobs:**

<b>Projected:</b>	100	<b>Actual to Date:</b>	0
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## *Ste. Genevieve*

### *Valle Springs Tax Increment Financing Dist.*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,785,883.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$6,189,581.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,129,134.00

Property Acquisition and Relocation Costs: \$3,729,000.00

Project Implementation Costs: \$83,124.00

Other: \$458,742.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$9,400,000.00

**Anticipated TOTAL Project Costs:** \$14,534,009.00

#### **Financing Method:**

Pay As You Go

TIF Notes

Loan

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0



## *Ste. Genevieve*

### *Valle Springs Tax Increment Financing Dist.*

---

**Contact Agency:** Ste. Genevieve

**Contact Phone:** 573-883-5400

**Developer(s):** none

**Senate District:** 3

**House District:** 116

**Original Date Plan/Project Approved:** 11/1/1992

**Plan Description:**

The original TIF provided water, sewer, and sidewalks, to serve a developing industrial/commercial area. The amended plan provides for property assembly, water, sewer, and storm drainage, site improvements and relocation assistance

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	120	<b>Actual to Date:</b>	435
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**Number of Retained Jobs:**

<b>Projected:</b>	200	<b>Actual to Date:</b>	200
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## *Ste. Genevieve County*

### *Redevelopment Plan for the Ozora Area TIF*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$230.02 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$20,980.60 Amount on Hand: \$230.02

#### **Economic Activity Taxes:**

Total received since inception: \$49,106.92 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$4,850,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$580,000.00

Other: \$400,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$5,930,000.00

**Anticipated TOTAL Project Costs:** \$14,500,000.00

#### **Financing Method:**

Pay As You Go  
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Ste. Genevieve County*

### *Redevelopment Plan for the Ozora Area TIF*

---

**Contact Agency:** Ste. Genevieve County

**Contact Phone:** 573-883-7202

**Developer(s):** Crawford Oil Company

**Senate District:** 3

**House District:** 116

**Original Date Plan/Project Approved:** 9/1/2012

**Plan Description:**

Rehab Ozora truck stop and country store, environmental remediation

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	70	<b>Actual to Date:</b>	70
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Sugar Creek*

## *Bluffs*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$43,660,105.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$115,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$43,775,105.00

**Anticipated TOTAL Project Costs:** \$170,306,630.00

### **Financing Method:**

Pay As You Go  
TIF Bonds  
Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Sugar Creek*

### *Bluffs*

---

**Contact Agency:** Sugar Creek

**Contact Phone:** 816-252-4400

**Developer(s):** None

**Senate District:** 11

**House District:** 51

**Original Date Plan/Project Approved:** 1/1/2007

#### **Plan Description:**

The proposed redevelopment plan includes four phases of development of primarily light industrial manufacturing, commercial retail and office space, roadways and other infrastructure and greenways. The plan also provides for public infrastructure improvements including sewer, storm water, and roads.

**Plan/Project Status:** Seeking Developer

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

#### **Number of New Jobs:**

<b>Projected:</b>	1045	<b>Actual to Date:</b>	0
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#### **Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Sugar Creek*

### *LCM/Courtney Atherton Tax Increment Financing Plan*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$2,544.64 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$303,995.35 Amount on Hand: \$100.00

#### **Economic Activity Taxes:**

Total received since inception: \$1,471,902.87 Amount on Hand: \$2,444.64

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$240,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$117,500.00

Other: \$3,750,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$4,107,500.00

**Anticipated TOTAL Project Costs:** \$9,283,006.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10



## *Sugar Creek*

### *LCM/Courtney Atherton Tax Increment Financing Plan*

---

**Contact Agency:** Sugar Creek  
**Contact Phone:** 816-252-4400  
**Developer(s):** Talon Companies(formerly Lafarge Construction)  
**Senate District:** 11  
**House District:** 20  
**Original Date Plan/Project Approved:** 5/1/2003

