

2018

TAX INCREMENT FINANCING IN MISSOURI

Local TIF Project Information and Financial Data



The screenshot displays the Missouri Department of Revenue website. At the top, the header reads "Missouri Department of Revenue" with navigation links for "Forms & Manuals", "Online Services", "Personal Tax", and "Business". Below this, the "Local Tax Increment Financing" section is highlighted. The page content includes a breadcrumb trail "Home > Business Tax > LTIF", a paragraph about Executive Order 13-02, and a "Purpose" section explaining that Local Tax Increment Financing is used for funding redevelopment in areas eligible for Local Tax Increment Financing. A "Typical Budget" section lists various costs that may be included, such as professional services, land acquisition, and building necessary new infrastructure. The page also mentions "Supported by Local Tax Incremental Revenues" and features a large date stamp "FEBRUARY 1, 2019". A sidebar on the right contains a list of links including "Citizenship", "Corporate", "Corporate", "Financial", "Motor Fuel", "Partnership", "S Corporation", "Sole Proprietorship", "Trust", and "Voting".

Missouri Department of
Revenue

Forms & Manuals Online Services Personal Tax Business

Local Tax Increment Financing

Home > Business Tax > LTIF

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 Economic Development to the Department of Revenue.

Purpose

Local Tax Increment Financing is used for funding the redevelopment of areas that contain property that is eligible for Local Tax Increment Financing, or any combination thereof.

Typical Budget

LTIF may be used for the following costs:

- Professional services, including studies, surveys, financial management, and legal counsel.
- Land acquisition and development.
- Renovating, replacing, or improving existing infrastructure, including streets, sewers, parking, lighting, and other project area.
- Relocation of resident and business property within the project area.

Supported by Local Tax Incremental Revenues

The amount of Local Tax Incremental Revenues available for a project is determined by the amount of property tax revenue generated by the project area, less the amount of property tax revenue that is allocated to the project area.

FEBRUARY 1, 2019

Citizenship
Corporate
Corporate
Financial
Motor Fuel
Partnership
S Corporation
Sole Proprietorship
Trust
Voting

MISSOURI

Department of Revenue



Michael L. Parson
Governor

Joel W. Walters
Director

2018 Annual Report Summary
Local Tax Increment Financing Projects in Missouri
February 1, 2019

All information is obtained from reports submitted by the authorizing municipalities and is current as of 02/01/2019. 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:	449
a. "Blight" designation:	264
b. "Conservation Area" designation:	70
c. "Blight and Economic Development" designation:	57
d. "Economic Development Area" designation:	14
e. "Blight, Conservation Area, and Economic Development Area" designation:	42
f. "Blight and Conservation Area" designation:	1
g. "Conservation Area and Economic Development Area" designation:	1
h. Status not designated in report:	0
2. Number of different municipalities reporting:	109
3. Number of new jobs:	
Estimated:	131,135
Created to Date:	101,074
4. Number of retained jobs:	
Estimated:	28,804
Retained to Date:	17,301
5. Total PILOTS and EATs received since inception:	\$2,816,532,153
6. Total anticipated TIF-reimbursable project costs:	\$15,445,602,846
7. Total anticipated project costs:	\$39,205,508,672



Eric R. Greitens
Governor

Joel W. Walters
Director

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

a. Public infrastructure:

i. Since Inception:	\$621,163,898
ii. Report Period:	\$23,244,353

b. Site development:

i. Since Inception:	241,556,407.34
ii. Report Period:	\$19,977,617

c. Rehabilitation of existing buildings:

i. Since Inception:	\$299,378,676
ii. Report Period:	\$19,977,617

d. Acquisition of land or buildings:

i. Since Inception:	\$471,200,648
ii. Report Period:	\$41,696,060

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

i. Since Inception:	\$855,968,237
ii. Report Period:	\$33,680,227

f. P & I payments on outstanding bonded debt:

i. Since Inception:	\$1,939,154,093
ii. Report Period:	\$182,191,526

g. Reimbursement to developers for eligible costs:

i. Since Inception:	\$1,424,304,632
ii. Report Period:	\$96,657,513

h. Reimbursement to municipalities for eligible costs:

i. Since Inception:	\$188,485,796
ii. Report Period:	\$7,575,267

9. Original assessed real property value of project: \$700,587,578

10. Assessed real property value at the end of the reporting period: \$2,104,323,124

Arnold

Arnold Crossroads Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$163,542.49 As of: 11/28/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,599,155.32 Amount on Hand: \$66.68

Economic Activity Taxes:

Total received since inception: \$3,407,852.24 Amount on Hand: \$163,475.81

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

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:

Redevelopment of an 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:

Projected:	150	Actual to Date:	280
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Number of Retained Jobs:

Projected:	300	Actual to Date:	300
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Arnold

Arnold Triangle Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$848,153.49 As of: 11/27/2018

Payments in Lieu of Taxes:

Total received since inception: \$7,807,270.00 Amount on Hand: \$504.35

Economic Activity Taxes:

Total received since inception: \$19,337,396.00 Amount on Hand: \$847,649.14

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

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:

Projected:	300	Actual to Date:	635
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Number of Retained Jobs:

Projected:	5	Actual to Date:	5
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Ballwin

Ballwin Town Center TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$73,115.00 As of: 11/6/2018

Payments in Lieu of Taxes:

Total received since inception: \$8,253,423.00 Amount on Hand: \$406.00

Economic Activity Taxes:

Total received since inception: \$12,515,044.00 Amount on Hand: \$72,709.00

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: 20

Current anticipated estimated number of years to retirement: 4

Ballwin

Ballwin Town Center TIF Redevelopment Plan

Contact Agency: Ballwin

Contact Phone: 636-227-9000

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:

Projected:	0	Actual to Date:	334
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Bel-Ridge

Bel-Ridge North Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$653,298.00 As of: 11/26/2018

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: \$7,500,000.00

Property Acquisition and Relocation Costs: \$14,000,000.00

Project Implementation Costs: \$500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$22,000,000.00

Anticipated TOTAL Project Costs: \$90,500,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Bel-Ridge

Bel-Ridge North Tax Increment Financing District

Contact Agency: Bel-Ridge
Contact Phone: 314-429-2878
Developer(s): Clouds LLC
Senate District: 14
House District: 71
Original Date Plan/Project Approved: 5/1/2006

Plan Description:

Redevelop the area for a mix of corporate 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.

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:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Bel-Ridge

Natural Bridge Road TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/26/2018

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: \$5,000,000.00

Property Acquisition and Relocation Costs: \$3,000,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,000,000.00

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

Bel-Ridge

Natural Bridge Road TIF District

Contact Agency: Bel-Ridge

Contact Phone: 314-429-2878

Developer(s): Clouds LLC

Senate District: 14

House District: 71

Original Date Plan/Project Approved: 4/1/1991

Plan Description:

Redevelop area into a mx of commercial, retail and governmental uses.

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.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Belton Marketplace TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$255,353.00 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$801,478.00 Amount on Hand: \$88,188.00

Economic Activity Taxes:

Total received since inception: \$2,529,210.00 Amount on Hand: \$167,165.00

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

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Belton Town Centre TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,184,281.00 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$7,067,112.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$19,823,256.00 Amount on Hand: \$1,184,281.00

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

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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Boardwalk at Belton TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

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

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: 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Cedar Tree TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$116,678.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$45,141.00 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: 0

Belton

Cedar Tree TIF Redevelopment Plan

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: 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Southtowne Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$428,174.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$765,665.00 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

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): Southtowne Assoc-Mernard, Inc & Herman Enterprises

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Y Highway Market Place TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$328,685.00 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$552,599.00 Amount on Hand: \$26,770.00

Economic Activity Taxes:

Total received since inception: \$2,203,169.00 Amount on Hand: \$301,915.00

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

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: 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Belton

Y-Belton Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$621,219.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,519,327.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$14,040,502.00

Property Acquisition and Relocation Costs: \$9,055,889.00

Project Implementation Costs: \$16,808,534.00

Other: \$1,616,350.00

Other: \$40,336,031.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$81,857,306.00

Anticipated TOTAL Project Costs: \$112,574,291.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Belton

Y-Belton Plaza

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Bethany

West Interstate Area Addition - South District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,889,086.28 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: \$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: 6604253511

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Blue Springs

7 Highway and 40 Highway Tax Increment Project A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$87,284.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$78,407.00 Amount on Hand: \$28,324.00

Economic Activity Taxes:

Total received since inception: \$286,042.00 Amount on Hand: \$58,960.00

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

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): Blue Springs Developers, Inc.
Senate District: 8
House District: 31
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:

Projected:	0	Actual to Date:	16
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Number of Retained Jobs:

Projected:	0	Actual to Date:	52
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Blue Springs

7 Highway and 40 Highway Tax Increment Project B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$253,993.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$985,983.00 Amount on Hand: \$130,657.00

Economic Activity Taxes:

Total received since inception: \$674,341.00 Amount on Hand: \$123,336.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$581,800.00

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 RH Johnson Company
Senate District: 8
House District: 31
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:

Projected:	0	Actual to Date:	149
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Number of Retained Jobs:

Projected:	0	Actual to Date:	21
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Blue Springs

7 Highway and 40 Highway Tax Increment Project C

TIF Revenues

Current Amount of Revenue in Special Allocation \$532,626.00 As of: 11/15/2018
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$519,299.00 Amount on Hand: \$134,751.00

Economic Activity Taxes:

Total received since inception: \$1,641,454.00 Amount on Hand: \$397,875.00

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: 31

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:

Projected:	0	Actual to Date:	18
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Number of Retained Jobs:

Projected:	0	Actual to Date:	530
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Blue Springs

Adams Farm Tax Project A, B, & C

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,488,386.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$8,617,865.00 Amount on Hand: \$1,347,243.00

Economic Activity Taxes:

Total received since inception: \$12,959,907.00 Amount on Hand: \$2,141,142.00

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: \$3,258,121.00

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: 32
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:

Projected:	1579	Actual to Date:	1003
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Number of Retained Jobs:

Projected:	0	Actual to Date:	33
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Blue Springs

Copperleaf Village Shopping Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$54,934.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$432,783.00 Amount on Hand: \$43,154.00

Economic Activity Taxes:

Total received since inception: \$95,297.00 Amount on Hand: \$11,779.00

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

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): Copperleaf Village, LLC

Senate District: 8

House District: 31

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 impact 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:

Projected:	0	Actual to Date:	92
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Number of Retained Jobs:

Projected:	0	Actual to Date:	4
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Blue Springs

Fall Creek Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$419,811.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,344,206.00 Amount on Hand: \$287,878.00

Economic Activity Taxes:

Total received since inception: \$3,138,966.00 Amount on Hand: \$131,933.00

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:

Loan

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

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): Top Star, LLC

Senate District: 8

House District: 31

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

Plan Description:

The Project Area contains approx 40 acres. Project 1 has multiple buildings with 202,000 SF of gross leasable area, at least one office building, parking for 1,500 vehicles. Project 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:

Projected:	200	Actual to Date:	160
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Blue Springs

Woods Chapel TIF , Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$94,079.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$415,349.00 Amount on Hand: \$67,756.00

Economic Activity Taxes:

Total received since inception: \$118,161.00 Amount on Hand: \$26,324.00

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

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): I-70 Partners, LLC

Senate District: 8

House District: 30

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:

Projected:	0	Actual to Date:	16
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Number of Retained Jobs:

Projected:	0	Actual to Date:	26
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Blue Springs

Woods Chapel TIF, Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

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

Contact Agency: Blue Springs

Contact Phone: 816-228-0106

Developer(s): I-70 Partners, LLC

Senate District: 8

House District: 30

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 56,676 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: 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Blue Springs

Woods Chapel TIF, Project 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

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: 30

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: 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Branson

Branson Hills Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$7,433,408.87 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$45,401,487.81 Amount on Hand: \$0.00

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: 23

Current anticipated estimated number of years to retirement: 9

Branson

Branson Hills Redevelopment Project

Contact Agency: Branson
Contact Phone: 417-337-8538
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 Max 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:

Projected:	0	Actual to Date:	1220
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Number of Retained Jobs:

Projected:	1199	Actual to Date:	1220
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Branson

Branson Landing Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$14,253,030.90 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$52,605,069.67 Amount on Hand: \$0.00

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: 10

Branson

Branson Landing Redevelopment Project

Contact Agency: Branson

Contact Phone: 417-337-8533

Developer(s): HCW Development Company

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 townsquare 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:

Projected:	0	Actual to Date:	1772
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Number of Retained Jobs:

Projected:	0	Actual to Date:	1772
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Branson

Branson Meadows TIF 1995

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$7,008,480.00 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: 0

Branson

Branson Meadows TIF 1995

Contact Agency: Branson
Contact Phone: 417-337-8538
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 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:

Projected:	0	Actual to Date:	500
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Number of Retained Jobs:

Projected:	0	Actual to Date:	445
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Brentwood

Brentwood Pointe Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,564,641.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,318,120.00 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: \$27,000,000.00

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 feet 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:

Projected:	65	Actual to Date:	451
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Brentwood

Hanley Station--Hanley/Strassner TIF Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$153,149.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$5,612,053.00 Amount on Hand: \$58,797.00

Economic Activity Taxes:

Total received since inception: \$1,455,173.00 Amount on Hand: \$47,176.00

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: 314-963-8606
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.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	83
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Brentwood

Kenilworth Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

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

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:

Projected:	640	Actual to Date:	725
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Number of Retained Jobs:

Projected:	50	Actual to Date:	50
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Brentwood

Meridian Project (Hanely/Eager TIF)

TIF Revenues

Current Amount of Revenue in Special Allocation \$145,735.00 As of: 11/15/2018
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$8,761,678.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,273,810.00 Amount on Hand: \$145,735.00

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: 10

Current anticipated estimated number of years to retirement: 8

Brentwood

Meridian Project (Hanely/Eager TIF)

Contact Agency: Brentwood
Contact Phone: 3149638606
Developer(s): EAGER ROAD ASSOCIATES, 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:

Projected:	0	Actual to Date:	873
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Bridgeton

Hilltop Plaza Redevelopment Area (T3)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/2/2018

Payments in Lieu of Taxes:

Total received since inception: \$201,760.13 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,492,522.22 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 Matthiesen, 72 Rep Nichols, 73 Rep Curtis
Original Date Plan/Project Approved: 12/1/2007

Plan Description:

The creation of a shopping destination built & arranged in a manner consistent with contemporary development standards for commercial thoroughfares such as St. Charles Rock Rd. All of the existing buildings were demolished with the Redevelopment Area redeveloped to contain a new major retailer Lowes and well positioned out-parcels

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:

Projected:	400	Actual to Date:	400
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Number of Retained Jobs:

Projected:	400	Actual to Date:	400
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Bridgeton

St. Charles Rock Road Redevelopment Project (T4)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/2/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,001,634.87 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,456,670.05 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: 314-739-7500
Developer(s): Bridgeton Rock Development LLC
Senate District: 24 Sen Schupp, 14 Sen Chappelle-Nadal
House District: 70 Rep Matthiesen, 72 Rep Nichols, 73 Rep Curtis
Original Date Plan/Project Approved: 7/1/2010

Plan Description:

Expansion and relocation of WalMart Supercenter Store containing approx. 148,240 sq ft

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:

Projected:	400	Actual to Date:	400
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Number of Retained Jobs:

Projected:	400	Actual to Date:	400
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Bridgeton

St. Charles Rock Road Redevelopment Project (T4)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2018

Payments in Lieu of Taxes:

Total received since inception: \$743,622.01 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,965,407.16 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: 314-739-7500

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:

Expansion & relocation of WalMart Supercenter Store containing approx. 148,240 sq ft

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:

Projected:	400	Actual to Date:	400
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Number of Retained Jobs:

Projected:	400	Actual to Date:	400
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Camdenton

Oak Ridge Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,011.94 As of: 10/9/2018

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 764,000 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:

Projected:	800	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Cape Girardeau

Esquire TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

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: \$870,000.00

Anticipated TOTAL Project Costs: \$2,650,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Cape Girardeau

Esquire TIF

Contact Agency: Cape Girardeau

Contact Phone: 5734346327

Developer(s): TAG Development Team, LLC

Senate District: 27

House District: 147

Original Date Plan/Project Approved: 8/1/2018

Plan Description:

The Esquire Theater building was completed in 1947 and was operated as a movie theater from 1947 to 1985. A handful of churches and businesses have temporarily rented the building from time to time after 1985, but the building has generally been vacant for many years and is currently very dilapidated. TAG Development Team, LLC the Developer has proposed using tax increment financing to fund a portion of the costs associated with restoring, rehabilitating and renovating the Esquire Theater building into an event space capable of hosting community events, gatherings, concerts, wedding receptions, conferences and meetings the Redevelopment Project.

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 parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Carrollton

NE Hwy 65 & Municipal DR. Phase 1&2 Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$30,231.73 As of: 10/11/2018

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: \$201,802.00

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: \$201,802.00

Anticipated TOTAL Project Costs: \$201,802.00

Financing Method:

Loan

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Carrollton

NE Hwy 65 & Municipal DR. Phase 1&2 Redevelopment

Contact Agency: Carrollton
Contact Phone: 660-542-1414
Developer(s): Shivam Hospitality Lane - Formerly Super 8
Senate District: 12th District
House District: 7th District
Original Date Plan/Project Approved: 11/1/1997

Plan Description:

Agro International out as of 2014. Assay enterprises was purchased by Shivam Hospitality Lane in 2016

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	3	Actual to Date:	3
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City of Blue Springs

White Oak TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$253,323.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$40,785.00 Amount on Hand: \$39,336.00

Economic Activity Taxes:

Total received since inception: \$231,940.00 Amount on Hand: \$213,987.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,117,581.00

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: \$8,874,552.00

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

Financing Method:

Other Bond

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: 31

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 B, 5 construction of approximately 19,250 SF of additional commercial space, and 6 construction of an approximately 180-unit senior housing complex Project A.

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:

Projected:	0	Actual to Date:	71
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Number of Retained Jobs:

Projected:	0	Actual to Date:	167
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City of Bonne Terre

Highway 4767 T.I.F. District Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$197,474.00 As of: 12/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,145,422.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$972,623.00 Amount on Hand: \$197,474.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,122,246.00

Property Acquisition and Relocation Costs: \$40,000.00

Project Implementation Costs: \$1,425,000.00

Other: \$522,754.00

Other: \$400,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,510,000.00

Anticipated TOTAL Project Costs: \$41,893,792.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 4

City of Bonne Terre

Highway 4767 T.I.F. District Development

Contact Agency: City of Bonne Terre

Contact Phone: 573-358-2254

Developer(s): The Orchard LCJames Bess

Senate District: 20

House District: 107

Original Date Plan/Project Approved: 7/1/1998

Plan Description:

Each area includes water, sewer, and stormwater extensions, street, curbs and gutters and environmental cleanup. In addition, Area 1 also includes property acquisition which was used to purchase and develop a small business incubator site.

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:

Projected:	500	Actual to Date:	207
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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City of Bonne Terre

Highway 4767 T.I.F. District Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$95,224.00 As of: 12/6/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,027,100.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$891,154.00 Amount on Hand: \$95,224.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,122,246.00

Property Acquisition and Relocation Costs: \$40,000.00

Project Implementation Costs: \$1,425,000.00

Other: \$522,754.00

Other: \$400,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,510,000.00

Anticipated TOTAL Project Costs: \$41,893,792.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

City of Bonne Terre

Highway 4767 T.I.F. District Development

Contact Agency: City of Bonne Terre

Contact Phone: 573-358-2254

Developer(s): The Orchard LCJames Bess

Senate District: 20

House District: 107

Original Date Plan/Project Approved: 7/1/1998

Plan Description:

Each area includes, water, sewer, and stormwater extensions, street, curbs and gutters and environmental cleanup. In addition, Area 1 also includes property acquisition which was used to purchase and develop a small business incubator site.

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:

Projected:	500	Actual to Date:	207
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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City of Cameron

MP-L4 Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/30/2018

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: \$74,192.57

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$11,511.09

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$85,703.66

Anticipated TOTAL Project Costs: \$386,342.03

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 originally estimated at 500,000 but actual cost of 384,830.94. The redevelopment plan calls for the use of tax increment financing TIF funds originally estimated in the amount of 130,000 but actual costs were 84,192.57 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Cameron - DeKalb County

Crossroads TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/1/2018

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: 0

Current anticipated estimated number of years to retirement: 0

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 Super Center 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, TIF collection terminated and TIF areas A-J terminated. Two additional Project Areas, K and L, are undeveloped and inactive.

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.

Also inadequate street layout

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Cameron, Missouri - DeKalb County

Crossroads II Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,826.53 As of: 10/31/2018

Payments in Lieu of Taxes:

Total received since inception: \$261,203.58 Amount on Hand: \$2,221.51

Economic Activity Taxes:

Total received since inception: \$198,645.10 Amount on Hand: \$1,605.02

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

Contact Agency: City of Cameron, Missouri - DeKalb County
Contact Phone: 816-632-2177
Developer(s): RP IIMEG, RP III Orscheln, RP IV Commerical Enter
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 and has been for a number of years. 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Cameron, Missouri - DeKalb County

Manion Plaza Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/30/2018

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

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 estimated in the redevelopment plan to exceed 3 million with tax increment financing assistance of approximately 750,000. However, as of this date, the project has not commenced and has no starting date.

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.

Also, obsolete platting and inadequate street layout.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Cape Girardeau

Downtown Cape Girardeau TIF- RPA #1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$26,957.84 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$83,286.69 Amount on Hand: \$22,231.74

Economic Activity Taxes:

Total received since inception: \$10,085.09 Amount on Hand: \$4,726.00

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

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 component of the project was the Marquette Tower Property. This part of the project involved the Marquette Tower Building which serves as the project epicenter of the more broadly defined Marquette Tech Center. The project is anchored by Codefi, a co-working and technology incubator organization that began in 2014. The second component is the redevelopment of the H&H Building and Marquette Center for a 91-key Marriott 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.

Number of New Jobs:

Projected:	100	Actual to Date:	175
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Number of Retained Jobs:

Projected:	4	Actual to Date:	4
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City of Eureka

Eureka S. I-44 Redevelopment Area, 2005

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,580.50 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$7,245,238.61 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$150,056.70 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

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

Contact Agency: City of Eureka

Contact Phone: 636-938-5233

Developer(s): CV Eureka

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: 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.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	300	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Hollister Taney County

Hollister Parkway Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$129,188.80 As of: 11/6/2018

Payments in Lieu of Taxes:

Total received since inception: \$352,818.44 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,152,334.26 Amount on Hand: \$129,188.80

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,922,549.00

Property Acquisition and Relocation Costs: \$1,500,000.00

Project Implementation Costs: \$1,393,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,815,549.00

Anticipated TOTAL Project Costs: \$22,115,549.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

City of HollisterTaney County

Hollisster Parkway Redevelopment Plan

Contact Agency: City of HollisterTaney County

Contact Phone: 417-334-3262

Developer(s): Menard, Inc

Senate District: 29

House District: 156

Original Date Plan/Project Approved: 10/1/2016

Plan Description:

Construction of a mixed-use retail and recreational development as three separate redevelopment projects. Redevelopment project 1 is anchored by a 285,000 square foot Menards and is anticipated to include an additional 20,000 square feet of commercial. Redevelopment project 2 and project 3 are anticipated commercial. This is an EATS only 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.

