2014 Annual Report Summary
Local Tax Increment Financing Projects in Missouri
February 1, 2015

All information is obtained from reports submitted by the authorizing municipalities and is current as of 02/01/2015. 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: 294
   a. "Blight" designation: 217
   b. "Conservation Area" designation: 28
   c. "Blight and Economic Development" designation: 29
   d. "Economic Development Area" designation: 11
   e. "Blight, Conservation Area, and Economic Development Area" designation: 3
   f. "Blight and Conservation Area" designation: 4
   g. "Conservation Area and Economic Development Area" designation: 2
   h. Status not designated in report: 0

2. Number of different municipalities reporting: 91

3. Number of new jobs:
   - Estimated: 143,740
   - Created to Date: 52,281

4. Number of retained jobs:
   - Estimated: 7,973
   - Retained to Date: 13,615

5. Total PILOTS and EATs received since inception: $1,148,383,396

6. Total anticipated TIF-reimbursable project costs: $4,255,772,786

7. Total anticipated project costs: $24,558,363,481
8. Total expenditures for TIF-eligible project costs by category:

a. Public infrastructure:
   i. Since Inception: $485,167,570
   ii. Report Period: $38,220,853

b. Site development:
   i. Since Inception: 228,185,424.36
   ii. Report Period: $6,177,730

c. Rehabilitation of existing buildings:
   i. Since Inception: $51,569,344
   ii. Report Period: $6,177,730

d. Acquisition of land or buildings:
   i. Since Inception: $224,736,955
   ii. Report Period: $10,525,359

e. Other (includes professional fees, financing costs, leasing fees, landscaping costs, planning and other not listed above):
   i. Since Inception: $462,789,615
   ii. Report Period: $5,544,528

f. P & I payments on outstanding bonded debt:
   i. Since Inception: $980,160,369
   ii. Report Period: $119,855,237

g. Reimbursement to developers for eligible costs:
   i. Since Inception: $632,235,468
   ii. Report Period: $11,023,143

h. Reimbursement to municipalities for eligible costs:
   i. Since Inception: $163,655,795
   ii. Report Period: $8,551,989

9. Original assessed real property value of project: $478,436,435

10. Assessed real property value at the end of the reporting period: $1,096,741,003
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $19,796.95 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $168,089.19 Amount on Hand: $168,089.19

Economic Activity Taxes:
Total received since inception: $308,651.85 Amount on Hand: $13,848.77

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: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $2,270,093.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
The City has approved Phase IV of the TIF Plan. The intent of the Original Plan was to demolish an existing motel north of 4th St. to construct a Dollar General Store. This has been completed and Phase II was the building of a 9800 square ft. grocery store, along with relocation of a water line. Phase III is to add a Sports Bar to a newly opened restaurant, and the approval of Phase IV constructing a True Value Lumber & Hardware 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.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 10  Actual to Date: 20

Number of Retained Jobs:

Projected: 25  Actual to Date: 20
### TIF Revenues

- **Current Amount of Revenue in Special Allocation Fund:** $83,538.14  
  **As of:** 1/1/2014

#### Payments in Lieu of Taxes:
- **Total received since inception:** $718,709.87  
  **Amount on Hand:** $718,709.87

#### Economic Activity Taxes:
- **Total received since inception:** $1,225,504.19  
  **Amount on Hand:** $83,201.55

### 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:**

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

### Anticipated TOTAL Project Costs:

**$51,000,000.00**

### 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
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:
redevelop existing retail and commercial area which had suffered from long-term vacancies and an antiquated layout

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 150  Actual to Date: 273

Number of Retained Jobs:
Projected: 300  Actual to Date: 300
# Arnold

## Arnold Triangle Redevelopment Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$97,819.45</td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$4,222,421.23</td>
</tr>
<tr>
<td>Amount on Hand</td>
<td>$4,222,421.23</td>
</tr>
</tbody>
</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$10,843,918.2</td>
</tr>
<tr>
<td>Amount on Hand</td>
<td>$97,819.45</td>
</tr>
</tbody>
</table>

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$10,000,000.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$11,000,000.00</td>
</tr>
<tr>
<td>Project Implementation Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
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<tr>
<td>Other</td>
<td>$0.00</td>
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<td>Other</td>
<td>$0.00</td>
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<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

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

### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$21,000,000.00</td>
</tr>
<tr>
<td>Anticipated TOTAL Project Costs</td>
<td>$90,000,000.00</td>
</tr>
</tbody>
</table>