**Plan Description:**

Project includes relocation of regional sales office, rehabilitation of a closed abandoned elementary school containing hazardous materials, and the purchase of plant equipment.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	20	<b>Actual to Date:</b>	36
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**Number of Retained Jobs:**

<b>Projected:</b>	10	<b>Actual to Date:</b>	10
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# *Sugar Creek*

## *Sugarland Land*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$11,103,888.00

Property Acquisition and Relocation Costs: \$5,857,000.00

Project Implementation Costs: \$9,278,339.00

Other: \$1,485,289.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$23,983,276.00

**Anticipated TOTAL Project Costs:** \$43,603,666.00

Financing Method:

Pay As You Go  
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Sugar Creek*

### *Sugarland Land*

---

**Contact Agency:** Sugar Creek

**Contact Phone:** 816-252-4400

**Developer(s):** None

**Senate District:** 11

**House District:** 51

**Original Date Plan/Project Approved:** 5/1/2007

**Plan Description:**

The Redevelopment Area will be developed as commercial retail use. Project 1 Supermarket, 5 commercial/retail pad sites, and a Community Center. Project 2 National retail store, 2 commercial/retail pad sites and an existing Sonic and Taco Bell.

**Plan/Project Status:** Seeking Developer

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	61	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Village of Sunrise Beach*

## *Sunrise Beach Market Center TIF Plan*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$927,439.41 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$12,188.69 Amount on Hand: \$12,188.69

### **Economic Activity Taxes:**

Total received since inception: \$927,012.21 Amount on Hand: \$927,012.21

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$5,142,600.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$867,400.00

Other: \$240,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,350,000.00

**Anticipated TOTAL Project Costs:** \$19,184,394.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 19

Current anticipated estimated number of years to retirement: 20



## *Village of Sunrise Beach*

### *Sunrise Beach Market Center TIF Plan*

---

**Contact Agency:** Village of Sunrise Beach

**Contact Phone:** (573) 374-8782

**Developer(s):** Super Market Developers, Inc.

**Senate District:** 16

**House District:** 124

**Original Date Plan/Project Approved:** 6/1/2012

**Plan Description:**

A supermarket with approximately 53,540 square feet of retail space has been constructed. Future construction is expected to include a fast-food restaurant or convenience store with approximately 3,000 square feet, an approximately 13,000 square foot strip center, other commercial uses permitted by the Comprehensive Plan in the Redevelopment Project Area.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	50	<b>Actual to Date:</b>	120
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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# *Washington*

## *Downtown Washington Redevelopment Plan & Project*

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### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$336,842.86 As of: 1/1/2016

### **Payments in Lieu of Taxes:**

Total received since inception: \$1,101,198.84 Amount on Hand: \$272,023.08

### **Economic Activity Taxes:**

Total received since inception: \$205,186.75 Amount on Hand: \$64,819.78

### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$3,822,795.00

Property Acquisition and Relocation Costs: \$3,450,000.00

Project Implementation Costs: \$4,650,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$11,855,900.00

**Anticipated TOTAL Project Costs:** \$35,537,250.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14



## ***Washington***

### ***Downtown Washington Redevelopment Plan & Project***

---

**Contact Agency:** Washington

**Contact Phone:** 636-390-1000

**Developer(s):** Bank of Washington

**Senate District:** 26

**House District:** 109

**Original Date Plan/Project Approved:** 2/1/2007

**Plan Description:**

The Redevelopment Program and project concept involves multiple developments and activities including rehabilitation/expansion of the Bank of Washington, relocation of the Franklin County Recycling Facility, redevelopment of the Ready-Mix Cement Plant into a mixed use dev., relocation of railroad switch and maintenance facility, location of the overhead electrical power lines to below ground, a streetscape program and grant/loan facade prog

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	7	<b>Actual to Date:</b>	7
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**Number of Retained Jobs:**

<b>Projected:</b>	102	<b>Actual to Date:</b>	102
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## *Washington*