Number of New Jobs:

Projected:	165	Actual to Date:	135
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Independence

Independence Square

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$124,532.00 As of: 11/6/2018

Payments in Lieu of Taxes:

Total received since inception: \$200,842.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$299,333.00 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

Contact Agency: City of Independence
Contact Phone: 816-325-7830
Developer(s): City of Independence Initiated
Senate District: 11
House District: 21
Original Date Plan/Project Approved: 12/1/2013

Plan Description:

Public improvements include beautification and new streetscapes. In the future, faade and structural improvements 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:

Projected:	35	Actual to Date:	17
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Number of Retained Jobs:

Projected:	70	Actual to Date:	0
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City of Independence

Marketplace Shopping Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$40,289.00 As of: 11/6/2018

Payments in Lieu of Taxes:

Total received since inception: \$12,957.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$221,440.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,275,000.00

Property Acquisition and Relocation Costs: \$3,500,000.00

Project Implementation Costs: \$215,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,990,000.00

Anticipated TOTAL Project Costs: \$33,920,842.00

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 Independence

Marketplace Shopping Center

Contact Agency: City of Independence
Contact Phone: 816-325-7830
Developer(s): WNQE Independence VI, LLC
Senate District: 11
House District: 29
Original Date Plan/Project Approved: 8/1/2016

Plan Description:

The redevelopment plan was to renovate the existing Market Place shopping center and construct site improvements to upgrade the shopping center and demolish the existing hotel, replacing it with suitable retail establishments.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Jennings

River Roads Estates Redevelopment Area 7B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$424.00 As of: 11/19/2018

Payments in Lieu of Taxes:

Total received since inception: \$696,356.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$24,814.00 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: 11

City of Jennings

River Roads Estates Redevelopment Area 7B

Contact Agency: City of Jennings

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 the land uses for project area 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.

Number of New Jobs:

Projected:	100	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Jennings, Missouri

Buzz Westfall Plaza on the Blvd. TIF No. 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,339,902.00 As of: 11/19/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,678,917.45 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,043,367.96 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: 5

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

Senate District: 69 & 70

House District: 13 & 14

Original Date Plan/Project Approved: 7/1/1999

Plan Description:

An approximately 56.29 acre tract of land proposed for use as a retail center with those uses as designated in a C-3 Regional Commercial District of Jennings Zoning code. It is estimated that approximately 500 new permanent jobs will be created if the area is developed in accordance with the Plan. To date, many jobs have been created because of this 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.

Hazardous waste clean-up

Number of New Jobs:

Projected:	130	Actual to Date:	350
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Number of Retained Jobs:

Projected:	25	Actual to Date:	20
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City of Jennings, Missouri

River Roads Estate Redevelopment Project 7A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$306,432.00 As of: 11/19/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,542,996.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$391,660.00 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: 11

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 in 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: 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:

Projected:	100	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Joplin
1717 Marketplace

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$759,169.99 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,939,510.05 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,323,651.00

Property Acquisition and Relocation Costs: \$1,131,786.00

Project Implementation Costs: \$1,792,429.00

Other: \$3,147,265.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,395,131.00

Anticipated TOTAL Project Costs: \$51,365,168.00

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

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:

Projected:	397	Actual to Date:	157
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Number of Retained Jobs:

Projected:	0	Actual to Date:	200
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City of Joplin

Northpark Crossing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,162,485.15 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,745,444.70 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: \$60,605,797.00

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): MRV

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. 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 three districts.

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 sewers and Parcels J & K did not have sewers immediately available. Deleterious land u

Number of New Jobs:

Projected:	500	Actual to Date:	500
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Number of Retained Jobs:

Projected:	0	Actual to Date:	97
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City of Joplin

Recovery TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,756,298.25 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,845,984.04 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: 10

City of Joplin

Recovery TIF

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:

Following an EF-5 tornado that damaged or destroyed 30 of the community, 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 projects included land acquisition, market rate housing, affordable housing, and a new library

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:

Projected:	1299	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Lee's Summit

I-470 and View High Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,459.78 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,459.78 Amount on Hand: \$1,459.78

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,320,075.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,820,630.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,140,705.00

Anticipated TOTAL Project Costs: \$211,745,660.00

Financing Method:

Pay As You Go

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

City of Lee's Summit

I-470 and View High Tax Increment Financing Plan

Contact Agency: City of Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Paragon Star, LLC

Senate District: 8

House District: 56

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

Plan Description:

Project Area 1 contains approximately 122.34 acres. The plan is to construct multi-sports fields, a clubhouse, multi-family residential, office space, retail space and a hotel. Also, the Plan anticipates the correction of inadequate infrastructure and other blight conditions.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Lee's Summit

Village at View High Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

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: \$5,596,797.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,058,000.00

Other: \$321,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,975,797.00

Anticipated TOTAL Project Costs: \$58,685,650.00

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 Lee's Summit

Village at View High Tax Increment Financing Plan

Contact Agency: City of Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Parrot Properties, LLC

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 8/1/2017

Plan Description:

The Project includes improvements to Kessler Street, and the intersection of Third Street and View High Drive construction of a detention pond for storm water, and the extension of water and sanitary sewer lines.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Manchester

Highway 141 Manchester Road Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,365,204.00 As of: 11/27/2018

Payments in Lieu of Taxes:

Total received since inception: \$8,545,256.72 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$28,498,648.63 Amount on Hand: \$8,365,204.00

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:

General Obligation Bonds
TIF Notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 8

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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	845
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City of Maplewood

Ambride Commons

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,005.87 As of: 11/1/2018

Payments in Lieu of Taxes:

Total received since inception: \$684,267.14 Amount on Hand: \$1,005.87

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

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 & a 2 car garage.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Maryland Heights, St. Louis County, Missouri
Westport Plaza Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$844,712.00 Amount on Hand: \$380,277.00

Economic Activity Taxes:

Total received since inception: \$5,310.00 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:

Projected:	1000	Actual to Date:	100
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Olivette, Saint Louis County

Gateway I-170

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,500.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$9,500.00 Amount on Hand: \$9,500.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,750,000.00

Property Acquisition and Relocation Costs: \$6,900,000.00

Project Implementation Costs: \$500,000.00

Other: \$4,000,000.00

Other: \$250,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,400,000.00

Anticipated TOTAL Project Costs: \$37,250,000.00

Financing Method:

TIF Notes

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

City of Olivette, Saint Louis County

Gateway I-170

Contact Agency: City of Olivette, Saint Louis County

Contact Phone: 314-993-0444

Developer(s): Keat Properties,LLC dba Keat Olivette Gateway,LLC

Senate District: 24

House District: 88

Original Date Plan/Project Approved: 4/1/2017

Plan Description:

The Redevelopment Plan envisions the development of approximately 85,000 square feet of retail, entertainment and restaurant space within the Redevelopment Area. The Redevelopment Plan is intended to eliminate or mitigate the conditions that qualify the area as a blighted area, create a desirable gateway into the City of Olivette, and provide a catalyst for other development along Olive Boulevard.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Parkville

Parkville Commons

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$100.00 As of: 11/21/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$5,439,691.00 Amount on Hand: \$100.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$420,906.00

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: 20

Current anticipated estimated number of years to retirement: 3

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:

Projected:	10	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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CITY OF POPLAR BLUFF, MISSOURI

EIGHT POINTS TIF REDEVELOPMENT PLAN

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$222,709.65 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,840,776.10 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: 18

Current anticipated estimated number of years to retirement: 18

CITY OF POPLAR BLUFF, MISSOURI

EIGHT POINTS TIF REDEVELOPMENT PLAN

Contact Agency: CITY OF POPLAR BLUFF, MISSOURI

Contact Phone: 573-686-8000

Developer(s): EIGHT POINTS DEVELOPMENT LLC

Senate District: 25

House District: 152 and 153

Original Date Plan/Project Approved: 8/1/2012

Plan Description:

The purpose of the Plan was to establish a comprehensive program for the redevelopment of the Redevelopment Area to reduce or eliminate certain conditions, the existence of which qualified the Redevelopment Area as a Blighted Area and to enhance the tax base of the taxing districts within area. The Project included demolition and removal of existing buildings and construction of new retail and commercial buildings and related site improvements. The major anchor tenants are Menards, Acedemy Sports and Wal-Mart Neighborhood Market.

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:

Projected:	0	Actual to Date:	408
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Number of Retained Jobs:

Projected:	0	Actual to Date:	50
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City of Rolla

I-44 US 63 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$44,930.62 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$276,799.73 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$800,553.50 Amount on Hand: \$44,930.62

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: 573-426-6980
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 the physical revitalization of RPI areas 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 RPA 1, requiring extensive site improvements. RPA 2 is expected to ultimately 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:

Projected:	115	Actual to Date:	88
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Sarcoxie

Dollar General Store

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 2/27/2018

Payments in Lieu of Taxes:

Total received since inception: \$41,509.15 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$288,485.98 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

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

City of Sarcoxie

Dollar General Store

Contact Agency: City of Sarcoxie
Contact Phone: 4175487242
Developer(s): HEDGEAPPLE DEVELOPMENT
Senate District: SENATE DISTRICT 32
House District: HOUSE DISTRICT 126
Original Date Plan/Project Approved: 9/1/2003

Plan Description:

THE CITY SELECTED A DEVELOPER TO CONSTRUCT A NEW DOLLAR GENERAL. THAT IS NOW FINISHED AND FULLY OPERATIONAL, OFF OF HIGHWAY 37. THE TIF PLAN ALLOWS FOR OTHER DEVELOPMENTS TO OCCUR. ALL TIF PROJECT WILL BE PAY AS YOU GO.

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:

Projected:	20	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of Sikeston

60 West-Malco

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,040.00 As of: 10/29/2018

Payments in Lieu of Taxes:

Total received since inception: \$144,714.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$70,187.00 Amount on Hand: \$9,040.00

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: 0

Current anticipated estimated number of years to retirement: 0

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 remedy existing inadequate conditions.

Number of New Jobs:

Projected:	10	Actual to Date:	10
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Number of Retained Jobs:

Projected:	5	Actual to Date:	5
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City of Sikeston

60 West-RPA-2A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/22/2018

Payments in Lieu of Taxes:

Total received since inception: \$32,214.00 Amount on Hand: \$1,427.00

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:

Pay As You Go

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: 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:

Projected:	10	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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CITY OF ST. JOHN

ST. JOHN CROSSING TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$112.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,684,017.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,630,112.00 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: 6

CITY OF ST. JOHN

ST. JOHN CROSSING TIF

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 Schnucks grocery store as of 10/2018, 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:

Projected:	175	Actual to Date:	230
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of St. Peters
Old Town Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,638,085.00 As of: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$9,625,570.00 Amount on Hand: \$1,281,990.00

Economic Activity Taxes:

Total received since inception: \$10,070,799.00 Amount on Hand: \$2,356,095.00

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: 1

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 have been completed the large commercial development is completed and open for business.

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:

Projected:	0	Actual to Date:	449
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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City of St. Peters

St. Peters Route 370

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,663,217.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$66,809.00 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: \$70,000,000.00

Anticipated TOTAL Project Costs: \$181,092,500.00

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: 5

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 & recreational uses. The primary development infrastructure has been completed other infrastructure will be installed as development occurs. Two warehouses and another trucking company have been recently completed. A large distribution center has also been approved.

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:

Projected:	0	Actual to Date:	400
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Clayton

Carondelet Village Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/30/2018

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: \$0.00

Project Implementation Costs: \$0.00

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: 0

Current anticipated estimated number of years to retirement: 0

Clayton

Carondelet Village Redevelopment Plan

Contact Agency: Clayton

Contact Phone: 314-290-8467

Developer(s): Mark Mehlman

Senate District: 73

House District: 24

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: District Dissolved

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$542,100.47 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$165,584.72 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

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

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: 1/1/2011

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:

Projected:	39	Actual to Date:	72
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Number of Retained Jobs:

Projected:	23	Actual to Date:	23
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Columbia

TIGER Hotel Redevelopment TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$302,176.95 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$107,796.83 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

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Columbia

TIGER Hotel Redevelopment TIF

Contact Agency: Columbia
Contact Phone: 5738747333
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:

Projected:	33	Actual to Date:	70
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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County Club Hills

Lucas-Hunt/Chandler Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$115,386.00 As of: 11/17/2018

Payments in Lieu of Taxes:

Total received since inception: \$231,786.00 Amount on Hand: \$97,359.00

Economic Activity Taxes:

Total received since inception: \$105,798.00 Amount on Hand: \$18,027.00

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

County Club Hills

Lucas-Hunt/Chandler Redevelopment Area

Contact Agency: County Club Hills

Contact Phone: 314-261-0845

Developer(s): Samsone

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 3/1/2006

Plan Description:

Walgreens has been constructed with the boundaries

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Crestwood

Crestwood Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,749.51 As of: 10/17/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$4,749.51 Amount on Hand: \$4,749.51

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: \$15,000,000.00

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

Crestwood

Crestwood Plaza

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. This plan entails the removal of all existing site improvements, the construction of various buildings, roadways ways, new site improvements, utility infrastructure, open space. These components also include the 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:

Projected:	100	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Desloge

Highway 67 Tax Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,728,367.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,597,447.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$15,290,701.00 Amount on Hand: \$4,728,367.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,695,797.00

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: \$18,695,797.00

Anticipated TOTAL Project Costs: \$18,695,797.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

Desloge

Highway 67 Tax Financing District

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 commercial development

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.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	16	Actual to Date:	16
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Number of Retained Jobs:

Projected:	186	Actual to Date:	200
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Excelsior Springs

Elms Hotel TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$27,703.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$27.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$439,462.00 Amount on Hand: \$27,703.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$100,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$2,614,587.00

Other: \$0.00

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

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Excelsior Springs

Golf Course TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,525.00 As of: 11/14/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$2,525.00 Amount on Hand: \$2,525.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,300,000.00

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: \$1,300,000.00

Anticipated TOTAL Project Costs: \$2,009,109.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

Excelsior Springs

Golf Course TIF

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

Developer(s): City of Excelsior Springs

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 7/1/2017

Plan Description:

The Project Costs include the cost to demolish and construct a new clubhouse and the cost to build the public infrastructure to support a residential housing 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Excelsior Springs

Paradise Playhouse TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$391,367.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$33,985.00 Amount on Hand: \$0.00

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

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

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:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Excelsior Springs

Vintage Plaza II TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,102.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$91,686.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$160,402.00 Amount on Hand: \$4,102.00

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

Contact Agency: Excelsior Springs
Contact Phone: 816-630-0760
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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Excelsior Springs

Vintage Plaza TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,185.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,241,594.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,045,743.00 Amount on Hand: \$14,185.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,535,403.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$125,000.00

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: 816-630-0760

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Excelsior Springs

Wal-Mart/Elms TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$5,438,094.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$15,913,287.00 Amount on Hand: \$0.00

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

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

Developer(s): Multiple

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: 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 parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Farmington

Highway 67 Tax Increment Finance District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$235,587.00 As of: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$589,543.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,179,574.00 Amount on Hand: \$235,587.00

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

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Farmington

Highway 67 Tax Increment Finance District

Contact Agency: Farmington

Contact Phone: 5737561701

Developer(s): Menard Inc

Senate District: 003

House District: 106

Original Date Plan/Project Approved: 10/1/2005

Plan Description:

One public and one private development project. Public projects include road, right of way, sidewalk, sewer and storm water construction Private development project includes retail/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.

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:

Projected:	10	Actual to Date:	337
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Farmington

Karsch Downtown Redevelopment District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$86,623.00 As of: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,521,982.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,413,693.00 Amount on Hand: \$86,623.00

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
Loan

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): Multiple

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 and dilapidated buildings and provide areas for both public and private buildings. Redevelopment activities in the area will include archeaology/historic preservation, parking improvements, utilities, street, curb & guttering, municipal and 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:

Projected:	0	Actual to Date:	423
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Number of Retained Jobs:

Projected:	0	Actual to Date:	277
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Fulton

Fulton Commons Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$73,263.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,696,221.00 Amount on Hand: \$48,263.00

Economic Activity Taxes:

Total received since inception: \$1,017,194.00 Amount on Hand: \$25,000.00

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: \$7,082,000.00

Anticipated TOTAL Project Costs: \$7,082,000.00

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: 5735923131

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:

Projected:	45	Actual to Date:	175
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grain Valley

Grain Valley Marketplace TIF- Project #2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,355.00 As of: 10/26/2018

Payments in Lieu of Taxes:

Total received since inception: \$345,546.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$875,039.00 Amount on Hand: \$4,355.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,628,986.00

Property Acquisition and Relocation Costs: \$4,000,000.00

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: \$12,380,773.00

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: 15

Grain Valley

Grain Valley Marketplace TIF- Project #2

Contact Agency: Grain Valley

Contact Phone: 816-847-6281

Developer(s): Star Acquisitions

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 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 in 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.

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

Number of New Jobs:

Projected:	185	Actual to Date:	140
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grain Valley

Mall at Sni-A-Bar TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,429.00 As of: 10/26/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,855,619.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,911,138.00 Amount on Hand: \$12,429.00

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: 7

Grain Valley

Mall at Sni-A-Bar TIF Plan

Contact Agency: Grain Valley

Contact Phone: 816-847-6285

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 145000 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:

Projected:	148	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grain Valley, MO

Grain Valley Marketplace Interchange TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/26/2018

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: 0

Current anticipated estimated number of years to retirement: 0

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 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: 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grain Valley, MO Jackson County

Grain Valley Interchange TIF Project 1A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$383,783.00 As of: 10/26/2018

Payments in Lieu of Taxes:

Total received since inception: \$132,669.00 Amount on Hand: \$132,669.00

Economic Activity Taxes:

Total received since inception: \$293,619.00 Amount on Hand: \$251,114.00

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: 0

Current anticipated estimated number of years to retirement: 0

Grain Valley, MO Jackson County

Grain Valley Interchange TIF Project 1A

Contact Agency: Grain Valley, MO Jackson County

Contact Phone: 816-847-6281

Developer(s): None

Senate District: 5

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 with all necessary parking, utilities and streets. Project 1A consist of an auto parts supply store and a fast food restaurant.

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:

Projected:	0	Actual to Date:	90
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #10-Botts Road Industrial Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$31,565.20 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,110,832.55 Amount on Hand: \$19,097.55

Economic Activity Taxes:

Total received since inception: \$121,985.56 Amount on Hand: \$12,467.65

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: 0

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #10-Botts Road Industrial Redevelopment Area

Contact Agency: Grandview
Contact Phone: 816-316-4820
Developer(s): Botts Investment, LLC and others
Senate District: 10 at time project was approved
House District: 45 at time project was approved
Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Plan was developed to fund a portion 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 needed to be relocated for business expansion and the lack of major streets to serve the land makes the industrial development impractical and economically feasible.

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:

Projected:	200	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #12-Patel Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$164.22 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$439,417.25 Amount on Hand: \$164.22

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: 15

Grandview

TIF #12-Patel Redevelopment Area

Contact Agency: Grandview
Contact Phone: 816-316-4820
Developer(s): Balaji Development
Senate District: 10 at time project was approved
House District: 45 at time project was approved
Original Date Plan/Project Approved: 6/1/2005

Plan Description:

Plan was developed to help construct 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 construction of a second hotel, similar to the original hotel, as well as an 8,000 SF sit down restaurant. Other items in the plan included construction of public improvements, including sidewalks, 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.

Number of New Jobs:

Projected:	64	Actual to Date:	15
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #13-Grandview Crossing Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$31,121.06 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$349,010.53 Amount on Hand: \$31,000.30

Economic Activity Taxes:

Total received since inception: \$872,799.94 Amount on Hand: \$120.76

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,903.13

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: \$6,903.13

Anticipated TOTAL Project Costs: \$62,033,263.00

Financing Method:

Pay As You Go

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Grandview

TIF #13-Grandview Crossing Redevelopment Area

Contact Agency: Grandview
Contact Phone: 816-316-4820
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 sixty 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 in-line strip plaza. Other issues include poor site access from the adjacent street network, poor site appearance, site drainage, site degradation, 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 2005.

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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Grandview

TIF #15-Truman's Landing Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,862,551.56 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$35,269.15 Amount on Hand: \$623,108.64

Economic Activity Taxes:

Total received since inception: \$1,827,282.41 Amount on Hand: \$173,849.06

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 Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Grandview

TIF #15-Truman's Landing Redevelopment Area

Contact Agency: Grandview
Contact Phone: 816-316-4820
Developer(s): RED Legacy, LLC
Senate District: 7 at time project was approved
House District: 37 at time project was approved
Original Date Plan/Project Approved: 2/1/2012

Plan Description:

Proposed four redevelopment projects totaling 544,000 SF of grocery, big box, junior anchors and retail, commercial, and other leasable space as part of a state-of-the-art destination 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.

The City completed the blight study and FMV appraisals

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #8- Downtown Grandview

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$146,002.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$148,355.00 Amount on Hand: \$34.00

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: 816-316-4820
Developer(s): NA
Senate District: 10 at time project was approved
House District: 45 at time project was approved
Original Date Plan/Project Approved: 7/1/2002

Plan Description:

Primary focus of this plan is to provide additional off-street parking, preserve existing businesses and allow for their expansion, the renovation of older buildings particularly those underutilized, development of vacant sites, building facade improvements, and downtown theme development projects.

Plan/Project Status: District Dissolved

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:

Projected:	150	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grandview

TIF #9-Gateway Commons Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$78,723.79 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$20,155,105.00 Amount on Hand: \$78,458.12

Economic Activity Taxes:

Total received since inception: \$435,989.64 Amount on Hand: \$265.67

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: \$48,000.00

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: 816-316-4820

Developer(s): Gateway Plaza, LLC

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 9/1/2003

Plan Description:

Plan was developed to resolve flooding issues, relocate 2 large interceptor sanitary sewer lines and provide current transportation infrastructure. The focus of the plan would be to develop a 60,000 square foot Harley Davidson retail dealership, several out parcels, 200,000 square foot of in-line retail space and mix of 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.