### *Rhine River Redevelopment Plan & Project*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$4,413.46 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$82,903.14 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$10,338.12 Amount on Hand: \$4,413.46

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,025,000.00

Property Acquisition and Relocation Costs: \$505,000.00

Project Implementation Costs: \$175,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,705,000.00

**Anticipated TOTAL Project Costs:** \$7,805,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17



## ***Washington***

### ***Rhine River Redevelopment Plan & Project***

---

**Contact Agency:** Washington  
**Contact Phone:** 636-390-1000  
**Developer(s):** Rhine River Development, LLC  
**Senate District:** 26  
**House District:** 109  
**Original Date Plan/Project Approved:** 7/1/2010

#### **Plan Description:**

This plan consists of residential and commercial uses that would entail rehabilitation of certain existing site improvements and provide for the construction of new buildings and site improvements on the property.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

#### **But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

#### **Number of New Jobs:**

<b>Projected:</b>	24	<b>Actual to Date:</b>	77
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#### **Number of Retained Jobs:**

<b>Projected:</b>	24	<b>Actual to Date:</b>	77
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# Waynesville

## Highway H Redevelopment

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### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,079.00 As of: 1/1/2016

### Payments in Lieu of Taxes:

Total received since inception: \$2,837,459.43 Amount on Hand: \$14,079.00

### Economic Activity Taxes:

Total received since inception: \$6,485,833.39 Amount on Hand: \$14,079.00

### Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 2



## ***Waynesville***

### ***Highway H Redevelopment***

---

**Contact Agency:** Waynesville

**Contact Phone:** 573 774-6171

**Developer(s):** Variour

**Senate District:** 16

**House District:** 122

**Original Date Plan/Project Approved:** 5/1/1994

**Plan Description:**

Construction of full service grocery store, shopping center, movie theater. Service Station, mini mall farm and home store, auto dealership, fast food, restaurant, variety store and sit down restaurant.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

A & B

**Number of New Jobs:**

<b>Projected:</b>	300	<b>Actual to Date:</b>	300
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**Number of Retained Jobs:**

<b>Projected:</b>	300	<b>Actual to Date:</b>	350
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## *Webster Groves*

### *Tax Increment plan for the Shoppes at Old Webster*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$117,686.10 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$4,024,743.14 Amount on Hand: \$215,483.06

#### **Economic Activity Taxes:**

Total received since inception: \$1,744,927.67 Amount on Hand: \$27,582.66

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,134,000.00

Project Implementation Costs: \$2,386,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$3,520,000.00

**Anticipated TOTAL Project Costs:** \$10,850,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 5



## ***Webster Groves***

### ***Tax Increment plan for the Shoppes at Old Webster***

---

**Contact Agency:** Webster Groves

**Contact Phone:** 314 963-5320

**Developer(s):** Novus Companies

**Senate District:** 15

**House District:** 87 & 91

**Original Date Plan/Project Approved:** 2/1/1999

**Plan Description:**

Agreement calling for construction of office and retail buildings and certain public improvements, including a parking structure and surface parking lot.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<b>Projected:</b>	155	<b>Actual to Date:</b>	215
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Wentzille*

### *South 70 Commercial Area-East*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *Wentzille*

### *South 70 Commercial Area-East*

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**Contact Agency:** Wentzille

**Contact Phone:** 636 327-5102

**Developer(s):** NA

**Senate District:** 2

**House District:** 63

**Original Date Plan/Project Approved:** 10/1/2004

**Plan Description:**

There is NOT and will not be a Plan or Project.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Wentzville*

### *I-70 Corporate Parkway*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$0.00

**Anticipated TOTAL Project Costs:** \$0.00

Financing Method:

TIF Bonds

Other

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 0



## *Wentzville*

### *I-70 Corporate Parkway*

---

**Contact Agency:** Wentzville

**Contact Phone:** (636)327-5102

**Developer(s):** na

**Senate District:** 2

**House District:** 107

**Original Date Plan/Project Approved:** 5/1/2004

**Plan Description:**

There is NOT and will not be a plan or project.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *Wentzville*

### *M&B Sachs Business Park Extension*

---

#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.84 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$401,995.73 Amount on Hand: \$0.84

#### **Economic Activity Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$892,014.75

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$892,014.74

**Anticipated TOTAL Project Costs:** \$892,014.74

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23



## *Wentzville*

### *M&B Sachs Business Park Extension*

---

**Contact Agency:** Wentzville

**Contact Phone:** 636 327-5102

**Developer(s):** Doyle W. Shockley

**Senate District:** 2

**House District:** 63

**Original Date Plan/Project Approved:** 1/1/2006

**Plan Description:**

Building of the public infrastructure necessary to create sites for industrial activities. The provision of roadways, sanitary sewers and storm sewers and drainage-ways adequately sized and constructed to handle anticipated users.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	70
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *West Plains*

### *S. US Hwy 160*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$1,584,374.80 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$496,942.69 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$12,775,000.00

Property Acquisition and Relocation Costs: \$711,000.00

Project Implementation Costs: \$499,000.00

Other: \$300,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$14,285,000.00

**Anticipated TOTAL Project Costs:** \$61,838,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## *West Plains*

### *S. US Hwy 160*

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**Contact Agency:** West Plains

**Contact Phone:** 417-256-7176

**Developer(s):** Kevin Guffey-WestPlains Prop, Games People Play, R

**Senate District:** 33

**House District:** 154

**Original Date Plan/Project Approved:** 10/1/2005

**Plan Description:**

same as previous reports, no changes or new plans, Oct 2015 marked the 10 year timeline to submit new plans

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	80	<b>Actual to Date:</b>	110
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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## *West Plains*

### *S. US Hwy Corridor-Porter Wagoner Blvd. Redevelop*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$1,703.87 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$0.00 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$3,127,280.40 Amount on Hand: \$1,703.87

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$1,960,385.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$1,960,385.00

**Anticipated TOTAL Project Costs:** \$3,904,249.00

#### **Financing Method:**

Pay As You Go

Loan

Other Bond

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***West Plains***

### ***S. US Hwy Corridor-Porter Wagoner Blvd. Redevelop***

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**Contact Agency:** West Plains  
**Contact Phone:** 417-256-7176  
**Developer(s):** Wal-Mart, Hoover Prop, Silvey Prop, Stewart Constr  
**Senate District:** 33  
**House District:** 154  
**Original Date Plan/Project Approved:** 5/1/1994

**Plan Description:**

same as previous reports, no new areas or projects

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	701	<b>Actual to Date:</b>	701
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**Number of Retained Jobs:**

<b>Projected:</b>	30	<b>Actual to Date:</b>	30
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## *West Plains*

### *U.S. Highway 63 Bypass*

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#### **TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: \$307,648.70 As of: 1/1/2016

#### **Payments in Lieu of Taxes:**

Total received since inception: \$120,111.23 Amount on Hand: \$0.00

#### **Economic Activity Taxes:**

Total received since inception: \$628,762.77 Amount on Hand: \$0.00

#### **Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: \$7,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

**Total Anticipated TIF Reimbursable Project Costs:** \$7,000,000.00

**Anticipated TOTAL Project Costs:** \$32,005,500.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0



## ***West Plains***

### ***U.S. Highway 63 Bypass***

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**Contact Agency:** West Plains

**Contact Phone:** 417-256-7176

**Developer(s):** Rick Hoover

**Senate District:** 33

**House District:** 154

**Original Date Plan/Project Approved:** 11/1/2006

**Plan Description:**

Phase I - contains a national restaurant chain, strip mall, and a stand alone pharmacy,  
Phase II - future plans for retail. No TIF amendment was brought prior to the notice requirements to meet the 10 year deadline for new plans in November 2016

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<b>Projected:</b>	70	<b>Actual to Date:</b>	0
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**Number of Retained Jobs:**

<b>Projected:</b>	0	<b>Actual to Date:</b>	0
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