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:

Projected:	400	Actual to Date:	80
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Harrisonville

Harrisonville Marketplace

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$43,111.73 As of: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,349,207.31 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,386,851.33 Amount on Hand: \$43,111.73

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: 816-380-8900
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 approximately 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:

Projected:	259	Actual to Date:	174
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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Harrisonville

Harrisonville Towne Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,150.13 As of: 11/11/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,412,792.34 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,913,889.13 Amount on Hand: \$1,150.13

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: 21

Current anticipated estimated number of years to retirement: 10

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 approximately 42 acres. The first phase is approximately 22.5 acres. The second phase, which has not been constructed, would be approximately 19.5 acres. Harrisonville Towne Center Phase 1 is a retail project consisting of a Sutherland's Home Improvement Center, a Comfort Inn and a Russell Stovers 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:

Projected:	105	Actual to Date:	68
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Hazelwood

Hazelwood Logistics Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$6,269,879.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$11,428.00 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: 11

Hazelwood

Hazelwood Logistics Center

Contact Agency: Hazelwood

Contact Phone: 3145135040

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 St. Louis County and Lambert Airport. The site was cleared and all but a church and on commercial use. There is one 405,000 square foot industrial building in the TIF.

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:

Projected:	1000	Actual to Date:	91
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Hazelwood

Park 370

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$59,048,309.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$30,144,619.00 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: \$17,029,000.00

Anticipated TOTAL Project Costs: \$163,894,000.00

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: 3145135040

Developer(s): Tristar

Senate District: 14

House District: 76

Original Date Plan/Project Approved: 4/1/1999

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 the land out of the floodplain to allow 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:

Projected:	3000	Actual to Date:	1808
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Herculaneum

I-55/McNutt Street Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

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

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Higginsville

First Amended I-70 Interchange Plan of Higginsvill

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/2/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,007,473.93 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,530,254.58 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$707,100.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$116,500.00

Other: \$803,280.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,626,880.00

Anticipated TOTAL Project Costs: \$1,626,880.00

Financing Method:

Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Higginsville

First Amended I-70 Interchange Plan of Higginsvill

Contact Agency: Higginsville
Contact Phone: 6605846771
Developer(s): Pilot Travel Centers LLC
Senate District: 21
House District: 53
Original Date Plan/Project Approved: 6/1/1999

Plan Description:

The improvements will include the construction of a travelcenter, including the installation of gas and diesel pumps, terminals, commercial space and approximately 180 parking spaces demolition and reconstruction of gas station extension of relocated main, construction of an elevated water tank.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Hillsboro

Peach Tree Plaza & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$38,379.12 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$279,838.16 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$527,203.55 Amount on Hand: \$38,379.12

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: 6367973334
Developer(s): B. L. & Z. Investments, LLC
Senate District: 22
House District: 110
Original Date Plan/Project Approved: 8/1/2011

Plan Description:

The Redevelopment Plan proposes the redevelopment of the area for use as a mixed-use development with a blend of commercial, retail, office and professional service 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:

Projected:	50	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Blue Ridge Crossing East Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$36,768.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$411,670.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$670,130.00 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: 23

Current anticipated estimated number of years to retirement: 15

Independence

Blue Ridge Crossing East Tax Increment Financing

Contact Agency: Independence

Contact Phone: 816-325-7830

Developer(s): Cinema East, LLC c0 MBS Manger Corporation

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

Demolition of exiting structures, new infrastructure and site improvements three new platted lots, three buildings 60,000 sqft. retail built, 12,500 sqft. multi-tenant retail, and 3,300 sqft. drive-thru restaurant.

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:

Projected:	150	Actual to Date:	75
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Crackerneck Creek Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,082,955.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,077,373.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,994,097.00 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

Contact Agency: Independence

Contact Phone: 816-325-7830

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 plan for 160,000 sqft of retail shops Bass Pro, restaurant, hotel and three adjoining commercial areas providing more than 500,000 sqft of additional retail space. The development also includes more than 80 acres of city-owned park spaces, two miles of walking trails, and a 15 acre lake and 60 ft. 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:

Projected:	2093	Actual to Date:	450
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Eastland Center Tax Increment Financing and Redeve

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,971,583.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$25,518,145.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$36,257,454.00 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: \$254,002,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Independence

Eastland Center Tax Increment Financing and Redeve

Contact Agency: Independence

Contact Phone: 816-325-7830

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 a hotel 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:

Projected:	500	Actual to Date:	500
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Golf Strategies Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,375,808.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$6,289,005.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$296,566.00 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: 5

Independence

Golf Strategies Tax Increment Financing Plan

Contact Agency: Independence

Contact Phone: 816-325-7830

Developer(s): Golf Strategies, Inc.

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 12/1/1999

Plan Description:

The redevelopment encompassed 320 acres and included a residential community of 145 single-family villas, an 18 hole golf course, clubhouse and maintenance buildings. Public facilities, utilities and street improvements were constructed as the project was completed. The gold course and clubhouse provided amenities that will attract businesses, residents and visitors to the city. The project provided flood control improvements to 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 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:

Projected:	30	Actual to Date:	35
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Hartman Heritage Center Tax Increment Financing Pl

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$13,802,076.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,241,385.00 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: 4

Independence

Hartman Heritage Center Tax Increment Financing Pl

Contact Agency: Independence

Contact Phone: 816-325-7830

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 combined hotel 200 guest rooms and convention center with a restaurant, and 15,000 sqft of meeting space and 270,000 sqft. retail center and an out parcel development for additional 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:

Projected:	378	Actual to Date:	905
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$1,760,213.00 As of: 11/6/2018

Payments in Lieu of Taxes:

Total received since inception: \$893,221.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,710,870.00 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: 816-325-7830

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:

To 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 RP area. The remaining 2 will receive certain TIF revenues for completed public improvements that benefit the project area but will not generate TIF revenues under this Plan. All remaining right-of-way portions of the area will not be designated as a Red. Project.

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:

Projected:	100	Actual to Date:	382
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Independence Regional Medical Center Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$997,928.00 As of: 11/6/2018

Payments in Lieu of Taxes:

Total received since inception: \$33,887,699.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$512,641.00 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: 23

Current anticipated estimated number of years to retirement: 10

Independence

Independence Regional Medical Center Tax Increment

Contact Agency: Independence

Contact Phone: 816-325-7830

Developer(s): Midwest Division IRHC, LLC

Senate District: 11

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 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 the 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:

Projected:	166	Actual to Date:	148
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Mid-Town Truman Road Corridor Plan & Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,302.00 As of: 11/6/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,165,158.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$113,798.00 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

Contact Agency: Independence

Contact Phone: 816-325-7830

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:

Redevelopment will preserve and enhance existing housing, encourage reinvestment, improve residential structures and reverse the trend of neighborhood decline and encourage commercial investment. The TIF funds a 353 Red. Corporation and the implementation of the 353 plan and tax abatement program. The project eliminates blight in residential neighborhoods and enhances public safety and welfare by providing improvements and tax abatement.

Plan/Project Status: District Dissolved

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:

Projected:	0	Actual to Date:	350
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Mount Washington Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$39,424.00 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$219,757.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$141,821.00 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: 816-325-7830

Developer(s): Forever Enterprises, Inc.

Senate District: 11

House District: 19

Original Date Plan/Project Approved: 9/1/2000

Plan Description:

The redevelopment plan consists of 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 funding for planning and implementing renovation of the nearby Fairmount Business District.

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected:	31	Actual to Date:	11
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Number of Retained Jobs:

Projected:	13	Actual to Date:	13
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Independence

Noland Road and 23rd Street Tax Increment Finance

TIF Revenues

Current Amount of Revenue in Special Allocation \$909,189.00 As of: 11/7/2018
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$294,684.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,567,320.00 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

Contact Agency: Independence
Contact Phone: 816-325-7830
Developer(s): Dodgion Street Acquisitions, KC Prop
Senate District: 11
House District: 29
Original Date Plan/Project Approved: 12/1/2012

Plan Description:

Purpose of the plan is to incentivize redevelopment in the 6.8 acres of redevelopment area by eliminating blighting conditions through multiple projects. Project 1 provides for demolition of a blighted building, construction of approximately 5,720sqft national brand conveniences store and needed infrastructure.

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:

Projected:	75	Actual to Date:	50
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Number of Retained Jobs:

Projected:	15	Actual to Date:	15
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Independence

North Independence Redevelopment Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,778.00 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$381,890.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$455,219.00 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: 816-325-7830

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:

Projected:	530	Actual to Date:	850
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Old Landfill Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,478.00 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,670,251.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$118,208.00 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: 816-325-7830

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:

Projected:	30	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Recovery Sales Outlet Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$77,697.00 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$309,319.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,737,337.00 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: 816-325-7830

Developer(s): Recovery Management Corporation

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 12/1/1996

Plan Description:

The 47-acre project includes new construction of approximately 670,000 sqft of retail, office and warehouse/industrial space. Public Infrastructure improvements to Nolan Road, and the extension of Lynn Court to Weatherford Road. A new street and rail crossing at 33rd street, improvement to railroad crossing at 35th and Osage. ISTEA matching funds were used 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:

Projected:	0	Actual to Date:	15
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Santa Fe Trail Neighborhood TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$262,126.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$822,722.00 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: 816-325-7830

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 sqft, a limited number of high density residential units and associated public improvements to local streets, and a state highway interchange.

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:

Projected:	250	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Trinity Tax Increment Financing Plan and Redevelop

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$20,328.00 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,057,646.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,283,162.00 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: 23

Current anticipated estimated number of years to retirement: 11

Independence

Trinity Tax Increment Financing Plan and Redevelop

Contact Agency: Independence

Contact Phone: 816-325-7830

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 sqft, approximately 98,250 sqft of general commercial space, and five story class-A office building containing approximately 50,000 sqft. Additionally, the corner site on the east side of the Little Blue Parkway will be reserved for a 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:

Projected:	175	Actual to Date:	165
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Ironton

Redevelopment Plan for the Downtown TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

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: \$11,582,500.00

Property Acquisition and Relocation Costs: \$1,150,000.00

Project Implementation Costs: \$909,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,641,500.00

Anticipated TOTAL Project Costs: \$24,641,500.00

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: 22

Ironton

Redevelopment Plan for the Downtown TIF District

Contact Agency: Ironton

Contact Phone: 573-546-3545

Developer(s): none

Senate District: 3

House District: 144

Original Date Plan/Project Approved: 7/1/2016

Plan Description:

Rehabilitate vacant and predominately vacant structures in downtown, residential developments and increase retail, restaurants, bed & breakfast and residential loft space.

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

Number of New Jobs:

Projected:	100	Actual to Date:	6
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Number of Retained Jobs:

Projected:	80	Actual to Date:	80
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Jackson

The Interstate 55 Corridor Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,452,235.13 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,474,957.17 Amount on Hand: \$711,148.19

Economic Activity Taxes:

Total received since inception: \$5,462,958.73 Amount on Hand: \$1,741,086.94

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:

Projected:	875	Actual to Date:	750
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jefferson City

Capital Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$20,135.83 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,429,205.50 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:

Projected:	150	Actual to Date:	0
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Number of Retained Jobs:

Projected:	650	Actual to Date:	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: 10/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$46,619.02 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$93,483.13 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:

Projected:	15	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jefferson City

Southside Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$106,646.84 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$174,862.50 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: 20

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:

Projected:	40	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jefferson City

St. Marys Hospital TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/17/2018

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: \$29,904,350.00

Property Acquisition and Relocation Costs: \$1,000,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,904,350.00

Anticipated TOTAL Project Costs: \$30,904,350.00

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

St. Marys Hospital TIF Plan

Contact Agency: Jefferson City

Contact Phone: 573-634-6459

Developer(s): F & F Development, LLC

Senate District: 6

House District: 60

Original Date Plan/Project Approved: 8/1/2017

Plan Description:

Acquisition of the redevelopment area, demolition of unusable structures, restoration and rehabilitation of the original St. Mary's Hospital building and the medical office building, construction of new commercial buildings, installation of all infrastructure and site amenities, and architecture and engineering and other soft costs of such improvements.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jennings

Jennings Station Crossing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$18,024.00 As of: 11/19/2018

Payments in Lieu of Taxes:

Total received since inception: \$189,934.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$179,575.00 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: 8

Jennings

Jennings Station Crossing

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:

PLAN The primary purpose of the Plan is to create a process which will enable the redevelopment of the area to occur, to enable the City to select a redevelopment and effect redevelopment in a comprehensive manner which will create specific mechanisms for effective use of T.I.F. funds to finance the project. PROJECT Will create a mix of new business users.

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.

Number of New Jobs:

Projected:	200	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jennings

Jennings Tax Increment Financing Area #1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/20/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,222,566.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$95,591.00 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: 6

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:

Projected:	130	Actual to Date:	100
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Number of Retained Jobs:

Projected:	50	Actual to Date:	50
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Jennings

Redevelopment Project Area No. 8

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$469,404.00 As of: 11/19/2018

Payments in Lieu of Taxes:

Total received since inception: \$263,409.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$215,793.00 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: 8

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 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:

Projected:	100	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop-President Hotel/Project 03a

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,443,486.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,429,506.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,668,363.00 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: 21

Current anticipated estimated number of years to retirement: 10

Kansas City

1200 Main/South Loop-President Hotel/Project 03a

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): President Hotel, LC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/2004

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:

Projected:	2034	Actual to Date:	173
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

1200 Main/South Loop-Project 01 (KC LIVE)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,972,822.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,905,149.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$24,701,149.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,995,822.00

Property Acquisition and Relocation Costs: \$22,950,303.00

Project Implementation Costs: \$24,975,846.00

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:

Other Bond

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 16

Kansas City

1200 Main/South Loop-Project 01 (KC LIVE)

Contact Agency: Kansas City
Contact Phone: 816-691-2109
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, construction and rehabilitation of 350,000 to 425,000 sq ft of entertainment and retail uses, 2,000 parking spaces, streetscape, park development and associated public infrastructure and utility 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:

Projected:	2304	Actual to Date:	1313
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Number of Retained Jobs:

Projected:	1493	Actual to Date:	0
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Kansas City

1200 Main/South TIF Plan-Project 13/14

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/2/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,140,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$710,000.00 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

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Andrews McMeel Universal, Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

Renovation of a total of 84,271 sq. ft. of office space in the existing Boley Building and adjacent space 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:

Projected:	15	Actual to Date:	0
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Number of Retained Jobs:

Projected:	215	Actual to Date:	168
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Kansas City

1200 Main/South TIF Plan-Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/2/2018

Payments in Lieu of Taxes:

Total received since inception: \$15,030,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$52,910,000.00 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

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): H & R Block Services, Inc.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 3/1/2004

Plan Description:

The project proposed construction of a new office building for 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:

Projected:	2034	Actual to Date:	1815
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Number of Retained Jobs:

Projected:	1493	Actual to Date:	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: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$920,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,170,000.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,155,000.00

Project Implementation Costs: \$916,500.00

Other: \$2,075,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,146,500.00

Anticipated TOTAL Project Costs: \$34,043,780.00

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

12th & Wyandotte TIF/Aladdin Hotel

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Kansas City, MO Hotel Partners, LP
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/1992

Plan Description:

Renovation of the hotel, adjacent sidewalks and the pedestrian tunnel underneath Wyandotte Street to the Municipal Auditorium.

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:

Projected:	90	Actual to Date:	60
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Number of Retained Jobs:

Projected:	65	Actual to Date:	74
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Kansas City

22nd & Main TIF Plan/Project 10

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$30,000.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$40,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$800,000.00 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: \$1,358,501.00

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

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): McFamily Properties, L.L.C.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 3/1/1998

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:

Projected:	47	Actual to Date:	47
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

22nd & Main TIF/Candle Bldg-Project 28

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$160,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$390,000.00 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

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): 2101 Broadway, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/1998

Plan Description:

Rehabilitation of a historic 3-story, 43,650 Sq. Ft. bldg to retail and commercial 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.

Number of New Jobs:

Projected:	0	Actual to Date:	120
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

22nd & Main TIF/Morr Transfer Building- Project 24

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$450,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,910,000.00 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

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:

The project proposed renovation of the existing Morr Transfer Building to provide 82,268 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.

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

Number of New Jobs:

Projected:	0	Actual to Date:	140
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Number of Retained Jobs:

Projected:	365	Actual to Date:	0
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Kansas City

22nd & Main/The Freight House Building- Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation \$290,000.00 As of: 11/5/2018
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$1,520,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,290,000.00 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

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:

The project proposed 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:

Projected:	140	Actual to Date:	230
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

811 Main, Project 1 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$460,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,340,000.00 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:

Projected:	0	Actual to Date:	54
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Number of Retained Jobs:

Projected:	772	Actual to Date:	772
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Kansas City

87th & Hillcrest Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,380,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,660,000.00 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: \$25,512,206.00

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

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:

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.

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:

Projected:	36	Actual to Date:	238
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Number of Retained Jobs:

Projected:	163	Actual to Date:	0
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Kansas City

Americana TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$580,000.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,940,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,840,000.00 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

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:

Projected:	0	Actual to Date:	126
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Baltimore Place TIF/Project 3- Nelkin Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$150,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$190,000.00 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

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.

Historic Preservation

Number of New Jobs:

Projected:	11	Actual to Date:	16
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Number of Retained Jobs:

Projected:	41	Actual to Date:	41
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Kansas City

Barrytowne (Project 1, 3a and 4) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$11,770,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$11,210,000.00 Amount on Hand: \$0.00

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

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 commercial/retail space, multi-family residential units, office space.

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:

Projected:	3900	Actual to Date:	1147
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Blue Ridge Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/19/2018

Payments in Lieu of Taxes:

Total received since inception: \$6,278,664.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$19,687,142.00 Amount on Hand: \$0.00

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:

Other Bond

Original estimated number of years to retirement: 24

Current anticipated estimated number of years to retirement: 22

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:

Projected:	1535	Actual to Date:	222
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Number of Retained Jobs:

Projected:	75	Actual to Date:	68
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Kansas City

Briarcliff West TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$70.00 As of: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$46,336,707.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$31,228,311.00 Amount on Hand: \$0.00

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

General Obligation Bonds

Original estimated number of years to retirement: 12

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 Company
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 a Structured 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:

Projected:	4000	Actual to Date:	2359
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Number of Retained Jobs:

Projected:	22	Actual to Date:	0
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Kansas City

Brush Creek TIF Plan/Plaza Library

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,202.00 As of: 11/19/2018

Payments in Lieu of Taxes:

Total received since inception: \$13,605,091.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,255,205.00 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: 10

Current anticipated estimated number of years to retirement: 8

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:

Projected:	1439	Actual to Date:	843
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Number of Retained Jobs:

Projected:	25	Actual to Date:	0
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Kansas City

Brush Creek-Blue Parkway (Project B & C) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.01 As of: 11/19/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,868,804.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$12,298,026.00 Amount on Hand: \$0.01

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: 10

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. Project D proposed 120,000 sq ft of office space and 55,700 sq ft of retail space. From 1st 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:

Projected:	793	Actual to Date:	696
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Brywood Centre TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/19/2018

Payments in Lieu of Taxes:

Total received since inception: \$610,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$885,162.00 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

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:

Projected:	94	Actual to Date:	192
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Number of Retained Jobs:

Projected:	95	Actual to Date:	0
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Kansas City

Carondolet Drive

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/9/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$1,890,000.00 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: \$103,103.00

Other: \$0.00

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

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:

Projected:	1225	Actual to Date:	1081
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Chouteau/I-35 TIF- Project 3

TIF Revenues

Current Amount of Revenue in Special Allocation \$718,176.00 As of: 11/19/2018
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$5,142,800.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,136,600.00 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): No Developer

Senate District: 17

House District: 18

Original Date Plan/Project Approved: 4/1/1998

Plan Description:

Plan provided for the construction of 244,709 sq ft of retail & street improvements along Chouteau Trfwy, Winn Rd & 42nd St Terrace North. Additionally, the plans 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:

Projected:	0	Actual to Date:	1090
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Civic Mall-422 Admiral

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$18,203.00 As of: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$714,600.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$367,400.00 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

Contact Agency: Kansas City
Contact Phone: 8166912109
Developer(s): McCown Gordon Construction, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 10/1/2005

Plan Description:

Renovation of a Historic Building in the Central Business District of Downtown
Kansas 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:

Projected:	18	Actual to Date:	149
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Number of Retained Jobs:

Projected:	22	Actual to Date:	22
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Kansas City

Civic Mall-Whittake Courthouse (Project 46-47)

TIF Revenues

Current Amount of Revenue in Special Allocation \$18,203.00 As of: 11/19/2018
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$1,505,726.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$15,790,899.00 Amount on Hand: \$0.00

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: 0

Kansas City

Civic Mall-Whittake Courthouse (Project 46-47)

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): City of Kansas City, MO
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:

Projected:	0	Actual to Date:	594
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Commerce Bank Village TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/9/2018

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: \$7,000,000.00

Other: \$12,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,000,000.00

Anticipated TOTAL Project Costs: \$137,712,726.00

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

Commerce Bank Village TIF

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Commerce Tower Village, Inc.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 6/1/2016

Plan Description:

The Plan contemplates rehabilitation of the historic 31 story Commerce Tower building located at 911 Main Street, and the adjacent parking garage located at 921 Main Street, and such development shall include approximately 90,000 sq. ft. of commercial/retail uses, including an early childhood learning center in the basement, a private elementary school and a graduate school on floors 3-6, approximately 342 market-rate apartments on floors 7-30, an indoor dog park and outdoor greenspace

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:

Projected:	295	Actual to Date:	77
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Number of Retained Jobs:

Projected:	93	Actual to Date:	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: \$1.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,232,648.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,890,911.00 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: \$12,598,629.00

Anticipated TOTAL Project Costs: \$31,745,150.00

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 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:

Projected:	140	Actual to Date:	325
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,982,345.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,286,559.00 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. The Saks project proposed new construction of a total of 156,820 sq ft of retail and garage space with 357 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:

Projected:	70	Actual to Date:	91
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Number of Retained Jobs:

Projected:	190	Actual to Date:	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: \$375,329.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,539,335.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$101,246.00 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: \$1,961,138.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,961,138.00

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 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:

Projected:	210	Actual to Date:	45
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Country Club Plaza- Kirkwood Circle

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$12,550,000.00 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: \$10,908,195.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,056,670.00

Other: \$1,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,964,865.00

Anticipated TOTAL Project Costs: \$177,302,530.00

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- Kirkwood Circle

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Kirkwood Realty Co., L.L.C.
Senate District: 7
House District: 25
Original Date Plan/Project Approved: 4/1/1997

Plan Description:

The Kirkwood project proposed new construction of 535,000 sq ft of residential space with 352 dwelling units and 410 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:

Projected:	0	Actual to Date:	17
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,147,166.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,690,925.00 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: 816-691-2109

Developer(s): Marcus Hotels, Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 4/1/2000

Plan Description:

Project A proposed the renovation of the Hotel Phillips.

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:

Projected:	45	Actual to Date:	80
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Number of Retained Jobs:

Projected:	90	Actual to Date:	0
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Kansas City

Hotel Phillips, Project B and C TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$535,122.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$268,650.00 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: 816-691-2109
Developer(s): City Center Square Equities, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 4/1/2000

Plan Description:

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:

Projected:	303	Actual to Date:	577
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Number of Retained Jobs:

Projected:	1267	Actual to Date:	0
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Kansas City

Judicial Square TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$284,018.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$260,000.00 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:

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:

Projected:	10	Actual to Date:	36
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Number of Retained Jobs:

Projected:	35	Actual to Date:	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 \$3,978,588.00 As of: 11/9/2018
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$4,839,407.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$9,426,071.00 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:

Projected:	56	Actual to Date:	324
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Number of Retained Jobs:

Projected:	241	Actual to Date:	0
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Kansas City

North Oak-Cerner (Project 1) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$383,939.00 As of: 11/9/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$383,939.00 Amount on Hand: \$383,939.00

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 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:

Projected:	400	Actual to Date:	3037
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Number of Retained Jobs:

Projected:	0	Actual to Date:	56
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Kansas City

Parvin Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$23,810,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$13,880,000.00 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:

Projected:	5673	Actual to Date:	3284
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Number of Retained Jobs:

Projected:	4793	Actual to Date:	0
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Kansas City

Pershing Road (IRS) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$43,850,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$49,720,000.00 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: 22

Current anticipated estimated number of years to retirement: 14

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:

The plan proposed demolition of 188,121 sq ft of industrial space, new construction of 775,000 sq ft of office space, rehab of existing structures to provide 493,556 sq ft office space, 6,300 sq ft retail space, 93,521 sq ft of industrial space, & 97,868 sq ft of residential space, plus new parking spaces, a pedestrian link from union Station t 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:

Projected:	4000	Actual to Date:	5460
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Number of Retained Jobs:

Projected:	2000	Actual to Date:	130
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Kansas City

River Market-Project 16 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$270,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$340,000.00 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): 450 X, LLC

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. 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:

Projected:	40	Actual to Date:	15
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Number of Retained Jobs:

Projected:	30	Actual to Date:	12
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Kansas City

Santa Fe TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$511,100.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,500,000.00 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: \$1,340,980,353.00

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

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:

Projected:	970	Actual to Date:	246
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Shoal Creek

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$18,021,679.00 As of: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$62,002,732.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$125,321,797.00 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: 11

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:

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:

Projected:	0	Actual to Date:	5675
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,471,226.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,435,245.00 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 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:

Projected:	0	Actual to Date:	182
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City MO

9th & Central TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/9/2018

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

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: 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:

Projected:	125	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, Missouri

12th & Wyandotte TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$286.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,627,685.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$54,671,856.00 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: \$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: 21

Current anticipated estimated number of years to retirement: 0

Kansas City, Missouri

12th & Wyandotte TIF Plan

Contact Agency: Kansas City, Missouri
Contact Phone: 816-691-2109
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:

Projected:	0	Actual to Date:	378
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, Missouri

19th Terrace & Central TIF Plan (Overall)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$740,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$410,000.00 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, Missouri

19th Terrace & Central TIF Plan (Overall)

Contact Agency: Kansas City, Missouri
Contact Phone: 816-691-2109
Developer(s): Broadway Development, 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: 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:

Projected:	0	Actual to Date:	147
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, Missouri

22nd & Main TIF Project 16

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$460,000.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$440,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$120,000.00 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

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:

Project 16, Columbia and Gray Buildings consists of 3 parcels located at 214 West 21st Street, 2006 Wyandotte, and 2020 Wyandotte. This project consists of 2,000 sq. ft. office space to remain as is 29,388 sq. ft. of office space to be rehabilitated, and 7,719 sq. ft. of retail space to be rehabilitated for a total of 39,107 sq. ft.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, Missouri

22nd & Main TIF Project 22 - Creamery Building

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/6/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$540,000.00 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

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: 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:

Projected:	81	Actual to Date:	293
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, Missouri

Antioch Crossing TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$980,000.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,450,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,270,000.00 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.

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

Number of New Jobs:

Projected:	656	Actual to Date:	404
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Number of Retained Jobs:

Projected:	446	Actual to Date:	0
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Kansas City, Missouri

Antioch Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$543,352.00 As of: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,274.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$635,913.00 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:

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 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:

Project Areas 3, 6, 8, 10, 11 & 12 are proactive areas to be developed by a public body, unless and until a private developer is so designated by the Commission, and shall be implemented, in part, to provide a source of revenue for the redevelopment of the area.

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:

Projected:	9	Actual to Date:	21
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, Missouri

Bannister & I-435 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/8/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$791,839.00 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

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:

Projected:	16006	Actual to Date:	0
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Number of Retained Jobs:

Projected:	3000	Actual to Date:	3037
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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: 11/9/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$1,500,000.00 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: 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:

Projected:	2100	Actual to Date:	1123
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, Missouri

Southtown Corridor 31st & Baltimore TIF Project H

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$160,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$460,000.00 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: \$2,865,200.00

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, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 5/1/1994

Plan Description:

The plan as amended proposes 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:

Projected:	102	Actual to Date:	312
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Number of Retained Jobs:

Projected:	36	Actual to Date:	36
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Kansas City, MO

11th Street Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,850,000.00 As of: 11/2/2018

Payments in Lieu of Taxes:

Total received since inception: \$28,670,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$64,380,000.00 Amount on Hand: \$0.00

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: \$102,274,030.00

Anticipated TOTAL Project Costs: \$267,936,524.00

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

11th Street Corridor

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

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 multiple historic buildings and parking garages, development of additional office, commercial, & residential space along with the necessary utility and streetscape 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.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	895	Actual to Date:	3540
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Number of Retained Jobs:

Projected:	2100	Actual to Date:	0
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Kansas City, MO

11th Street Corridor TIF PlanProj C - Lyric

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$622.00 As of: 1/4/2018

Payments in Lieu of Taxes:

Total received since inception: \$655.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$622.00 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: \$16,591,533.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,951,533.00

Anticipated TOTAL Project Costs: \$36,307,441.00

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

11th Street Corridor TIF PlanProj C - Lyric

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): DTC Community Development, Inc.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/1992

Plan Description:

The 12th Amendment to the Plan provides for the renovation of approx.. 90,000 sq. ft. building located at 1029 Central, also known as The Lyric which shall serve as a facility for the YMCA to provide educational resources, fitness and athletic opportunities for the surrounding community.

Plan/Project Status: Starting-Up

Area Type: Economic Development

But for Determination:

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

Number of New Jobs:

Projected:	146	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

11th Street Corridor Blossom House

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/2/2018

Payments in Lieu of Taxes:

Total received since inception: \$180,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$150,000.00 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: \$1,992,506.00

Other: \$0.00

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, MO

11th Street Corridor Blossom House

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Walnut Creek Ranch, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/1992

Plan Description:

Historic preservation and renovation of the Blossom House building and expansion of the Blossom House to accommodate office leasing, the Brockett/Griffin House, and the Carriage House.

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:

Projected:	0	Actual to Date:	22
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Number of Retained Jobs:

Projected:	16	Actual to Date:	0
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Kansas City, MO

1200 MainSouth Loop TIF - Proj 3aPhase II Apts

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$18,200.00 As of: 1/4/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,450,967.00 Amount on Hand: \$18,200.00

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: \$2,860,000.00

Project Implementation Costs: \$0.00

Other: \$7,840,000.00

Other: \$2,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,700,000.00

Anticipated TOTAL Project Costs: \$16,620,000.00

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

1200 MainSouth Loop TIF - Proj 3aPhase II Apts

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): NP Power & Light Building, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/2004

Plan Description:

The project proposed the construction of a newly constructed 482 stall 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.

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:

Projected:	26	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

13th & Washington TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,139,022.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,146,538.00 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: 816-691-2109

Developer(s): DST Realty, Inc

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 9/1/1996

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:

Projected:	100	Actual to Date:	367
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Number of Retained Jobs:

Projected:	350	Actual to Date:	0
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Kansas City, MO

22nd & Main TIF Arthel Bldg - Project 27

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$100.00 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$380,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$370,000.00 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, MO

22nd & Main TIF Arthel Bldg - Project 27

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Botwin Family Partners, L.P.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/1998

Plan Description:

Project 27 Arthel Building is located on one property parcel at the southeast corner of Main Street and 19th Street and includes 7 E. 19th Street and 1901-1911 Main Street.

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:

Projected:	34	Actual to Date:	13
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

22nd & Main TIFH.D. Lee Bldg - Project 12c & 12r

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$500,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$730,000.00 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

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Piper Jen Investments, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 3/1/1998

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:

Projected:	158	Actual to Date:	89
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Number of Retained Jobs:

Projected:	0	Actual to Date:	28
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Kansas City, MO

22nd & Main TIF Project 14 - The Safeway Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$550,000.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,240,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$490,000.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$467,711.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$386,938.00

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: 816-691-2109
Developer(s): Master Realty Properties, Inc.
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:

Projected:	62	Actual to Date:	7
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

22nd & Main TIF Project 21 - Jacobson Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$30,000.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$230,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$390,000.00 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:

Projected:	368	Actual to Date:	102
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

39th & Prospect

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2018

Payments in Lieu of Taxes:

Total received since inception: \$140,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$430,000.00 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): ALDI, Inc

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:

Projected:	13	Actual to Date:	44
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Arlington Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$100,000.00 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: \$93,947,864.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$93,947,864.00

Anticipated TOTAL Project Costs: \$93,947,864.00

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

Arlington Road TIF Plan

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Hunt Midwest Real Estate Development, Inc.

Senate District: 17

House District: 18

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

Plan Description:

The Plan contemplates road and infrastructure improvements to encourage construction of above and below-ground 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:

Projected:	0	Actual to Date:	31
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$80.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$890,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$170,000.00 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.

Number of New Jobs:

Projected:	172	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$0.00 As of: 11/19/2018

Payments in Lieu of Taxes:

Total received since inception: \$28,247,241.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$14,548,357.00 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: \$23,492,412.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$23,492,412.00

Anticipated TOTAL Project Costs: \$49,450,533.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

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 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:

Projected:	1060	Actual to Date:	1087
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

East Village TIF Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/19/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,007,018.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,807,016.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$14,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$312,000.00

Other: \$5,232,755.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,235,755.00

Anticipated TOTAL Project Costs: \$49,425,864.00

Financing Method:

Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Kansas City, MO

East Village TIF Project 1

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): J.E. Dunn Company

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 5/1/2006

Plan Description:

Project 1 proposed the construction of 150,000 sq ft of new office space for the J. E. Dunn headquarters and construction of a 550 space publicly owned garage, with streetscape and utility 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.

Number of New Jobs:

Projected:	100	Actual to Date:	922
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Number of Retained Jobs:

Projected:	791	Actual to Date:	0
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Kansas City, MO

Gateway TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,480,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,610,000.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$6,840,000.00

Project Implementation Costs: \$22,125,451.00

Other: \$152,750.00

Other: \$2,250,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$65,000,000.00

Anticipated TOTAL Project Costs: \$101,431,335.00

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

Gateway TIF Plan

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Gateway, Inc.

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 10/1/1995

Plan Description:

Private Improvements The Gateway 2000 TIF Plan calls for the rehabilitation of a vacant, 150,000 square foot warehouse for office use, and construction of a two-story, 60,000 70,000 square foot office building in the north-central portion of the Redevelopment Area, and the construction of 1,077 parking spaces in the south-central and western portion of the Redevelopment Area in Project 1 Project 2 proposed the construction of a 100,000 200,000 square foot, two four story office building and associated parking in the northeastern corner of the Redevelopment Area and Project 3 proposed the construction of 100,000 200,000 squares foot, two seven story office building and associated parking in the southeastern corner of the Redevelopment Area..**Public Improvements** Public infrastructure and utilities improvements, including streets, sidewalks, curb-and-gutter, storm sewer, and related flood control activities.

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:

Projected:	0	Actual to Date:	182
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Grand Boulevard TIF Projects K1 & L1 - Watkins Bld

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$538,557.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$127,339.00 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.

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:

Projected:	49	Actual to Date:	75
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Number of Retained Jobs:

Projected:	90	Actual to Date:	0
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Kansas City, MO

Grand Reserve TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/9/2018

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: \$5,373,173.00

Other: \$7,195,671.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,568,844.00

Anticipated TOTAL Project Costs: \$148,509,612.00

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 Reserve TIF Plan

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Delta Quad Holdings, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 5/1/2016

Plan Description:

The Plan provides for a the historic rehabilitation and adaptive reuse of the approx.. 301,533 sq. ft., 21-story former Federal Reserve Bank of Kansas City bldg. located at 925 Grand Blvd into an all-suite approx.. 301 room hotel that will include restaurants, meeting and even facilities within Redevelopment Project Area and b the redevelopment of a four-story Annex Bldg into an approx.. 24-room boutique hotel and coffee house, along with an approx.. 86,443 sq. ft. data center and the rehabilitation of the existing adjacent 150-stall parking garage in an area adjacent to and not within the Redevelopment Project Area. The project will receive 20 years Chapter 100 Property Tax Abatement once activated. _____

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Hearth of the City Neighborhood TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/9/2018

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: \$4,427,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$632,500.00

Other: \$5,060,000.00

Other: \$2,530,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,765,000.00

Anticipated TOTAL Project Costs: \$12,765,000.00

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

Hearth of the City Neighborhood TIF Plan

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Proactive TIF Plan

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 12/1/2016

Plan Description:

The HCNS Plan provides for the demolition of blighted structures, the construction and/or renovation of approx.. 100,000 sq. ft. of commercial space, the preservation, rehabilitation, and construction of safe residential structures, the construction of public infrastructure improvements, such as sidewalks, storm and sanitary sewer improvements, streetscape and signage, and all necessary parking, appurtenances and utilities. The Plan also provides for a housing improvement program and faade program for commercial structures within the Redevelopment Area.

Plan/Project Status: Inactive

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Hickman Mills TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$9,380,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$21,580,000.00 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: \$22,762,000.00

Anticipated TOTAL Project Costs: \$655,199,600.00

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

Hickman Mills TIF

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

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:

Projected:	0	Actual to Date:	1185
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Kansas City Convention Headquarters Hotel

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/19/2018

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: \$35,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$35,000,000.00

Anticipated TOTAL Project Costs: \$286,023,132.00

Financing Method:

Other

Original estimated number of years to retirement: 32

Current anticipated estimated number of years to retirement: 31

Kansas City, MO

Kansas City Convention Headquarters Hotel

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): KC Hotel Developers, LLC

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 7/1/2015

Plan Description:

The Plan contemplates the construction of a convention center headquarters hotel, which shall contain an approx. 800 guest rooms, approx.. 75,000 sq. ft. of meeting space, an approx. 4,500 sq. ft. winter garden/terrace, approx.. 15,450 sq. ft. of retail, restaurant, bar and lounge areas and approx.. 9,913 sq. ft. of recreational facilities and related on-site 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:

Projected:	400	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Linwood Shopping Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/9/2018

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: \$950,000.00

Project Implementation Costs: \$2,228,265.00

Other: \$11,766,151.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,944,416.00

Anticipated TOTAL Project Costs: \$14,944,416.00

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

Linwood Shopping Center TIF Plan

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Tax Increment Financing Commission
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 6/1/2016

Plan Description:

The Plan provides for the construction of approx.. 64,580 sq. ft. of retail space, including a grocery store, parking and all necessary appurtenances and utilities to support the 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Metro North TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/9/2018

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: \$25,060,000.00

Property Acquisition and Relocation Costs: \$3,000,000.00

Project Implementation Costs: \$7,003,675.00

Other: \$4,500,000.00

Other: \$31,747,500.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$71,311,175.00

Anticipated TOTAL Project Costs: \$258,319,357.00

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

Metro North TIF Plan

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Metro North Crossing, LLC
Senate District: 17
House District: 15/16
Original Date Plan/Project Approved: 12/1/2015

Plan Description:

The Plan provides for the partial demolition of approx.. 896,874 sq. ft. of the existing Metro North Mall and, in its place, the development of a substantially-sized courtyard/gathering area for community events, approx.. 826,175 sq. ft. of retail space, approx.. 60,000 sq. ft. of office space, 150 units of multi-family residential housing, a 100-room limited services hotel and approx.. 4,750 parking spaces and public infrastructure 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:

Projected:	1127	Actual to Date:	0
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Number of Retained Jobs:

Projected:	154	Actual to Date:	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: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,291,334.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$18,239,078.00 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:

Projected:	0	Actual to Date:	1349
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

New England Bank Bldg TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,770,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,309.00 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, 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:

Projected:	21	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$0.00 As of: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,930,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,810,000.00 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:

Projected:	0	Actual to Date:	128
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Platte Purchase TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$730,000.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$58,202,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$59,352,000.00

Anticipated TOTAL Project Costs: \$64,070,000.00

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

Platte Purchase TIF Plan

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): MD Management, Inc.

Senate District: 17

House District: 15/16

Original Date Plan/Project Approved: 7/1/2016

Plan Description:

The Plan provides for public infrastructure improvements within and adjacent to the Redevelopment Area including street improvements, traffic signalization, trails, sanitary sewer lines and related improvements to support commercial development in the area.

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:

Projected:	0	Actual to Date:	228
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

River Market TIF PlanProject 17 - Republic Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$920,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,000.00 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 PlanProject 17 - Republic Bldg

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:

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:

Projected:	6	Actual to Date:	7
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

River Market TIF#500 SAF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,468,000.00 As of: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,300,000.00 Amount on Hand: \$1,249,547.00

Economic Activity Taxes:

Total received since inception: \$552,000.00 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

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Southtown Urban Life TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$24,250.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$26,138.00 Amount on Hand: \$24,520.00

Economic Activity Taxes:

Total received since inception: \$76,650.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$33,251,899.00

Property Acquisition and Relocation Costs: \$6,923,895.00

Project Implementation Costs: \$11,466,050.00

Other: \$4,600,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$56,221,844.00

Anticipated TOTAL Project Costs: \$84,174,045.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

Kansas City, MO

Southtown Urban Life TIF Plan

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Tax Increment Financing Commission
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 9/1/2008

Plan Description:

Project G as amended proposed 250,000 sq ft of retail shops, a grocery store, bank and restaurants along 63rd Street west of Prospect Avenue, new housing to the northwest transitioning into the Citadel and Blue Hills neighborhoods and construction of a new Town Fork Creek Greenway.

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected:	1075	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Southtown31st & Baltimore TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,787,000.00 As of: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$7,912,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,468,000.00 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: \$6,500,000.00

Other: \$2,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$38,413,476.00

Anticipated TOTAL Project Costs: \$115,715,177.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

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:

Proposals by project, as amended Project A terminated on 5/19/94, Project A-1 terminated on 8/24/17, Project B terminated on 8/24/17, Projects C & D terminated on 7/12/18, F and N streetscape improvements, 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: 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:

Projected:	0	Actual to Date:	3322
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Southtown31st & Baltimore TIF - Project I

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,256,000.00 As of: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$27,100,871.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,681,750.00 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: \$9,104,824.00

Other: \$500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,604,824.00

Anticipated TOTAL Project Costs: \$9,604,824.00

Financing Method:

Other

Original estimated number of years to retirement: 6

Current anticipated estimated number of years to retirement: 0

Kansas City, MO

Southtown31st & Baltimore TIF - Project I

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Tax Increment Financing Commission
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 5/1/1994

Plan Description:

Improvements to Penn Valley Park, Just Off Broadway Theater and the Liberty Memorial. Revenues from the new Federal Reserve building are also to be used for infrastructure and streetscape improvements in the Main Street Corridor benefit district and for housing improvements in the Blue Hills/Ivanhoe neighborhood.

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:

Projected:	0	Actual to Date:	1602
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Summit TIF PlanProject 25

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$144,548.00 As of: 11/14/2018

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: \$144,548.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$379,600.00

Other: \$0.00

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

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: 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Summit-Pershing TIF Project 8 -Pershing Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,678,623.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$155,920.00 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

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:

Projected:	0	Actual to Date:	135
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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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: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,280,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$49,750.00 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: \$21,288,121.00

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 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	1
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Kansas City, MO

Tower Properties TIF Project B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,112,200.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$74,700.00 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: \$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

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 northwest 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:

Projected:	0	Actual to Date:	1
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Tower Properties TIF Project H

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,900,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$576,946.00 Amount on Hand: \$576,946.00

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

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Kansas City, MO

Tower Properties TIF Project H

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. Certificate of Completion for Project H, 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:

Projected:	0	Actual to Date:	201
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Number of Retained Jobs:

Projected:	0	Actual to Date:	2
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Kansas City, MO

Union Hill TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,628,523.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,126,614.00 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: 13

Kansas City, MO

Union Hill TIF

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

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:

Projected:	30	Actual to Date:	127
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Union Hill TIF Projects C1, C2, C3, & D - KCPT

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$75.82 As of: 11/16/2018

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: 816-691-2109

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:

Projected:	0	Actual to Date:	3
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Number of Retained Jobs:

Projected:	0	Actual to Date:	47
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Kansas City, MO

Universal Floodwater TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,870,000.00 As of: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$23,440,000.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$14,620,000.00 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:

Projected:	0	Actual to Date:	1189
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Uptown Theater TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$11,211.00 As of: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,696,487.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,153,248.00 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: 23

Current anticipated estimated number of years to retirement: 13

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: 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:

Projected:	0	Actual to Date:	324
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City, MO

Vivion Point TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/16/2018

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: \$268,074.00

Property Acquisition and Relocation Costs: \$6,859,250.00

Project Implementation Costs: \$2,771,698.00

Other: \$8,334,540.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$18,233,562.00

Anticipated TOTAL Project Costs: \$45,396,837.00

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

Vivion Point TIF Plan

Contact Agency: Kansas City, MO

Contact Phone: 816-691-2109

Developer(s): Locard Kansas City Holdings, LLC

Senate District: 17

House District: 18

Original Date Plan/Project Approved: 6/1/2017

Plan Description:

Acquisition and renovation of a shopping center formerly anchored by a K-Mart store into a multi-tenant retail center.

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:

Projected:	179	Actual to Date:	0
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Number of Retained Jobs:

Projected:	29	Actual to Date:	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: 11/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$35,300.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$983,500.00 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 Development Corporation

Senate District: 7

House District: 24

Original Date Plan/Project Approved: 8/1/2008

Plan Description:

The Plan provides for the rehabilitation of the Vitagraph Building, 1701 Wyandotte Street and the surface parking lot immediately adjacent to its south.

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:

Projected:	130	Actual to Date:	113
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,667,975.00 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

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kearney

Shoppes at Kearney

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$23,939.00 As of: 10/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$646,636.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,229,253.00 Amount on Hand: \$23,939.00

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

Contact Agency: Kearney

Contact Phone: 816-628-4142

Developer(s): Star Acquisitions, Inc.

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 consting 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:

Projected:	322	Actual to Date:	230
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Number of Retained Jobs:

Projected:	50	Actual to Date:	50
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Kirksville

Kirksville Downtown Improvement TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$789,573.00 As of: 11/6/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,252,705.00 Amount on Hand: \$789,573.00

Economic Activity Taxes:

Total received since inception: \$1,363,375.00 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: \$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: 4

Kirksville

Kirksville Downtown Improvement TIF Plan

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. Plan calls for the area to be developed as one mixed-use development project. Project includes construction of new business buildings, remodeling of existing buildings facade & infrastructure improvements renovation of streets, sidewalks & other public areas, enhanced way-finding/pedestrian access, improved traffic, sales & property tax in 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.

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:

Projected:	15	Actual to Date:	17
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Number of Retained Jobs:

Projected:	60	Actual to Date:	83
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Kirksville

South Highway 63 Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,560.00 As of: 11/7/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$422,833.00 Amount on Hand: \$6,560.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,053,736.00

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: \$7,053,736.00

Anticipated TOTAL Project Costs: \$7,053,736.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

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:

Project plans include private development & construction of public infrastructure including construction & renovation of various commercial uses office, general commercial, institutional, retail with est. building area of approx 137,918 sq. ft. of gross lease-able retail area, w/ adequate parking & sidewalks. Also includes constructions of public improvements such as sidewalks, roads, traffic control & 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	82	Actual to Date:	76
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Lake Ozark

Horseshoe Bend Interior District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2018

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: \$3,340,850.00

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

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:

Projected:	2780	Actual to Date:	0
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Number of Retained Jobs:

Projected:	25	Actual to Date:	0
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Lake Ozark

The Briscoe's Ozark Development Group

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/23/2018

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

Contact Agency: Lake Ozark

Contact Phone: 573-365-5378

Developer(s): The Briscoes Ozark Development Group, LLC

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.

Number of New Jobs:

Projected:	1916	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lake Ozark

US Highway 54 and Business US Highway 54 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$373,101.13 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,576,745.64 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,817,384.54 Amount on Hand: \$345,012.56

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: \$835,876.00

Other: \$1,072,632.00

Other: \$4,493,138.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$60,360,029.00

Anticipated TOTAL Project Costs: \$239,581,707.00

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

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:

Projected:	750	Actual to Date:	355
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

Chapel Ridge Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$13,286,344.30 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$9,300,517.09 Amount on Hand: \$0.00

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

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Atcheson & Hass, 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 and office space, and a motel in place. Redevelopment Project Area 2 contains completed multi-family housing, single family housing, and some completed office and retail space with parcels still available.

Plan/Project Status: District Dissolved

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:

Projected:	2599	Actual to Date:	761
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

East U.S. Highway 50 Corridor Improvement TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$10,501,973.95 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,195,247.22 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: \$47,846,005.00

Anticipated TOTAL Project Costs: \$250,000,000.00

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

East U.S. Highway 50 Corridor Improvement TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 816-969-1105
Developer(s): Area 1 -- None Area 4-Todd George Marketplace Inc
Senate District: 8
House District: 35
Original Date Plan/Project Approved: 12/1/2007

Plan Description:

The Plan anticipated four project areas. Project Area 1-- Medical facilities and offices, and 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. Project Areas 2 and 3 have not been activated.

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:

Projected:	0	Actual to Date:	176
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

Hartley Block Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

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): None

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

The Plan called for the redevelopment of a former two story hardware store and Hartley's furniture store, along with the completion of 18 new residential units and a 17,000 square foot parking structure. The Project has been completed.

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:

Projected:	0	Actual to Date:	36
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

I-470 Business & Technology Center Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$74,160.96 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,167,919.10 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,394,912.55 Amount on Hand: \$74,160.96

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,881,791.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$220,973.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,101,764.00

Anticipated TOTAL Project Costs: \$66,151,947.00

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

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 503,925 square feet of office and warehouse space, approximately 64,500 square feet of retail space, 13,150 square feet of restaurant space, a 42,250 square foot hotel, and, a 45,250 square foot retail strip 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 construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	186
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

New Longview Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,451,131.71 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$819,722.49 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: \$200,000.00

Other: \$6,400,458.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,600,458.00

Anticipated TOTAL Project Costs: \$200,665,294.00

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

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: 3/1/2002

Plan Description:

The Amended Plan includes the stabilization and rehabilitation of 9 historic structures using TIF Revenues generated in Redevelopment Project Areas 1B,2C, 3 and 6. The remaining Project Areas shown in the Original Plan will not be redeveloped under the Amended 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.

Number of New Jobs:

Projected:	0	Actual to Date:	112
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

New Longview Tax Increment Financing Plan (2016)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$40,224.48 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$46,313.07 Amount on Hand: \$39,426.66

Economic Activity Taxes:

Total received since inception: \$797.82 Amount on Hand: \$797.82

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$13,900,000.00

Other: \$3,039,463.00

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)

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 Plan is a Conservation TIF Plan with the purpose of rehabilitating Historic Structures in the Tax Increment District Project Areas, 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: 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:	0	Actual to Date:	28
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

Ritter Plaza Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$45,716.31 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$337,243.84 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$181,247.97 Amount on Hand: \$45,716.31

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

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 Project consists 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: 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:

Projected:	0	Actual to Date:	99
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lee's Summit

Summit Fair Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$10,538,711.81 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,683,792.53 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: \$41,620,488.00

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

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): RED Lees Summit East,LLC RED LSE, LLC

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Project Area 1 consists of a shopping center with approximately 497,000 square feet of retail, along with related infrastructure improvements. Project Areas 2a and 2b have not been developed. Project Area 5 consists of limited retail and infrastructure improvements required for the total project.

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:

Projected:	0	Actual to Date:	1158
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,713,556.00 As of: 10/15/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$608,374.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,144,680.00

Property Acquisition and Relocation Costs: \$9,026,367.00

Project Implementation Costs: \$642,246.00

Other: \$245,964.00

Other: \$864,632.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$32,428,621.00

Anticipated TOTAL Project Costs: \$80,640,326.00

Financing Method:

TIF Bonds

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: 8164394532
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.

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:

Projected:	550	Actual to Date:	299
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Liberty

Liberty Triangle Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,873,147.00 As of: 10/10/2018

Payments in Lieu of Taxes:

Total received since inception: \$5,767,498.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,267,914.00 Amount on Hand: \$0.00

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: 8164394532
Developer(s): LTD Enterprises
Senate District: 17
House District: 34
Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Redevelopment of 88 acres from underutilized land into retail and mixed use together with public infrastructure to support these uses. The property included 28 different properties. It 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:

Projected:	968	Actual to Date:	1035
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Number of Retained Jobs:

Projected:	0	Actual to Date:	250
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Liberty

Liberty Triangle(Blue Jay crossing-Area I) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$57,578.00 As of: 10/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,161,884.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$810,585.00 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

Contact Agency: Liberty

Contact Phone: 8164394532

Developer(s): STAR Developmernt

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 10/1/2008

Plan Description:

Blue Jay Crossing is an amendment to the TIF Triangle Project, but maintains a separate TIF Fund from the Triangle, and therefor the projects are tracked separately. The project includes mixed use retail and commercial buildings. A theater is the most recent building to be constructed.

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:

Projected:	200	Actual to Date:	240
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Number of Retained Jobs:

Projected:	20	Actual to Date:	20
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Liberty

Rober's Plaza Tax Increment Financing Dist

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,067,307.00 As of: 10/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,966,933.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,462,433.00 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

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:

Redevelopment of 14 acres from vacant, unimproved land into a retail commercial shopping center. Includes 99,500 sq ft of commercial retail space, 15,000 sq ft of warehouse area, a 22,500 sq ft hotel and a medical clinic. All but 2 parcels are developed.

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:

Projected:	199	Actual to Date:	82
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Number of Retained Jobs:

Projected:	0	Actual to Date:	30
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/10/2018

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

Liberty

Whitehall Station

Contact Agency: Liberty
Contact Phone: 8164394532
Developer(s): Whitehall Station LLC
Senate District: 17
House District: 34
Original Date Plan/Project Approved: 9/1/2006
Plan Description:
Mixed use retail center

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$336,173.86 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,039,510.00 Amount on Hand: \$221,834.73

Economic Activity Taxes:

Total received since inception: \$4,947,767.00 Amount on Hand: \$114,339.13

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

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:

Providing infrastructure to the City of Fredericktown's industrial park and to help with hazard mitigation due to flooding of the City's water plant. Also provide a by-pass around flood 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:

Projected:	500	Actual to Date:	480
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Maplewood

Deer Creek

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$58,740.01 As of: 11/1/2018

Payments in Lieu of Taxes:

Total received since inception: \$906,437.90 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,581,060.86 Amount on Hand: \$58,740.01

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: 18

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:

Projected:	0	Actual to Date:	288
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Maplewood

Hanley Road South of Folk

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$25,219.20 As of: 11/1/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,424,195.16 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,096,879.69 Amount on Hand: \$25,219.20

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: 11

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	277	Actual to Date:	344
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Maryland Heights

East Dorsett Redevelopment District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,091,700.00 Amount on Hand: \$300,784.00

Economic Activity Taxes:

Total received since inception: \$56,828.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$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

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Maryland Heights

South Heights Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$156,560.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$30,256,448.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,947,176.00 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: 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:

Projected:	2000	Actual to Date:	1990
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Maryville

Maryville Town Center- Redevelopment Area I

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$61,925.00 As of: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,147,895.00 Amount on Hand: \$1.00

Economic Activity Taxes:

Total received since inception: \$1,661,219.00 Amount on Hand: \$61,924.00

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

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 projects 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 a sidewalks, parking lots and 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Miner

Miner Gateway Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/1/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$135,917.25 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: 23

Miner

Miner Gateway Redevelopment Project

Contact Agency: Miner

Contact Phone: 573-471-8520

Developer(s): Drury Development Corp

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 DRURY HOTEL AND COMPLIMENTARY
COMMERCIAL PROPERTIES

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	27
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Monett

TIF 1 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$153.96 As of: 9/20/2018

Payments in Lieu of Taxes:

Total received since inception: \$5,342,110.09 Amount on Hand: \$94.74

Economic Activity Taxes:

Total received since inception: \$8,292,378.89 Amount on Hand: \$59.22

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: 1

Monett

TIF 1 Redevelopment Area

Contact Agency: Monett

Contact Phone: 417-235-3763

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:

Projected:	0	Actual to Date:	302
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Number of Retained Jobs:

Projected:	0	Actual to Date:	302
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$711,349.53 As of: 9/20/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,006,919.42 Amount on Hand: \$142,664.87

Economic Activity Taxes:

Total received since inception: \$3,003,384.34 Amount on Hand: \$568,684.66

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: 10

Monett

TIF 2 Redevelopment Area

Contact Agency: Monett

Contact Phone: 417-235-3763

Developer(s): NA

Senate District: 29

House District: 158

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:

Projected:	110	Actual to Date:	153
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Number of Retained Jobs:

Projected:	0	Actual to Date:	106
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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: 11/2/2018

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: 0

Current anticipated estimated number of years to retirement: 0

Moscow Mills

Redevelopment Plan for the Highway 61 Redevelopmen

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 feet 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.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	2540	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Mound City

Mound City Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$834,331.77 Amount on Hand: \$0.00

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): D.C. DEV CORP, CUSTOM CONVENIENCE LLC,
MCDONALDS

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 cost 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, and renovation of an existing structure for a McDonald's restaurant.

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:

Projected:	50	Actual to Date:	65
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Number of Retained Jobs:

Projected:	50	Actual to Date:	65
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Neosho

Neosho Tax Increment Finance District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,421,287.37 As of: 10/23/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,924,491.47 Amount on Hand: \$1,123,603.87

Economic Activity Taxes:

Total received since inception: \$2,783,437.79 Amount on Hand: \$1,297,683.50

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:

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

Contact Agency: Neosho

Contact Phone: 4174518050

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:

Projected:	0	Actual to Date:	326
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Number of Retained Jobs:

Projected:	0	Actual to Date:	326
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North Kansas City

Northgate Village Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$7,890,361.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$223,489.00 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: \$1,018,959.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,184,340.00

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

Contact Agency: North Kansas City
Contact Phone: 816-412-7813
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 666 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; developers do not receive any TIF proceeds. As of December of 2009, the City has activated all 15 designated TIF project areas that make up the redevelopment project. Commercial Ruby Tuesday is the only commercial business within the redevelopment project. The City will continue to search for partners to develop the remaining commercial lots. Residential All four phases of The Gardens senior living apartments 318 have been completed. The first phase of the City View apartments 246 units were constructed in 2006. The City anticipates construction on the final parcel designated for apartments to begin in 2019. All single-family 95 and patio homes 29 in the Northgate Village redevelopment project have been completed. Currently 64 rowhomes have been sold with the remaining 30 rowhomes to be constructed in the next two years.

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

Arrowhead Development Group, LLC

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 8/29/2018

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: \$55,835,595.00

Anticipated TOTAL Project Costs: \$385,731,340.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Osage Beach

Arrowhead Development Group, LLC

Contact Agency: Osage Beach
Contact Phone: 573-302-2000
Developer(s): Arrowhead Development Group, LLC
Senate District: 4
House District: 155
Original Date Plan/Project Approved: 2/1/2016

Plan Description:

The Plan proposes to develop eight redevelopment areas/districts. Upon full completion of all districts, is anticipated that the Redevelopment will be a mixed-use development and will include institutional, residential, recreation, retail and office.

Plan/Project Status: Under Construction

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:

Projected:	0	Actual to Date:	0
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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

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 8/27/2018

Payments in Lieu of Taxes:

Total received since inception: \$380,070.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,476,892.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,944,877.00

Property Acquisition and Relocation Costs: \$3,000,000.00

Project Implementation Costs: \$155,123.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,100,000.00

Anticipated TOTAL Project Costs: \$34,234,400.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 23

Osage Beach

Dierbergs Osage Beach Redevelopment Project

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:

Projected:	90	Actual to Date:	165
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Osage Beach

Marina View Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 8/28/2018

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Osage Beach

Prewitt's Highway 54 Enterprises LLC

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 8/27/2018

Payments in Lieu of Taxes:

Total received since inception: \$7,158,403.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$23,912,769.00 Amount on Hand: \$0.00

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:

Projected:	0	Actual to Date:	850
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Number of Retained Jobs:

Projected:	0	Actual to Date:	8
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Osage Beach

TSG Osage Beach, LLC

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 8/30/2018

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: \$1,200,000.00

Property Acquisition and Relocation Costs: \$3,000,000.00

Project Implementation Costs: \$350,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,550,000.00

Anticipated TOTAL Project Costs: \$30,500,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Osage Beach

TSG Osage Beach, LLC

Contact Agency: Osage Beach
Contact Phone: 573-302-2000
Developer(s): TSG OSAGE BEACH, LLC
Senate District: 4
House District: 155
Original Date Plan/Project Approved: 9/1/2017

Plan Description:

The Plan proposes a 30,500,000 project. Retail space encompassing multiple buildings containing approximately 131,000 square feet of space and the out lot, as well as approximately 672 surface parking spaces.

Plan/Project Status: Starting-Up

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:

Projected:	210	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Park Hills

Downtown Park Hills Redevelopment Dist 4

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,135.20 As of: 10/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$303,162.56 Amount on Hand: \$2,567.60

Economic Activity Taxes:

Total received since inception: \$1,029,193.00 Amount on Hand: \$2,567.60

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: 13

Park Hills

Downtown Park Hills Redevelopment Dist 4

Contact Agency: Park Hills
Contact Phone: 5734313577
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:

Projected:	50	Actual to Date:	50
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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Park Hills

Highway 67 Corridor Redevelopment District 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$64,742.74 As of: 10/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$321,120.64 Amount on Hand: \$32,371.37

Economic Activity Taxes:

Total received since inception: \$610,562.78 Amount on Hand: \$32,371.37

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: 5734313577
Developer(s): Hefner Furniture & Appliance
Senate District: 3
House District: 117
Original Date Plan/Project Approved: 12/1/2003

Plan Description:

Plans have included relocation of water and sewer utility mains to accommodate construction of a west outer road alongside the US Highway 67 corridor from Leadington south through Park Hills to unincorporated St. Francois County. Extension of a natural gas main and three-phase electric lines, as well as construction of potable water storage with a connection main, have also been project components.

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:

Projected:	7	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Park Hills

Parkway Drive Redevelopment District 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$82,312.10 As of: 10/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$822,637.78 Amount on Hand: \$41,156.05

Economic Activity Taxes:

Total received since inception: \$383,490.19 Amount on Hand: \$41,156.05

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

Contact Agency: Park Hills
Contact Phone: 5734313577
Developer(s): NA
Senate District: 3
House District: 117
Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Plans have included the 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	13	Actual to Date:	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: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$474,228.00 Amount on Hand: \$70.00

Economic Activity Taxes:

Total received since inception: \$44,614.71 Amount on Hand: \$0.00

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:

Projected:	500	Actual to Date:	451
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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Perryville

Redevelopment Plan for downtown Perryville Tax

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$52,153.37 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$5,328.00 Amount on Hand: \$1,562.91

Economic Activity Taxes:

Total received since inception: \$172,464.90 Amount on Hand: \$50,590.46

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:

Projected:	100	Actual to Date:	80
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Number of Retained Jobs:

Projected:	50	Actual to Date:	0
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Perryville

Redevelopment Plan for the I-55/Perryville Blvd.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$379,278.11 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$637,105.86 Amount on Hand: \$329,349.40

Economic Activity Taxes:

Total received since inception: \$69,486.27 Amount on Hand: \$49,917.48

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:

Projected:	200	Actual to Date:	50
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Number of Retained Jobs:

Projected:	50	Actual to Date:	50
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Platte City

Shoppes at North Gate Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/9/2018

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:

Projected:	78	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Raymore

Foxwood Village Shops Tax Increment Finance Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$35,931.04 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$78,168.16 Amount on Hand: \$12,470.22

Economic Activity Taxes:

Total received since inception: \$380,617.25 Amount on Hand: \$23,460.82

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: \$12,765,764.00

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

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: 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:

Projected:	142	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Raytown, Jackson County

Raytown Live

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$28,000.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,932,370.00 Amount on Hand: \$28,000.00

Economic Activity Taxes:

Total received since inception: \$8,269,135.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,180,000.00

Property Acquisition and Relocation Costs: \$23,920,213.00

Project Implementation Costs: \$1,300,000.00

Other: \$3,447,111.00

Other: \$2,132,970.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$31,980,294.00

Anticipated TOTAL Project Costs: \$36,247,324.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Raytown, Jackson County

Raytown Live

Contact Agency: Raytown, Jackson County

Contact Phone: 816-737-6091

Developer(s): Walmart

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 on site 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:

Projected:	285	Actual to Date:	285
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Raytown, Jackson County

Raytown Live Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$57,988.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$249,933.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$918,135.00

Property Acquisition and Relocation Costs: \$2,470,000.00

Project Implementation Costs: \$727,589.00

Other: \$240,000.00

Other: \$144,276.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,500,000.00

Anticipated TOTAL Project Costs: \$13,504,024.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Raytown, Jackson County

Raytown Live Project 2

Contact Agency: Raytown, Jackson County
Contact Phone: 816-737-6091
Developer(s): Raytown 350 Investment Group, LLC
Senate District: 9
House District: 28
Original Date Plan/Project Approved: 3/1/2005

Plan Description:

Development of 5 pad sites excluding the current businesses Westlake Ace Hardware and Bank of America. To contain approximately 35,000 square feet of retail and restaurant 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.

Number of New Jobs:

Projected:	95	Actual to Date:	60
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Number of Retained Jobs:

Projected:	32	Actual to Date:	32
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Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 1 & 4

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$424,988.00 As of: 11/30/2018

Payments in Lieu of Taxes:

Total received since inception: \$7,914,955.00 Amount on Hand: \$312,841.00

Economic Activity Taxes:

Total received since inception: \$12,014,949.00 Amount on Hand: \$112,147.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,146,142.00

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: \$16,402,194.00

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

Contact Agency: Richmond Heights

Contact Phone: 3146553540

Developer(s): Condor Partners LLC purchased from Pace Properties

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 750 spaces, 110,000 SF of retail space and 35 residential units. RPA 4 consists of 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:

Projected:	340	Actual to Date:	400
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/29/2018

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

Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 2

Contact Agency: Richmond Heights

Contact Phone: 3146553540

Developer(s): None - District Dissolved

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 70,000 to 90,000 SF of commercial retail, service or restaurant space 240,000 SF of Class A office space 35 to 140 multi-family units and structured parking to service these uses.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/29/2018

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:

Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 3

Contact Agency: Richmond Heights

Contact Phone: 3146553540

Developer(s): None - District Dissolved

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 35,000 to 40,000 SF of commercial retail, service or restaurant space 250,000 SF of Class A office space 35 to 140 multi-family units and structured parking to service these uses.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Richmond Heights

Hadley Township Redevelopment Project Area-North

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$285,442.00 As of: 11/30/2018

Payments in Lieu of Taxes:

Total received since inception: \$640,779.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$285,442.00 Amount on Hand: \$285,442.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,128,500.00

Project Implementation Costs: \$228,899.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,357,399.00

Anticipated TOTAL Project Costs: \$1,357,399.00

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

Contact Agency: Richmond Heights
Contact Phone: 3146553540
Developer(s): No Comprehensive Developer
Senate District: 24
House District: 72
Original Date Plan/Project Approved: 7/1/2006

Plan Description:

Sub-Area B & 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 SF retail center and a Quick Trip convenience store/gas station on 3 acres fronting Hanley Rd. in Sub-Area B. Summit Development Group plans 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:

Projected:	280	Actual to Date:	82
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Richmond Heights

Hadley Township Redevelopment Project Area-South

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$67,706.00 As of: 11/30/2018

Payments in Lieu of Taxes:

Total received since inception: \$956,303.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,230,474.00 Amount on Hand: \$67,706.00

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: \$10,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,010,000.00

Anticipated TOTAL Project Costs: \$15,110,000.00

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

Contact Agency: Richmond Heights

Contact Phone: 3146553540

Developer(s): Menards

Senate District: 24

House District: 72

Original Date Plan/Project Approved: 7/1/2006

Plan Description:

Sub-Area A has 10 retail and restaurants. Sub-Area M has a 246,346 SF two story Menards Home Improvement store, with associated yard, covered storage and parking lot with 406 parking spaces.

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:

Projected:	160	Actual to Date:	245
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Riverside

Gateway Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 7/31/2018

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

Contact Agency: Riverside

Contact Phone: 816741-3993

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: District Dissolved

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Riverside

I-385 Levee Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,701,811.00 As of: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$36,705,321.00 Amount on Hand: \$1,360,402.00

Economic Activity Taxes:

Total received since inception: \$4,495,226.00 Amount on Hand: \$341,409.00

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: \$86,000,000.00

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

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

Riverside

I-385 Levee Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816 741-3993

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:

Projected:	12664	Actual to Date:	3480
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$551,576.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$25,925.00 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

Contact Agency: Riverside
Contact Phone: 816 741-3993
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:

Projected:	50	Actual to Date:	27
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Rock Hill

City Center at McKnight

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$98,335.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$613,676.00 Amount on Hand: \$45,046.00

Economic Activity Taxes:

Total received since inception: \$72,492.00 Amount on Hand: \$53,289.00

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. Relocated 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Rolla

Westside Marketplace Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$112,090.00 As of: 11/27/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$56,045.00 Amount on Hand: \$56,045.00

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: 17

Rolla

Westside Marketplace Redevelopment Project

Contact Agency: Rolla

Contact Phone: 5734266974

Developer(s): UTW Rolla Development, LLC

Senate District: 16

House District: 121

Original Date Plan/Project Approved: 9/1/2016

Plan Description:

Envisioned to be implemented over three phases in three separate RPAs. Each RPA will involve the replatting of land, the construction of public infrastructure to serve the development within the applicable RPA, and the construction of new commercial buildings and related site 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.

Number of New Jobs:

Projected:	250	Actual to Date:	317
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sedalia

50 Highway Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

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

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 including 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$709,376.22 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: \$3,086,066.00

Anticipated TOTAL Project Costs: \$12,599,500.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

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:

Projected:	26	Actual to Date:	136
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Shrewbury

The Kenrick Plaza Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

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: \$29,705,000.00

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:

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

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 encourage 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sikeston

60/61 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/16/2018

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

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:

Projected:	180	Actual to Date:	387
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Number of Retained Jobs:

Projected:	80	Actual to Date:	100
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Sikeston

Colton's Steakhouse and Grill

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$11,276.00 As of: 10/17/2018

Payments in Lieu of Taxes:

Total received since inception: \$62,633.00 Amount on Hand: \$2.00

Economic Activity Taxes:

Total received since inception: \$166,907.00 Amount on Hand: \$11,276.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$381,362.00

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: \$381,362.00

Anticipated TOTAL Project Costs: \$2,800,000.00

Financing Method:

Pay As You Go
Loan

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

Sikeston

Colton's Steakhouse and Grill

Contact Agency: Sikeston
Contact Phone: 573-471-2511
Developer(s): Six Thirty Two, 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:

Projected:	150	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sikeston

Holiday Inn Express

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/17/2018

Payments in Lieu of Taxes:

Total received since inception: \$153,947.00 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: 140

Original Date Plan/Project Approved: 10/1/2012

Plan Description:

Construction of 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:

Projected:	20	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sikeston

North Main & Malone Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/18/2018

Payments in Lieu of Taxes:

Total received since inception: \$738,362.00 Amount on Hand: \$43.00

Economic Activity Taxes:

Total received since inception: \$1,061,768.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,000,000.00

Property Acquisition and Relocation Costs: \$700,000.00

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: 0

Current anticipated estimated number of years to retirement: 0

Sikeston

North Main & Malone Development Area

Contact Agency: Sikeston

Contact Phone: 573-471-2511

Developer(s): Sikeston Acquisitions

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:

Projected:	50	Actual to Date:	0
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Number of Retained Jobs:

Projected:	70	Actual to Date:	0
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Springfield

Commercial Street TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$481,465.28 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$726,247.35 Amount on Hand: \$464,949.12

Economic Activity Taxes:

Total received since inception: \$25,798.13 Amount on Hand: \$16,516.16

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

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: 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:

Projected:	0	Actual to Date:	27
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Springfield

Jordan Valley Park TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$31,516.90 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,501,201.63 Amount on Hand: \$30,409.87

Economic Activity Taxes:

Total received since inception: \$341,535.42 Amount on Hand: \$1,107.03

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

Contact Agency: Springfield
Contact Phone: 417-864-1035
Developer(s): Atrium Holding Company
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:

Projected:	335	Actual to Date:	387
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Number of Retained Jobs:

Projected:	10	Actual to Date:	293
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Springfield

Springfield Plaza TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,862.22 As of: 11/15/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$1,862.22 Amount on Hand: \$1,862.22

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

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:

Projected:	0	Actual to Date:	114
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St Joseph

Gilmore Building Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$190.74 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$20,440.78 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,216.85 Amount on Hand: \$190.74

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: 19

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 & restoration of an existing building for the development of retail space and market rate apartments. The building is four stories high & approx 36,000 sq ft. The main floor will be a coffee shop & entertainment venue. The other floors will be converted to residential loft apartments and will consist of 15 residential apartments. Renovations include repairing & restoring the exterior of 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.

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

Number of New Jobs:

Projected:	25	Actual to Date:	16
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Charles

Elm Point Redevelopment Area Phase I & II

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$584.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$18,569,573.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$90,793.00 Amount on Hand: \$584.00

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Charles

Fountain Lake/West 370 Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$419,582.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$26,140,137.00 Amount on Hand: \$167,817.00

Economic Activity Taxes:

Total received since inception: \$3,353,930.00 Amount on Hand: \$251,765.00

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Charles

Plaza at Noah's Ark

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$46,228.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,019,358.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,363,650.00 Amount on Hand: \$46,228.00

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:

TIF Bonds

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Charles

St. Charles Center/Mark Twain Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,364,726.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$12,607,334.00 Amount on Hand: \$0.00

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: 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Charles

St. Charles County Convention Center Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,957.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$7,141,949.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$994,255.00 Amount on Hand: \$9,957.00

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Charles

West Clay Extension

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$92,127.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$756,075.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$737,659.00 Amount on Hand: \$92,127.00

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 Bonds

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Clair

I-44 East Redevelopment Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/4/2018

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: 636-629-0333

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

American Electric Building Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$35.75 As of: 11/15/2018

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: \$2,980,654.00

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: \$2,980,654.00

Anticipated TOTAL Project Costs: \$25,934,060.00

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

American Electric Building Redevelopment

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): 302 N 3rd Street, LLC
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 3/1/2018

Plan Description:

The proposed project involves the rehab and restoration of an existing 200,000 square foot historic building called the American Electric Building located at 302 North 3rd Street for the development of market rate apartments and commercial retail and office 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 remedy existing inadequate conditions.

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

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Cook Road Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,381,853.91 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,491.81 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: 13

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 approx. 185 acres of land into over 350 single family and townhouse units, 2 improvements to Cook Road resulting in a three-lane section, concrete curb & gutter, storm water drainage, & raised grass medians, 3 sewer system improvements including gravity sewer lines, a new pump station, 4 the construction of a 2,000 ft water waterline.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph
East Hills Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,713.71 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,947,106.26 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,221,740.98 Amount on Hand: \$2,713.71

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: 13

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 & Frederick entry signals, 3 demolish & renovate significant portions of exterior, 4 demolish & 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 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:	600	Actual to Date:	401
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Number of Retained Jobs:

Projected:	756	Actual to Date:	439
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St. Joseph

EBR Enterprises, LLC/HHS Properties Inc.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,430.71 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,049,399.57 Amount on Hand: \$6,430.71

Economic Activity Taxes:

Total received since inception: \$1,622,793.03 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: \$1,000,000.00

Other: \$607,127.00

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: 11

St. Joseph

EBR Enterprises, LLC/HHS Properties Inc.

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): EBR Enterprises, LLC & Mosaic Life Care Properties
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:

Projected:	203	Actual to Date:	344
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Mitchell Avenue Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,214,265.93 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$120,697.54 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: \$178,905.00

Other: \$0.00

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: 11

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 and traffic improvements to Mitchell Avenue to enhance traffic safety as well to increase traffic volume capacity. The gravity flow sewers and traffic improvements will benefit not only the Company and Missouri Western State University, but all development along the Mitchell Avenue 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:

Projected:	400	Actual to Date:	61
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Number of Retained Jobs:

Projected:	825	Actual to Date:	722
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St. Joseph

Mosaic Downtown Revitalization TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,196.99 As of: 11/14/2018

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: \$19,284,210.00

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: 20

St. Joseph

Mosaic Downtown Revitalization TIF

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): Ascend Development, LLC
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, the demo and reconstruction of the City owned public parking structure at Felix & 8th Street and the repaving and striping 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, which is much needed in the downtown 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:

Projected:	20	Actual to Date:	16
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Number of Retained Jobs:

Projected:	300	Actual to Date:	212
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St. Joseph

North County Development - Project #1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$119,684.48 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$13,161,516.97 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$33,708,730.47 Amount on Hand: \$119,684.48

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:

Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

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:

Projected:	1640	Actual to Date:	1123
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Ryan's Block Redevelopment Project-Uptown

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,980.42 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$8,520.20 Amount on Hand: \$5,939,348.00

Economic Activity Taxes:

Total received since inception: \$40.94 Amount on Hand: \$40.94

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: 11

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: 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:

Projected:	0	Actual to Date:	22
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Stockyards Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,761,793.26 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$7,630,838.22 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,134,763.79 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: 2

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:

Projected:	1000	Actual to Date:	2887
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

The Center Building

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,860.25 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$80,393.73 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$208,319.65 Amount on Hand: \$4,860.25

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: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,048,008.00

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: 15

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 & 119 through 123 S 6th Street. The project will include new infrastructure including sidewalks, utilities, & removal of non-functional vaults to compliment the sidewalks & streetscape on Felix Street. The entire building will be divided into one 15,250 sq ft unit for restaurant/banquet facilities with three planned retail/office 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.

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:

Projected:	59	Actual to Date:	60
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph
The Tuscany Towers

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,239.75 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$263,949.39 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$76,121.76 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,602,986.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$82,000.00

Other: \$10,077,380.00

Other: \$10,000.00

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: 20

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.

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:

Projected:	1500	Actual to Date:	79
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Third Street Hotel Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

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: \$175,000.00

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: 11

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:

Projected:	132	Actual to Date:	45
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Uptown St Joseph

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,463.79 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$5,317.44 Amount on Hand: \$5,317.44

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: 18

St. Joseph

Uptown St Joseph

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 of 50 new single family residential units and 24 new single family town-home 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

100 N. Euclid (352-136)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$209,335.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,367,928.00 Amount on Hand: \$208,253.00

Economic Activity Taxes:

Total received since inception: \$436,746.00 Amount on Hand: \$1,082.00

Anticipated TIF Reimbursable Costs:

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

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: \$10,000,000.00

Anticipated TOTAL Project Costs: \$70,645,787.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

100 N. Euclid (352-136)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): City Walk on Euclid, LLC

Senate District: 5

House District: 77

Original Date Plan/Project Approved: 7/1/2013

Plan Description:

Newly constructed mixed-use 7 story structure with 177 market rate apartments, 438 parking garage spaces and 39,000 SF of retail on a 1.65 acre site. Retail space occupied by Whole Foods grocery 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.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1133 Washington Ave. (352-48)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$609,885.00 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: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

1133 Washington Ave. (352-48)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Washington Avenue Apartments, L.P.
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of former Days in Motel in 127 apartment units for rental, commercial usage, and related parking.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1136 Washington Avenue (A.D. Brown Bldg.) (352-58)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$109,215.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,499,173.00 Amount on Hand: \$109,215.00

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: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

1136 Washington Avenue (A.D. Brown Bldg.) (352-58)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): AD Brown Acquisition Corp., LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

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

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1141-51 S. 7th St. (352-23)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$271.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$821,185.00 Amount on Hand: \$271.00

Economic Activity Taxes:

Total received since inception: \$836,517.00 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: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

1141-51 S. 7th St. (352-23)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): KRM Properties II, LLC

Senate District: 5

House District: 77

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1300 Convention Plaza (352-47)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$255,137.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$18,610.00 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: \$870,000.00

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: 9

St. Louis

1300 Convention Plaza (352-47)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Convention Plaza Apartments, LLC
Senate District: 5
House District: 79
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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1312 Washington (Garment Row Lofts 352-30)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$701.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$395,488.00 Amount on Hand: \$694.00

Economic Activity Taxes:

Total received since inception: \$49,780.00 Amount on Hand: \$7.00

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: 23

Current anticipated estimated number of years to retirement: 8

St. Louis

1312 Washington (Garment Row Lofts 352-30)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1312 Washington Avenue, LLC

Senate District: 5

House District: 79

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$306,121.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,576.00 Amount on Hand: \$0.00

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: \$2,676,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

1505 Missouri Ave. (352-21)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 79

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

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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

32 North Euclid (352-149)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

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: \$4,500,000.00

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: \$4,500,000.00

Anticipated TOTAL Project Costs: \$31,897,340.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

32 North Euclid (352-149)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): North Euclid Developer, Inc. (The Koman Group)
Senate District: 77
House District: 5
Original Date Plan/Project Approved: 11/1/2015

Plan Description:

Demolish and redevelop outdated commercial space with a newly constructed apartment building with ground floor 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

3800 Park Ave. (352-12)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$87.00 As of: 10/30/2018

Payments in Lieu of Taxes:

Total received since inception: \$179,983.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$147,966.00 Amount on Hand: \$87.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$390,000.00

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: \$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: 6

St. Louis

3800 Park Ave. (352-12)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): Park Property Management, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 8/1/2001

Plan Description:

Project has resulted in the redevelopment of a two-story, 24,000 sf building to suit the needs of a high technology company with investment of 1.3 million. The developer is leasing unneeded space to other complimentary high-tech businesses. Public benefit comprises the conversion of vacant and deteriorated building into productive tax-producing 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:

Projected:	20	Actual to Date:	30
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Number of Retained Jobs:

Projected:	30	Actual to Date:	22
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St. Louis

3949 Lindell Blvd (352-70)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$213.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,548,973.00 Amount on Hand: \$213.00

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: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

3949 Lindell Blvd (352-70)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Hepfner, Smith, Airhart & Day, Inc.
Senate District: 5
House District: 77
Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willy's 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$970,666.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$13,330.00 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: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

410 N. Jefferson (West Gate) Lofts (352-45)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 410 No. Jefferson, LLC

Senate District: 5

House District: 79

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

4200 Laclede Ave. (352-19)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$544.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$910,081.00 Amount on Hand: \$544.00

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: 7

St. Louis

4200 Laclede Ave. (352-19)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 4200 Laclede Corporation

Senate District: 5

House District: 79

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 taxbase and resulting tax revenue 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

5700 Arsenal (352-60)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,530.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,796,401.00 Amount on Hand: \$5,530.00

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: \$1,340,000.00

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: 10

St. Louis

5700 Arsenal (352-60)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): The 5700 Property, LLC

Senate District: 4

House District: 83

Original Date Plan/Project Approved: 12/1/2005

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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

6300 Clayton Ave. (352-156)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

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: \$3,800,000.00

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: \$3,800,000.00

Anticipated TOTAL Project Costs: \$25,683,600.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

6300 Clayton Ave. (352-156)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Hibernia Dogtown Development, Inc.
Senate District: 4
House District: 87
Original Date Plan/Project Approved: 7/1/2017

Plan Description:

Redevelopment of a vacant lumber yard with a proposed newly constructed five-story building with ground floor retail including grocery store and 100 units of market rate apartments.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

634 N. Grand Ave. TIF (352-147)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,600.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$8,457.00 Amount on Hand: \$8,457.00

Economic Activity Taxes:

Total received since inception: \$143.00 Amount on Hand: \$143.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,000,000.00

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: \$9,000,000.00

Anticipated TOTAL Project Costs: \$53,308,605.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

634 N. Grand Ave. TIF (352-147)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): TLG 634 N Grand, LLC (The Lawrence Group)
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 2/1/2016

Plan Description:

Rehab of historic office building into retail, office and 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

706 Market (352-142)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$133,491.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$592,503.00 Amount on Hand: \$133,491.00

Economic Activity Taxes:

Total received since inception: \$752,584.00 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: \$46,447,466.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

706 Market (352-142)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Market TIF, Inc. (The Komen Group)
Senate District: 5
House District: 18
Original Date Plan/Project Approved: 12/1/2013

Plan Description:

Renovate 128,000 SF former headquarter building of General American Life Insurance for the new headquarters of Laclede Gas/Spire

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

920 Olive/1000 Locust (352-24)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,544.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,117,030.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$942,838.00 Amount on Hand: \$1,544.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,667,732.00

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: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

920 Olive/1000 Locust (352-24)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): 9201000, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Adapt two mixed-use historic brick buildings for 44 apartments and 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Adler Lofts-20121-2101 Washington Ave. (352-49)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$132.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$387,105.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$21,532.00 Amount on Hand: \$132.00

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: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

Adler Lofts-20121-2101 Washington Ave. (352-49)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Adler Lofts, LLC.

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 12/1/2004

Plan Description:

Project at 2021-211 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Argyle Redevelopment Plan (352-07)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$11,050,526.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$13,428,427.00 Amount on Hand: \$9,414,646.00

Economic Activity Taxes:

Total received since inception: \$9,918,120.00 Amount on Hand: \$1,635,880.00

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: 0

Current anticipated estimated number of years to retirement: 0

St. Louis

Argyle Redevelopment Plan (352-07)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Treasure, City of Saint 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 Cityy 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$177.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$406,903.00 Amount on Hand: \$48.00

Economic Activity Taxes:

Total received since inception: \$5,580.00 Amount on Hand: \$129.00

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: 9

St. Louis

Barton Street-2401 S. 12th St. (Tabernacle Lofts)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Tabernacle Lofts, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of a three-story, 26,000 s/f church and school property into 12 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Bee Hat Building (352-76)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,680.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$367,355.00 Amount on Hand: \$4,680.00

Economic Activity Taxes:

Total received since inception: \$443,916.00 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: \$1,350,000.00

Anticipated TOTAL Project Costs: \$11,085,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

Bee Hat Building (352-76)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): BHAT Development, LLC

Senate District: 5

House District: 78

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Bottle District (352-59)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$254,721.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$245,393.00 Amount on Hand: \$245,393.00

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: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

Bottle District (352-59)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Carrie Ave. (352-141

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$29,366.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$5,639.00 Amount on Hand: \$1,354.00

Economic Activity Taxes:

Total received since inception: \$129,718.00 Amount on Hand: \$28,012.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,100,000.00

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: \$2,100,000.00

Anticipated TOTAL Project Costs: \$25,776,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Carrie Ave. (352-141)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): Green Street Properties, LLC

Senate District: 5

House District: 77

Original Date Plan/Project Approved: 12/1/2013

Plan Description:

Develop new industrial projects in two phases on the site of an inactive former rail yard.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$6,804.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$447,637.00 Amount on Hand: \$6,704.00

Economic Activity Taxes:

Total received since inception: \$3,856.00 Amount on Hand: \$100.00

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: 9

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: 77

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Center for Emerging Technologies/Doris Wing Expan.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$503,928.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,072,709.00 Amount on Hand: \$82,940.00

Economic Activity Taxes:

Total received since inception: \$1,480,798.00 Amount on Hand: \$420,988.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,493,000.00

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: \$1,493,000.00

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: 5

St. Louis

Center for Emerging Technologies/Doris Wing Expan.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Center for Emerging Technologies

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 12/1/1999

Plan Description:

Original Ordinance Terminated Tif 50,000 sq. ft. 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 permanent new jobs.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Chouteau/Compton Industrial Center (352-6)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$20,347.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$815,522.00 Amount on Hand: \$538.00

Economic Activity Taxes:

Total received since inception: \$2,743,417.00 Amount on Hand: \$19,809.00

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: 3

St. Louis

Chouteau/Compton Industrial Center (352-6)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): Chouteau 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

City Foundry (352-151)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$514.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$514.00 Amount on Hand: \$514.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,400,000.00

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: \$19,400,000.00

Anticipated TOTAL Project Costs: \$134,166,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

City Foundry (352-151)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): FaPa Partners, LLC (Lawrence Group)
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 1/1/2017

Plan Description:

Redevelopment of a vacant former industrial buildings, with high visibility from Interstate 64 near Grand Center and St. Louis University. The developer proposes a rehab of the property maintaining some of the industrial buildings with a mix of uses focusing on dining and 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.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Convention Headquarters Hotel (352-03)

TIF Revenues

Current Amount of Revenue in Special Allocation \$4,442,527.00 As of: 11/13/2018
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$35,809,970.00 Amount on Hand: \$4,437,842.00

Economic Activity Taxes:

Total received since inception: \$15,570,230.00 Amount on Hand: \$4,685.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$41,240,000.00

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: \$41,240,000.00

Anticipated TOTAL Project Costs: \$193,471,000.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5

St. Louis

Convention Headquarters Hotel (352-03)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Gateway Renaissance Ventures, Inc.
Senate District: 5
House District: 8
Original Date Plan/Project Approved: 2/1/1999

Plan Description:

Rehab 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.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Dogtown Walk II-6815-29 Waldemer Ave. (352-62)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$270,651.00 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: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

Dogtown Walk II-6815-29 Waldemer Ave. (352-62)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Saaman Development, LLC

Senate District: 4

House District: 83

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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Dr. Martin Luther King Plaza (352-18)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$63,598.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,484,125.00 Amount on Hand: \$1,253.00

Economic Activity Taxes:

Total received since inception: \$1,825,358.00 Amount on Hand: \$62,345.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,250,000.00

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: \$2,250,000.00

Anticipated TOTAL Project Costs: \$6,913,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

Dr. Martin Luther King Plaza (352-18)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): Page Partners, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 3/1/2002

Plan Description:

40,000 SF of retail space with a 13,000 SF grocery store anchor, in-line retail space, and out lots.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

East Bank Lofts-1511 Washington Ave. (352-64)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$666.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$456,823.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$36,170.00 Amount on Hand: \$666.00

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: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

East Bank Lofts-1511 Washington Ave. (352-64)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): CHD Design Development, LLC

Senate District: 5

House District: 79

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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Edison Brothers Warehouse (352-8)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$8,406,337.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,140,744.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,300,000.00

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: \$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: 23

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: 78
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: 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Ely Walker Lofts-1520 Washington Ave.(352-73)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$159.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,759,600.00 Amount on Hand: \$159.00

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: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

Ely Walker Lofts-1520 Washington Ave.(352-73)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Orchard Development Group

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project consists of the conversion of a 7-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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Fashion Square Lofts-1301 Washington Ave. (352-37)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$85,479.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,038,582.00 Amount on Hand: \$83,543.00

Economic Activity Taxes:

Total received since inception: \$1,862,662.00 Amount on Hand: \$1,936.00

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: 23

Current anticipated estimated number of years to retirement: 8

St. Louis

Fashion Square Lofts-1301 Washington Ave. (352-37)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Fashion Square, LLC

Senate District: 5

House District: 79

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$66,178.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,765,839.00 Amount on Hand: \$66,178.00

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: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

Gaslight Square East-41xx Olive St. (352-51)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Gaslight Square Place III, LLC

Senate District: 5

House District: 79

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Georgian Square (352-36 RPA 2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,249.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$615,784.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,046,333.00 Amount on Hand: \$3,249.00

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: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Georgian Square (352-36 RPA 2)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Gilded AgeKomen Properties

Senate District: 5

House District: 78

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: 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Georgian Square (352-36 RPA 3)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$54,204.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$624,549.00 Amount on Hand: \$51,668.00

Economic Activity Taxes:

Total received since inception: \$1,303,781.00 Amount on Hand: \$2,536.00

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: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

Georgian Square (352-36 RPA 3)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): City Hospital Development, LLC

Senate District: 5

House District: 78

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Grace Lofts-1324 Washington Ave. (352-28)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,323.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$592,429.00 Amount on Hand: \$3,295.00

Economic Activity Taxes:

Total received since inception: \$485,084.00 Amount on Hand: \$28.00

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: 23

Current anticipated estimated number of years to retirement: 8

St. Louis

Grace Lofts-1324 Washington Ave. (352-28)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): McGowan Brothers Development Corp., LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2003

Plan Description:

Adaptive reuse of 8 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Grand Center (352-20)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,899,717.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$12,611,486.00 Amount on Hand: \$1,887,647.00

Economic Activity Taxes:

Total received since inception: \$12,315,977.00 Amount on Hand: \$12,070.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$104,679,000.00

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: \$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: 7

St. Louis

Grand Center (352-20)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): Grand Center, Inc.

Senate District: 5

House District: 77

Original Date Plan/Project Approved: 3/1/2006

Plan Description:

A TIF District to engage some 20-30 interrelated arts, entertainment, commercial and residential projects. The projects support the City's performing arts center connecting Downtown and 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.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Gravois Plaza (352-13)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,589.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,711,747.00 Amount on Hand: \$385.00

Economic Activity Taxes:

Total received since inception: \$4,142,007.00 Amount on Hand: \$2,204.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,049,000.00

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: \$4,049,000.00

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: 6

St. Louis

Gravois Plaza (352-13)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): Kimco Realty Corporation

Senate District: 4

House District: 77

Original Date Plan/Project Approved: 11/1/2001

Plan Description:

Demolition of existing Gravois Plaza with the reconstruction of a new shopping center with supermarket anchor and in-line 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Hampton Inn @ the Highlands (352-38)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$406.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,033,189.00 Amount on Hand: \$406.00

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

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

Hampton Inn @ the Highlands (352-38)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Hampton Hotel, LLC

Senate District: 4

House District: 77

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Jefferson Arms (2016) (352-155)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$26,258.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$26,258.00 Amount on Hand: \$26,258.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$20,000,000.00

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: \$20,000,000.00

Anticipated TOTAL Project Costs: \$103,703,006.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

Jefferson Arms (2016) (352-155)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): Alterra Jefferson Arms, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2017

Plan Description:

Redevelopment of a vacant former hotel and apartment building, one of the largest buildings in downtown St. Louis. The developer proposes a historic rehab of the property with a mix of uses including, indoor parking, 18,600 sq ft of retail space, 198 hotel rooms and 239 apartments.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Lafayette Square Historic District (352-14)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,246.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$5,006,265.00 Amount on Hand: \$7,444.00

Economic Activity Taxes:

Total received since inception: \$3,077,344.00 Amount on Hand: \$2,802.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,161,000.00

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: \$8,161,000.00

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: 6

St. Louis

Lafayette Square Historic District (352-14)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Near Southside Improvement Corporation
Senate District: 5
House District: 79
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, and making basic improvements to streets, sidewalks, and parks while improving neighborhood services and amenities.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Loop Hotel (352-80A)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$30,365.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,496,321.00 Amount on Hand: \$32,588.00

Economic Activity Taxes:

Total received since inception: \$717,889.00 Amount on Hand: \$2,223.00

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: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

Loop Hotel (352-80A)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Loop Hotel, LLC

Senate District: 4

House District: 84

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Louderman Building (352-25)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,660.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,573,372.00 Amount on Hand: \$505.00

Economic Activity Taxes:

Total received since inception: \$929,693.00 Amount on Hand: \$1,155.00

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: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

Louderman Building (352-25)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Louderman Building, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2002

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Loughborough Commons-802-1062 Loughborough Ave.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$193,432.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,060,762.00 Amount on Hand: \$6,183.00

Economic Activity Taxes:

Total received since inception: \$13,413,270.00 Amount on Hand: \$187,249.00

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: \$40,000,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

Loughborough Commons-802-1062 Loughborough Ave.

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Loughborough Commons, LLC
Senate District: 5
House District: 81
Original Date Plan/Project Approved: 12/1/2005

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 exclusively 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Ludwig Lofts-1004-06 Olive St. (352-53)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$436,292.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$196,915.00 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: \$850,000.00

Anticipated TOTAL Project Costs: \$7,130,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

Ludwig Lofts-1004-06 Olive St. (352-53)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Ludwig Partners, LLC

Senate District: 5

House District: 78

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Marquette Building-413-27 Olive St. (352-57)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$184,800.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,250,135.00 Amount on Hand: \$184,800.00

Economic Activity Taxes:

Total received since inception: \$145,186.00 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: \$54,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

Marquette Building-413-27 Olive St. (352-57)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): TLG Marquette, LLC

Senate District: 5

House District: 78

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Maryland Plaza North (352-7p1)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,308.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,305,249.00 Amount on Hand: \$7,038.00

Economic Activity Taxes:

Total received since inception: \$5,038.00 Amount on Hand: \$270.00

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: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

Maryland Plaza North (352-7p1)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Rothschild Development, Ltd.

Senate District: 4

House District: 77

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Maryland Plaza South (352-7p2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$45,249.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,959,116.00 Amount on Hand: \$594.00

Economic Activity Taxes:

Total received since inception: \$2,034,812.00 Amount on Hand: \$44,655.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,850,000.00

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: \$4,850,000.00

Anticipated TOTAL Project Costs: \$20,571,935.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

Maryland Plaza South (352-7p2)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): Koplar Properties, Inc.

Senate District: 4

House District: 77

Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Redevelopment of former Saks 5th Ave store, 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.

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

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$363.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$548,352.00 Amount on Hand: \$363.00

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: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

Mississippi Place-1602-26 Mississippi Ave. (352-56)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 78

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$37,315.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$920,067.00 Amount on Hand: \$37,315.00

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: 10

St. Louis

Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Loftworks, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willy's 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Municipal Courts Building (352-139)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

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: \$9,870,000.00

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: \$9,870,000.00

Anticipated TOTAL Project Costs: \$60,245,474.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

Municipal Courts Building (352-139)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): MCB Hotel Owner, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 7/1/2017

Plan Description:

Conversion of vacant historic courts building the hotel use

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Northeast Hampton I-44 Ackerman Toyota (352-146)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

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: \$5,136,000.00

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: \$5,136,000.00

Anticipated TOTAL Project Costs: \$17,925,125.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Louis

Northeast Hampton I-44 Ackerman Toyota (352-146)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): Jerry Ackerman Motor Company

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 7/1/2015

Plan Description:

Former Metro St. Louis Sewer District property was vacant due to relocation, the aging property was functionally obsolete. The existing buildings have been demolished and will be replaced with an automobile dealership.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Northgate (352-153)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$69.00 As of: 11/14/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$69.00 Amount on Hand: \$69.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,374,377.00

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: \$4,374,377.00

Anticipated TOTAL Project Costs: \$25,947,932.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

Northgate (352-153)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): Pace-Delmar Associates, L.L.C.

Senate District: 4

House District: 84

Original Date Plan/Project Approved: 2/1/2017

Plan Description:

Redevelopment of former gas station site on a prominent corner in The Loop entertainment district. The proposed newly constructed three-story building will include first floor retail facing the busy Delmar and Skinker frontages and two floors of office 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: 11/13/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$1,605,083.00 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: 7

St. Louis

Old Post Office Building (352-15)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Desco Group, Inc.

Senate District: 5

House District: 78

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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Packard Lofts-2221 Locust St. (352-74)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$363.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$592,562.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$169,099.00 Amount on Hand: \$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: \$1,300,000.00

Anticipated TOTAL Project Costs: \$7,814,400.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

Packard Lofts-2221 Locust St. (352-74)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Packard Lofts, LLC

Senate District: 5

House District: 79

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Paul Brown/Arcade Building (352-26)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$273.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,346,483.00 Amount on Hand: \$273.00

Economic Activity Taxes:

Total received since inception: \$15,363.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,264,200.00

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: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

Paul Brown/Arcade Building (352-26)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): Pyramid Construction, Inc.

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Adaptive reuse of the Paul Brown Building for 222 mixed income 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$1,175.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,700,192.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$33,234.00 Amount on Hand: \$1,175.00

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: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

Pet Building-400 S. 4th St. (352-65)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Balke Brown Associates

Senate District: 5

House District: 78

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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Printer's Lofts-1601-27 Locust St. (352-32)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$16,435.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,235,629.00 Amount on Hand: \$16,210.00

Economic Activity Taxes:

Total received since inception: \$126,624.00 Amount on Hand: \$225.00

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: 23

Current anticipated estimated number of years to retirement: 8

St. Louis

Printer's Lofts-1601-27 Locust St. (352-32)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Printers Lofts, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

RPA 1 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Railway Lofts-1619 Washington Ave. (352-39)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$51,675.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,221,328.00 Amount on Hand: \$51,672.00

Economic Activity Taxes:

Total received since inception: \$37,268.00 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: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

Railway Lofts-1619 Washington Ave. (352-39)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1619 Washington, LLC

Senate District: 5

House District: 79

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Security Building (352-40)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$15,379.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,470,464.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$396,540.00 Amount on Hand: \$15,379.00

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: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

Security Building (352-40)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Security Building Partners, LLC

Senate District: 5

House District: 79

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$85.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$134,326.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,233.00 Amount on Hand: \$85.00

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: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

Shenandoah Place-2303-11 Minnesota Ave. (352-42)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Minnesota Development Partners, LLC

Senate District: 5

House District: 79

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$244.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,325,422.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$197,366.00 Amount on Hand: \$244.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,400,000.00

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: \$4,400,000.00

Anticipated TOTAL Project Costs: \$29,226,315.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

St. Louis

Soulard Market Apartments-1535 S. 8th St. (352-34)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): Carriage Apartments, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 7/1/2003

Plan Description:

Rehabilitation of the 5-story Welsch Baby Carriage building for 127,032 SF of residential space for 132 apartments and another 23,618 SF of retail and office space, plus a residential 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Southside National Bank (352-75)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,580.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$460,082.00 Amount on Hand: \$12,250.00

Economic Activity Taxes:

Total received since inception: \$42,498.00 Amount on Hand: \$330.00

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: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

Southside National Bank (352-75)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Southside National, LLC

Senate District: 5

House District: 80

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Southtown (352-31)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$245,239.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,010,094.00 Amount on Hand: \$775.00

Economic Activity Taxes:

Total received since inception: \$4,078,909.00 Amount on Hand: \$244,464.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,500,000.00

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: \$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: 23

Current anticipated estimated number of years to retirement: 8

St. Louis

Southtown (352-31)

Contact Agency: St. Louis

Contact Phone: 3146573732

Developer(s): Developers Diversified Realty

Senate District: 4

House District: 80

Original Date Plan/Project Approved: 6/1/2003

Plan Description:

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.

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

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$3,938.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$5,189,720.00 Amount on Hand: \$507.00

Economic Activity Taxes:

Total received since inception: \$105,496.00 Amount on Hand: \$3,431.00

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: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

Syndicate Trust Building-915 Olive St. (352-77)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Syndicate Partners, LLC

Senate District: 5

House District: 78

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$385,157.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$245,583.00 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: 7

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: 84
Original Date Plan/Project Approved: 2/1/2002

Plan Description:

Project consists of constructing a 7,000 sq. ft. 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Terra Cotta Annex & Garage-1511-21 Locust St.

TIF Revenues

Current Amount of Revenue in Special Allocation \$15,869.00 As of: 11/14/2018
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$2,742,300.00 Amount on Hand: \$14,546.00

Economic Activity Taxes:

Total received since inception: \$280,986.00 Amount on Hand: \$1,323.00

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: 8

St. Louis

Terra Cotta Annex & Garage-1511-21 Locust St.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1501 Locust Partners, LLC

Senate District: 5

House District: 79

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.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

The Armory District (352-154)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,601.00 As of: 11/14/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$8,601.00 Amount on Hand: \$8,601.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,118,250.00

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: \$8,118,250.00

Anticipated TOTAL Project Costs: \$82,825,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

St. Louis

The Armory District (352-154)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Green Street Development Group LLC
Senate District: 5
House District: 79
Original Date Plan/Project Approved: 2/1/2017

Plan Description:

Redevelopment of a vacant former armory building, with high visibility from Interstate 64 near Grand Center. The developer proposes a historic rehab of the property with a mix of uses including health spa, dining/entertainment and unique non-traditional office spaces. The property will also include basement parking. Neighboring buildings will be developed in subsequent phases of the 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.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$0.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$422,373.00 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: \$550,000.00

Anticipated TOTAL Project Costs: \$3,800,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

St. Louis

The Cloisters-2500 S. 18th St. (352-35)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Restoration St. Louis, Inc.

Senate District: 5

House District: 78

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

The Georgian @ City Hospital-1515 Lafayette Ave.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$56,574.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,764,011.00 Amount on Hand: \$55,893.00

Economic Activity Taxes:

Total received since inception: \$212,543.00 Amount on Hand: \$681.00

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: 23

Current anticipated estimated number of years to retirement: 8

St. Louis

The Georgian @ City Hospital-1515 Lafayette Ave.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): City Hospital Development, LLC

Senate District: 5

House District: 78

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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Union Station Phase 2 (352-145)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,421,351.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,476,355.00 Amount on Hand: \$1,140,627.00

Economic Activity Taxes:

Total received since inception: \$280,724.00 Amount on Hand: \$280,724.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,500,000.00

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: \$18,500,000.00

Anticipated TOTAL Project Costs: \$69,949,676.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St. Louis

Union Station Phase 2 (352-145)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): USH, LLC (Lodging Hospitality Management)
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 2/1/2015

Plan Description:

Renovate Union Station to provide additional entertainment, amusement, and restaurant facilities to Downtown St. Louis for residents and visitors.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Ventana Lofts-1635 Washington Ave. (352-68)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,092.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,486,768.00 Amount on Hand: \$1,740.00

Economic Activity Taxes:

Total received since inception: \$50,244.00 Amount on Hand: \$352.00

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: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

Ventana Lofts-1635 Washington Ave. (352-68)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Jacob Development Group, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project involves the acquisition, renovation, and equipping of the Willy's 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Walter Knoll Florist Row (352-27)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,920.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$216,993.00 Amount on Hand: \$1,087.00

Economic Activity Taxes:

Total received since inception: \$885,037.00 Amount on Hand: \$1,833.00

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: 23

Current anticipated estimated number of years to retirement: 7

St. Louis

Walter Knoll Florist Row (352-27)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): W.C.&D. Enterprises

Senate District: 5

House District: 79

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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Warehouse of Fixtures (352-50)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$112,851.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,598,860.00 Amount on Hand: \$112,322.00

Economic Activity Taxes:

Total received since inception: \$448,380.00 Amount on Hand: \$529.00

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: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

Warehouse of Fixtures (352-50)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): University Village Apartments

Senate District: 5

House District: 79

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Washington East Condominiums-901 & 1001-15

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$157,785.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,115,464.00 Amount on Hand: \$155,851.00

Economic Activity Taxes:

Total received since inception: \$645,769.00 Amount on Hand: \$1,934.00

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: 9

St. Louis

Washington East Condominiums-901 & 1001-15

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Pyramid Construction, Inc.
Senate District: 5
House District: 78
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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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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: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$716,477.00 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: \$2,400,000.00

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: 10

St. Louis

West Town Lofts-2201 Washington Ave/2211 Lucas Ave

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): KN&C, LLC

Senate District: 5

House District: 79

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: \$8,787.00 As of: 11/15/2018

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: \$1,333,099.00 Amount on Hand: \$662.00

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: 23

Current anticipated estimated number of years to retirement: 10

St. Louis

Willy's Overland Building- 2300 Locust St. 352-66

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): The National System, Inc.

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 6/1/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willy's 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Windows Lofts-1601 Washington Ave. (352-33)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$879.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,729,681.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$469,690.00 Amount on Hand: \$879.00

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: 23

Current anticipated estimated number of years to retirement: 8

St. Louis

Windows Lofts-1601 Washington Ave. (352-33)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1601 Washington, LLC

Senate District: 5

House District: 79

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis County

Affton Plaza Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,166.39 As of: 10/16/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$8,234.00 Amount on Hand: \$7,166.39

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$100,000.00

Property Acquisition and Relocation Costs: \$900,000.00

Project Implementation Costs: \$2,250,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,250,000.00

Anticipated TOTAL Project Costs: \$14,845,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St. Louis County

Affton Plaza Redevelopment Area

Contact Agency: St. Louis County

Contact Phone: (314) 615-7046

Developer(s): Affton Plaza JV, LLC

Senate District: 1

House District: 82

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

Plan Description:

The renovation and rehabilitation of the existing Affton Plaza shopping center and the potential construction of new commercial 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis County

Fenton Logistics Park Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/30/2018

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: \$16,985,000.00

Property Acquisition and Relocation Costs: \$16,400,000.00

Project Implementation Costs: \$34,645,694.00

Other: \$45,123,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$113,153,694.00

Anticipated TOTAL Project Costs: \$222,380,694.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Louis County

Fenton Logistics Park Redevelopment Plan & Project

Contact Agency: St. Louis County

Contact Phone: (314) 615-7046

Developer(s): Fenton Land Investors LLC

Senate District: 015

House District: 096

Original Date Plan/Project Approved: 9/1/2016

Plan Description:

The redevelopment area is to be used as a logistics park, which is expected to include a mix of industrial, office and retail uses consistent with market demands and local zoning requirements.

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis County

Grasso Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$51,446.95 As of: 10/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$941,044.00 Amount on Hand: \$6.21

Economic Activity Taxes:

Total received since inception: \$1,541,032.09 Amount on Hand: \$51,440.74

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: 10

St. Louis County

Grasso Plaza

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 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:

Projected:	200	Actual to Date:	200
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis County

Lambert Airport Eastern Perimeter RPA 1

TIF Revenues

Current Amount of Revenue in Special Allocation \$83,108.31 As of: 10/16/2018
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$15,256,619.00 Amount on Hand: \$58,098.58

Economic Activity Taxes:

Total received since inception: \$642,766.00 Amount on Hand: \$25,009.73

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$39,863,469.00

Property Acquisition and Relocation Costs: \$26,991,714.00

Project Implementation Costs: \$3,528,169.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$70,383,352.00

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: 10

St. Louis County

Lambert Airport Eastern Perimeter RPA 1

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 & industrial park, as follows road improve mass grading & excavation building & site demo environmental remediation detention, landscaping & irrigation sanitary & sewer improvements extension & resurfacing utility improve, upgrades & relocations traffic signalization sidewalks & pedestrians trails improve and creation of Maline Creek Grnway

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:

Projected:	11000	Actual to Date:	4000
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis County

Lambert Airport Eastern Perimeter RPA 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/16/2018

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: 0

Current anticipated estimated number of years to retirement: 0

St. Louis County

Lambert Airport Eastern Perimeter RPA 2

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis County

Lemay Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$18,581.27 As of: 10/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$472,618.00 Amount on Hand: \$0.49

Economic Activity Taxes:

Total received since inception: \$539,774.00 Amount on Hand: \$18,580.78

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: 10

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis County

Mayfair Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/16/2018

Payments in Lieu of Taxes:

Total received since inception: \$617,173.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$955,405.00 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: \$2,426,165.00

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: 12

St. Louis County

Mayfair Plaza

Contact Agency: St. Louis County

Contact Phone: (314) 615-7046

Developer(s): Koman Properties Inc. Mayfair 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 out lots 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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ST. ROBERT

Liberty Commons TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/20/2018

Payments in Lieu of Taxes:

Total received since inception: \$672,318.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$453,783.00 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

Contact Agency: ST. ROBERT
Contact Phone: 573-451-2000
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:

Projected:	125	Actual to Date:	85
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Number of Retained Jobs:

Projected:	125	Actual to Date:	85
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ST. ROBERT

Ramada Inn Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/20/2018

Payments in Lieu of Taxes:

Total received since inception: \$646,945.29 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$353,631.14 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

Contact Agency: ST. ROBERT

Contact Phone: 573-451-2000

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 use that would entail rehabilitation of certain existing site improvements and provide for the construction of new buildings and site 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:

Projected:	50	Actual to Date:	75
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Number of Retained Jobs:

Projected:	50	Actual to Date:	75
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ST. ROBERT

TIF 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/20/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,877,112.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$650,314.00 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: 19

ST. ROBERT

TIF 2

Contact Agency: ST. ROBERT

Contact Phone: 573-451-2000

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: 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:

Projected:	200	Actual to Date:	185
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

1001 Locust (352-108)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$141.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$436,898.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$332,059.00 Amount on Hand: \$141.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,950,000.00

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: \$1,950,000.00

Anticipated TOTAL Project Costs: \$10,218,750.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St.Louis

1001 Locust (352-108)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Loftworks - Kinloch TIF, Inc

Senate District: 5

House District: 78

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

Plan Description:

The project consists of the rehabilitation of a six-story office building with approximately 8,800 SF of retail space and 45,000 SF 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$714,486.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$349,247.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,350,000.00

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: \$2,350,000.00

Anticipated TOTAL Project Costs: \$11,750,583.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St.Louis

1111 Olive (352-127)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Infomedia, Inc.

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 3/1/2010

Plan Description:

Mixed used redevelopment of underutilized commercial building in the Downtown Core. Uses include 77,000 SF of office space, 10,000 SF of storage space and ground floor 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

1225 Washington (352-122)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,488.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$322,559.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,864,791.00 Amount on Hand: \$1,488.00

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: \$21,672,113.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St.Louis

1225 Washington (352-122)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): 1227 Washington TIF, Inc

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

The historic rehab of 45 residential apartments with ground floor 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

1449-1601 S. Jefferson (352-132)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$135,862.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$207,735.00 Amount on Hand: \$26,377.00

Economic Activity Taxes:

Total received since inception: \$377,991.00 Amount on Hand: \$109,485.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,170,000.00

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: \$2,170,000.00

Anticipated TOTAL Project Costs: \$8,685,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

1449-1601 S. Jefferson (352-132)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Green Street Properties, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 3/1/2012

Plan Description:

Renovate 47,000 SF commercial building for new tenants and construct 7,500 SF commercial 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

1910 Locust (352-102)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$23,022.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$291,906.00 Amount on Hand: \$22,853.00

Economic Activity Taxes:

Total received since inception: \$382,499.00 Amount on Hand: \$169.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,400,000.00

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: \$1,400,000.00

Anticipated TOTAL Project Costs: \$8,756,326.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St.Louis

1910 Locust (352-102)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): 1891 Locust LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 12/1/2007

Plan Description:

The project consists of the renovation and rehabilitation of the building located at 1910 Locust originally for the relocation of Paradowski Creative, now leaseable office space. The building includes 29,155 square feet of leaseable 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

2200 Gravois (352-85)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$108.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$411,050.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$91,987.00 Amount on Hand: \$108.00

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: 11

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: 79

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

2727 Washington (352-133)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$16,076.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$185,538.00 Amount on Hand: \$16,083.00

Economic Activity Taxes:

Total received since inception: \$38,461.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$450,000.00

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: \$450,000.00

Anticipated TOTAL Project Costs: \$1,699,700.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

2727 Washington (352-133)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Birch LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 3/1/2012

Plan Description:

Rehabilitate unoccupied two story 13,000 SF building for use as VA 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

3693 Forest Park (352-115)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$108.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$304,356.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$77,419.00 Amount on Hand: \$108.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,500,000.00

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: \$1,500,000.00

Anticipated TOTAL Project Costs: \$12,477,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St.Louis

3693 Forest Park (352-115)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Lancaster

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 12/1/2008

Plan Description:

Project includes the rehabilitation of existing building into a mix of residential apartments on the 2nd and 3rd floors and commerical/retail space on the ground floor. The residential component includes 48 units with 48 parking spaces

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

374 South Grand (352-113)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,565.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,286,351.00 Amount on Hand: \$3,474.00

Economic Activity Taxes:

Total received since inception: \$107,561.00 Amount on Hand: \$1,091.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,550,000.00

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: \$4,550,000.00

Anticipated TOTAL Project Costs: \$67,094,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St.Louis

374 South Grand (352-113)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Union Square Enterprises, LLC

Senate District: 5

House District: 79

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 includes 129 student housing units with a total of 298 beds, 1,2,3 bedroom units and 7,200 sf of commercial space for dining and coffee shops. The building will house 380 parking spaces beneath the project, with 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

4100 Forest Park (352-86)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$162,038.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$3,186,159.00 Amount on Hand: \$161,011.00

Economic Activity Taxes:

Total received since inception: \$85,316.00 Amount on Hand: \$1,027.00

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: 11

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: 77

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

4900 Manchester (352-112)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$39,396.00 As of: 11/6/2018

Payments in Lieu of Taxes:

Total received since inception: \$393,255.00 Amount on Hand: \$37,321.00

Economic Activity Taxes:

Total received since inception: \$254,823.00 Amount on Hand: \$2,075.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,320,000.00

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: \$1,320,000.00

Anticipated TOTAL Project Costs: \$6,392,500.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St.Louis

4900 Manchester (352-112)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): BDG Realty, LLC

Senate District: 4

House District: 77

Original Date Plan/Project Approved: 11/1/2008

Plan Description:

Construction of a 50,000 SF commercial property, including St. Louis Science Center and 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

600 Washington Ave.-St.Louis Centre (352-88)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$160,266.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,737,891.00 Amount on Hand: \$160,266.00

Economic Activity Taxes:

Total received since inception: \$16,322.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$30,600,000.00

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: \$30,600,000.00

Anticipated TOTAL Project Costs: \$109,906,221.00

Financing Method:

Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St.Louis

600 Washington Ave.-St.Louis Centre (352-88)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Spinnaker St. Louis

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Converting the old St. Louis Centre Mall into a parking structure with first floor retail and a second floor movie theater. The project also included the significant renovation of the One City Center office building into competitive Class A office space renamed as 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.

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

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Ballpark Lofts (352-84)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$129,824.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,940,961.00 Amount on Hand: \$124,473.00

Economic Activity Taxes:

Total received since inception: \$2,127,667.00 Amount on Hand: \$5,351.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,000,000.00

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: \$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: 11

St.Louis

Ballpark Lofts (352-84)

Contact Agency: St.Louis
Contact Phone: 3146573732
Developer(s): Ballpark Lofts I, LLC BpL II, LLC BpL III, LLC
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Rehabilitate 3 historic buildings with office and 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Carondelet Coke (352-140)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,759.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,179.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,650,000.00

Property Acquisition and Relocation Costs: \$500,000.00

Project Implementation Costs: \$0.00

Other: \$1,790,000.00

Other: \$1,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$68,675,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St.Louis

Carondelet Coke (352-140)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Green Street Properties, 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 was constructed east of S. Broadway and 650,000 SF 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 parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Carondelet South-District #1 (352-110a)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$52,038.00 As of: 11/6/2018

Payments in Lieu of Taxes:

Total received since inception: \$819,058.00 Amount on Hand: \$50,923.00

Economic Activity Taxes:

Total received since inception: \$129,174.00 Amount on Hand: \$1,115.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,466,924.00

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: 23

Current anticipated estimated number of years to retirement: 13

St.Louis

Carondelet South-District #1 (352-110a)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Steins Broadway, Inc.

Senate District: 5

House District: 93

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 78 market-rate apartment units and 22,000 sf of commercial space, and new construction of 16 residential units 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Carondelet South-District #2 (352-110b)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$311.00 As of: 11/6/2018

Payments in Lieu of Taxes:

Total received since inception: \$40,266.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$42,488.00 Amount on Hand: \$311.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$498,649.00

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: 23

Current anticipated estimated number of years to retirement: 13

St.Louis

Carondelet South-District #2 (352-110b)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Steins Broadway, Inc.

Senate District: 5

House District: 93

Original Date Plan/Project Approved: 12/1/2009

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	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: 11/6/2018

Payments in Lieu of Taxes:

Total received since inception: \$56,746.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,267.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$312,144.00

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: 23

Current anticipated estimated number of years to retirement: 13

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: 93

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

Plan Description:

The project consists of the rehabilitation of the property into 8 market-rate apartment units and 8,520 sf 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Chouteau Crossing (352-118)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$21,993.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$63,359.00 Amount on Hand: \$19,581.00

Economic Activity Taxes:

Total received since inception: \$539,735.00 Amount on Hand: \$2,412.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,965,000.00

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: \$2,965,000.00

Anticipated TOTAL Project Costs: \$20,106,052.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St.Louis

Chouteau Crossing (352-118)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Green Street Properties, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

2302 Papin includes 120,000 SF of LEED certified commercial and flex space including office and warehousing. 2602 Papin includes 5,000 SF 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Delmar East Loop (352-80D)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$62,744.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$866,593.00 Amount on Hand: \$42,144.00

Economic Activity Taxes:

Total received since inception: \$3,258,445.00 Amount on Hand: \$20,600.00

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: 11

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: 84

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 parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Euclid/Buckingham Garage (352-81)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,122,621.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$440,132.00 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: \$3,409,000.00

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: 11

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: 77
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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Ford Building (352-121)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$234,486.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$19,114.00 Amount on Hand: \$45.00

Anticipated TIF Reimbursable Costs:

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

Anticipated TOTAL Project Costs: \$11,511,494.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St.Louis

Ford Building (352-121)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Blue Shutters Development

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

Renovation of largely vacant and obsolete apartment building into 36 new modern apartment 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

GEW Lofts-2601-43 Washington Ave. (352-92)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$107.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$905,527.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$85,785.00 Amount on Hand: \$107.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,200,000.00

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: \$3,200,000.00

Anticipated TOTAL Project Costs: \$19,239,131.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St.Louis

GEW Lofts-2601-43 Washington Ave. (352-92)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): The George E. Walsh Building, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2007

Plan Description:

Renovate the existing five historic buildings with apartments and 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Hadley Dean Building (352-125)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$269,185.00 As of: 11/13/2018

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: \$264,510.00 Amount on Hand: \$264,510.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$950,000.00

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: \$950,000.00

Anticipated TOTAL Project Costs: \$3,600,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St.Louis

Hadley Dean Building (352-125)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Loftworks, LLC

Senate District: 5

House District: 77

Original Date Plan/Project Approved: 7/1/2009

Plan Description:

Renovation of historic building for 5,150 square feet of retail space for restaurant and 25,000 square feet 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$53,430.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$15,222.00 Amount on Hand: \$4,667.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,850,000.00

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: \$2,850,000.00

Anticipated TOTAL Project Costs: \$23,055,050.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St.Louis

Leather Trades Building-1600 Locust St. (352-99)

Contact Agency: St.Louis
Contact Phone: 3146573732
Developer(s): St. Louis Leased Housing Assoc. III, L.P.
Senate District: 5
House District: 79
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 loft 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Magnolia-Thurman (352-103)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$13,465.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$235,119.00 Amount on Hand: \$13,404.00

Economic Activity Taxes:

Total received since inception: \$7,262.00 Amount on Hand: \$61.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$570,000.00

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: \$570,000.00

Anticipated TOTAL Project Costs: \$4,316,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St.Louis

Magnolia-Thurman (352-103)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Paramount Property Dev. LLC

Senate District: 5

House District: 80

Original Date Plan/Project Approved: 4/1/2008

Plan Description:

The project included the rehab of a historic apartment building and adjacent lot into 24 residential condominiums and associated 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Midtown Lofts (352-116)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$17,047.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$264,715.00 Amount on Hand: \$17,018.00

Economic Activity Taxes:

Total received since inception: \$173,741.00 Amount on Hand: \$29.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$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: \$700,000.00

Anticipated TOTAL Project Costs: \$5,609,529.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St.Louis

Midtown Lofts (352-116)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Midtown LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

Project included the renovation of properties into a variety of residential, office and commercial uses. Includes 10,373 SF of commercial space and 7,015 SF 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$122,687.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$590,077.00 Amount on Hand: \$96,422.00

Economic Activity Taxes:

Total received since inception: \$718,614.00 Amount on Hand: \$26,265.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,500,000.00

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: \$3,500,000.00

Anticipated TOTAL Project Costs: \$13,216,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St.Louis

N. Broadway Carrie (352-130)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Green Street Properties, LLC

Senate District: 5

House District: 77

Original Date Plan/Project Approved: 2/1/2011

Plan Description:

Assemble and clear multiple parcels and development commercial 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 parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Northeast Hampton/Berthold (32-138)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$101,061.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$423,075.00 Amount on Hand: \$74,921.00

Economic Activity Taxes:

Total received since inception: \$386,403.00 Amount on Hand: \$26,140.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,450,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$100,000.00

Other: \$300,000.00

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: 23

Current anticipated estimated number of years to retirement: 18

St.Louis

Northeast Hampton/Berthold (32-138)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): TriStar Imports, Inc.

Senate District: 4

House District: 77

Original Date Plan/Project Approved: 1/1/2013

Plan Description:

Demolished 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Northside Regeneration (352-126)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,322,085.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$408,273.00 Amount on Hand: \$391,654.00

Economic Activity Taxes:

Total received since inception: \$2,137,031.00 Amount on Hand: \$1,930,431.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$390,648,325.00

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: \$8,153,965,758.00

Anticipated TOTAL Project Costs: \$8,153,965,758.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St.Louis

Northside Regeneration (352-126)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Northside Regeneration, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 11/1/2009

Plan Description:

Planned mixed use development of 4634 parcels comprising of about 1,112 acres of land. The vast majority of the parcels include vacant land or vacant 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.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,473.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$464,685.00 Amount on Hand: \$4,135.00

Economic Activity Taxes:

Total received since inception: \$410,792.00 Amount on Hand: \$338.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,200,000.00

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: \$1,200,000.00

Anticipated TOTAL Project Costs: \$5,126,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St.Louis

Page Partners III/Walgreens (352-89)

Contact Agency: St.Louis
Contact Phone: 3146573732
Developer(s): Page Partners III, LLC
Senate District: 5
House District: 78
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.

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

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Park Pacific (352-90)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,270.00 As of: 10/31/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,741,396.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$978,994.00 Amount on Hand: \$12,270.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$20,460,000.00

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: \$20,460,000.00

Anticipated TOTAL Project Costs: \$125,500,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St.Louis

Park Pacific (352-90)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Parkside Tower, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Rehabilitate the old Union Pacific building into apartments and commercial plus construct 1,000 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:

Projected:	330	Actual to Date:	250
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Railway Exchange Building (352-128)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$421.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$113,237.00 Amount on Hand: \$421.00

Economic Activity Taxes:

Total received since inception: \$583,361.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$27,800,000.00

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: \$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: 23

Current anticipated estimated number of years to retirement: 15

St.Louis

Railway Exchange Building (352-128)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): RNY, LLC

Senate District: 5

House District: 78

Original Date Plan/Project Approved: 3/1/2010

Plan Description:

Renovation and reconfiguration of the Macy's department store for mixed 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$212,317.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$16,221.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$800,000.00

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: \$800,000.00

Anticipated TOTAL Project Costs: \$5,156,023.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St.Louis

REO (352-117)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Midtown TIF Company, Inc.

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/1/2009

Plan Description:

3151-47 Locust was redeveloped into a mixed-use building that will contain office, retail, a live/work space and nine residential apartments. 3144 Locust was redeveloped into parking to supplement the project. The project will contain about 12,825 SF of commercial space and 11,040 SF 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.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

St.Louis Innovation District (352-137)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$365,156.00 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,900,996.00 Amount on Hand: \$107,513.00

Economic Activity Taxes:

Total received since inception: \$5,612,338.00 Amount on Hand: \$257,643.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$85,400,000.00

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: \$85,400,000.00

Anticipated TOTAL Project Costs: \$937,100,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St.Louis

St.Louis Innovation District (352-137)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): St. Louis Innovation District, LLC

Senate District: 5

House District: 77

Original Date Plan/Project Approved: 2/1/2013

Plan Description:

Mixed-use project including 11 RPAs. The total expected development on 150 acres will total approximately 2.1 billion and is located between the Washington University Medical Center and Saint 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Taylor Carrie (352-123)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,471.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$5,210.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,210,399.00 Amount on Hand: \$2,471.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,050,000.00

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: \$4,050,000.00

Anticipated TOTAL Project Costs: \$20,661,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St.Louis

Taylor Carrie (352-123)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): Green Street Properties, LLC

Senate District: 5

House District: 77

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

Plan Description:

Redevelopment of parcel as a 95,700 SF commercial building with a mix of warehouse and office or 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.

Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$343.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$34,868.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$32,706.00 Amount on Hand: \$343.00

Anticipated TIF Reimbursable Costs:

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

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: \$400,000.00

Anticipated TOTAL Project Costs: \$4,385,305.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St.Louis

The Foundry (352-95)

Contact Agency: St.Louis

Contact Phone: 3146573732

Developer(s): 1911 Locust, LLC

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 5/1/2007

Plan Description:

Rehab former industrial building into commercial and 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

The Laurel/555 Washington (352-109)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$588,246.00 As of: 11/5/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,949,453.00 Amount on Hand: \$546,594.00

Economic Activity Taxes:

Total received since inception: \$1,591,315.00 Amount on Hand: \$47,649.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$32,000,000.00

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: \$32,000,000.00

Anticipated TOTAL Project Costs: \$182,051,185.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St.Louis

The Laurel/555 Washington (352-109)

Contact Agency: St.Louis
Contact Phone: 3146573732
Developer(s): Laurel TIF ApartmentsHotel, Inc.
Senate District: 5
House District: 78
Original Date Plan/Project Approved: 7/1/2008

Plan Description:

The project consists of the rehabilitation and redevelopment of the former Dillards Building into retail, restaurant, hotel, and apartment uses, together with parking to be known as The Laurel. The hotel will have 212 rooms, 200 apartments with 30,000 sq ft 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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$618,105.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,843.00 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: 11

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: 79

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Tudor Building/1818 Washington (352-91)

TIF Revenues

Current Amount of Revenue in Special Allocation \$12,472.00 As of: 11/14/2018
Fund:

Payments in Lieu of Taxes:

Total received since inception: \$994,762.00 Amount on Hand: \$2,305.00

Economic Activity Taxes:

Total received since inception: \$331,378.00 Amount on Hand: \$10,167.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,380,000.00

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: \$2,380,000.00

Anticipated TOTAL Project Costs: \$33,895,535.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

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: 79

Original Date Plan/Project Approved: 2/1/2007

Plan Description:

Renovation of the long vacant Tudor Building into first floor retail and second floor 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.

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

Number of New Jobs:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Ste. Genevieve

Redevelopment plan for the Downtown Ste. Genevieve

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$335.56 As of: 11/13/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$8,708.82 Amount on Hand: \$335.56

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: \$33,368,750.00

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 building into retail, office and service repair and improve municipal infrastructure

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 parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	150	Actual to Date:	30
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Number of Retained Jobs:

Projected:	100	Actual to Date:	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: 11/9/2018

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: \$600,000.00

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: 11/1/1993

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 improvement and relocation assistance.

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 parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	120	Actual to Date:	435
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Number of Retained Jobs:

Projected:	200	Actual to Date:	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: \$297.56 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$37,471.69 Amount on Hand: \$297.56

Economic Activity Taxes:

Total received since inception: \$75,080.09 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: \$4,000,000.00

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 county store and 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:

Projected:	70	Actual to Date:	70
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sugar Creek

Bluffs

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

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: 0

Current anticipated estimated number of years to retirement: 0

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:

Projected:	1045	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sugar Creek

LCM/Courtney Atherton Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$85,599.19 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$371,556.53 Amount on Hand: \$36,474.61

Economic Activity Taxes:

Total received since inception: \$1,632,493.70 Amount on Hand: \$49,124.58

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: 8162524400
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 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:

Projected:	20	Actual to Date:	36
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Number of Retained Jobs:

Projected:	10	Actual to Date:	10
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Sugar Creek

Sugarland Land

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2018

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: 0

Current anticipated estimated number of years to retirement: 0

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:

Projected:	61	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Warrenton

Warrenton West Development TIF RPA1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$55,526.59 As of: 11/15/2018

Payments in Lieu of Taxes:

Total received since inception: \$16,181.51 Amount on Hand: \$16,181.51

Economic Activity Taxes:

Total received since inception: \$39,345.08 Amount on Hand: \$39,345.08

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,000,000.00

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: \$6,000,000.00

Anticipated TOTAL Project Costs: \$25,311,256.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

Warrenton

Warrenton West Development TIF RPA1

Contact Agency: Warrenton
Contact Phone: 6364563535
Developer(s): Warrenton Shopping Center LLC
Senate District: 10
House District: 42
Original Date Plan/Project Approved: 1/1/2017

Plan Description:

The Plan provides for the demolition, removal, rehabilitation, and/or redevelopment of certain existing structures and the construction and development of new structures, improvements and infrastructure within five redevelopment project areas. The RPA 1 Redevelopment Project the only approved project calls for the construction of approximately 183,000 square feet of an existing shopping center and the construction of up to approximately 155,000 square feet of new buildings for commercial uses.

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:

Projected:	54	Actual to Date:	12
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Number of Retained Jobs:

Projected:	15	Actual to Date:	15
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Washington

Downtown Washington Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$521,236.82 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$1,487,195.77 Amount on Hand: \$428,027.03

Economic Activity Taxes:

Total received since inception: \$259,215.26 Amount on Hand: \$93,209.79

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: 12

Washington

Downtown Washington Redevelopment Plan & Project

Contact Agency: Washington
Contact Phone: 6363901004
Developer(s): L.B. Ecklekamp, Jr Chairman of the Board
Senate District: 26
House District: 109
Original Date Plan/Project Approved: 2/1/2007

Plan Description:

The Redevelopment Program and project concept involved multiple projects and activities including rehabilitation/expansion of the Bank of Washington, relocation of the Franklin County Recycling Facility, redevelopment of the Read-Mix Cement Plant into a mixed use development, relocation of railroad switch and maintenance facility, location of the overhead electrical power lines to below ground, a streetscape program and grant/loan program.

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:

Projected:	20	Actual to Date:	200
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Number of Retained Jobs:

Projected:	180	Actual to Date:	180
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Washington

Rhine River Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$42,546.79 As of: 11/8/2018

Payments in Lieu of Taxes:

Total received since inception: \$215,963.41 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$86,667.27 Amount on Hand: \$42,543.79

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: 15

Washington

Rhine River Redevelopment Plan & Project

Contact Agency: Washington

Contact Phone: 6363901004

Developer(s): Andy Unerstall

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 entail rehabilitation of certain existing site characteristics and provide for the construction of new buildings and site improvements to the 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.

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:	77
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Number of Retained Jobs:

Projected:	24	Actual to Date:	77
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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: \$0.00 As of: 10/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$4,528,570.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,028,998.00 Amount on Hand: \$0.00

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: 0

Webster Groves

Tax Increment plan for the Shoppes at Old Webster

Contact Agency: Webster Groves

Contact Phone: 314 963-5320

Developer(s): Novus Companie

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	155	Actual to Date:	225
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Wentzille

South 70 Commercial Area-East

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2018

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

Contact Agency: Wentzille

Contact Phone: (636)327-5101

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Wentzville

I-70 Corporate Parkway

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/7/2018

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

Wentzville

I-70 Corporate Parkway

Contact Agency: Wentzville

Contact Phone: (636)327-5101

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:

Projected:	0	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Wentzville

M&B Sachs Business Park Extension

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$39.34 As of: 11/9/2018

Payments in Lieu of Taxes:

Total received since inception: \$891,876.71 Amount on Hand: \$39.34

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: \$892,014.75

Anticipated TOTAL Project Costs: \$892,014.75

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)327-5101

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:

Projected:	0	Actual to Date:	75
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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West Plains

S. US Hwy 160

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/13/2018

Payments in Lieu of Taxes:

Total received since inception: \$2,063,828.33 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$619,547.14 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

Contact Agency: West Plains
Contact Phone: 4172567176
Developer(s): K Guffey - West Plains Pro, Games People Play
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

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:

Projected:	80	Actual to Date:	110
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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West Plains

S. US Hwy Corridor-Porter Wagoner Blvd. Redevelop

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,866.70 As of: 11/13/2018

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$3,193,498.98 Amount on Hand: \$1,866.70

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

Contact Agency: West Plains
Contact Phone: 4172567176
Developer(s): Walmart, R Hoover, R Silvey, Carey Stewart
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 construct adequate capacity to support the project.

Number of New Jobs:

Projected:	701	Actual to Date:	701
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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West Plains

U.S. Highway 63 Bypass

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$537,812.08 As of: 11/14/2018

Payments in Lieu of Taxes:

Total received since inception: \$155,436.57 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$825,013.83 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

Contact Agency: West Plains

Contact Phone: 4172567176

Developer(s): Rick Hoover

Senate District: 33

House District: 154

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

Plan Description:

Phase 1 - contains a national restaurant chain, strip mall, and a stand alone pharmacy.

Phase 2 - future plans for 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.

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:

Projected:	70	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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