### 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 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: 753

**Number of Retained Jobs:**

Projected: 5  
Actual to Date: 5
# Atchison County

## Exit 110 Tax Increment Financing Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $122,204.19
- Amount on Hand: $122,204.19

**Economic Activity Taxes:**

- Total received since inception: $114,493.31
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $88,000.00
- Property Acquisition and Relocation Costs: $5,000.00
- Project Implementation Costs: $36,000.00
- Other: $5,000.00
- Other: $21,000.00
- Other:
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $155,000.00

**Anticipated TOTAL Project Costs:** $654,000.00

### Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0
Atchison County
Exit 110 Tax Increment Financing Plan

Contact Agency: Atchison County
Contact Phone: 660-744-6214
Developer(s): Graybill Tire & Repair
Senate District: 12
House District: 1
Original Date Plan/Project Approved: 5/1/2005

Plan Description:
The redevelopment project consists of the construction of a full-service truck repair facility and the public infrastructure servicing the development.

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: 15 Actual to Date: 35

Number of Retained Jobs:
Projected: 25 Actual to Date: 25
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$0.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$167,285.11</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $30,000.00
- Property Acquisition and Relocation Costs: $120,000.00
- Project Implementation Costs: $31,678.11
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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

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

### Financing Method:

Pay As You Go

### Original estimated number of years to retirement:

23

### Current anticipated estimated number of years to retirement:

7
Atchison County

Hwy 136/111 Tax Increment Financing Plan

Contact Agency: Atchison County  
Contact Phone: 660-744-6214  
Developer(s): 5Gs, Inc.  
Senate District: 12  
House District: 1  
Original Date Plan/Project Approved: 6/1/2009

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

Plan/Project Status: 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: 3 Actual to Date: 21

Number of Retained Jobs:
Projected: 25 Actual to Date: 21
Atchison County
I-29/Hwy 136 Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $88,681.76
Amount on Hand: $88,681.76

Economic Activity Taxes:
Total received since inception: $128,001.99
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $70,690.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $15,000.00
- Other: $89,310.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $175,000.00

Anticipated TOTAL Project Costs: $877,950.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 9
Atchison County
I-29/Hwy 136 Tax Increment Financing Plan

Contact Agency: Atchison County
Contact Phone: 660-744-6214
Developer(s): Black Iron Grill & Saloon
Senate District: 12
House District: 1
Original Date Plan/Project Approved: 10/1/2006

Plan Description:
The redevelopment project consists of the construction of an approximately 8,000 sq ft restaurant within the redevelopment area and the construction of public infrastructure development, including access improvements, electrical, sewer and other utilities, and other related 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: 3  Actual to Date: 37

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$100,996.00</td>
<td>1/1/2014</td>
<td></td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $6,522,447.00
- Amount on Hand: $6,522,447.00

#### Economic Activity Taxes:

- Total received since inception: $9,299,475.00
- Amount on Hand: $100,996.00

### 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: $0.00
- Other: $0.00

- **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:

- 8
Ballwin

Ballwin Town Center TIF Redevelopment Plan

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

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

Plan/Project Status: Fully-Operational
Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 0 Actual to Date: 273

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
Bel-Ridge
Natural Bridge Road TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2014

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

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

Anticipated TOTAL Project Costs: $40,000,000.00

Financing Method:
TIF Notes
TIF Bonds

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Bel-Ridge

Natural Bridge Road TIF District

Contact Agency: Bel-Ridge
Contact Phone: 314-569-1133
Developer(s): Clouds, LLC
Senate District: 14
House District: 71
Original Date Plan/Project Approved: 4/1/1991

Plan Description:
Redevelop area into a mix of commercial, retail, and governmental uses.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Bel-Ridge Missouri
Bel-Bridge North Tax Increment Financing District

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2014

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 Missouri**

**Bel-Bridge North Tax Increment Financing District**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Bel-Ridge Missouri</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-569-1133</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Clouds, LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>14</td>
</tr>
<tr>
<td>House District:</td>
<td>71</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>5/1/2006</td>
</tr>
</tbody>
</table>

**Plan Description:**

Redevelop area into a mix of 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.
- Project 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

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
Belton

Belton Marketplace TIF Plan

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$178,008.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$458,773.00</th>
<th>Amount on Hand:</th>
<th>$458,773.00</th>
</tr>
</thead>
</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$1,118,228.00</th>
<th>Amount on Hand:</th>
<th>$100,545.00</th>
</tr>
</thead>
</table>

**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:**

| 13 |

**Current anticipated estimated number of years to retirement:**

| 13 |
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

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

Belton Town Centre TIF Plan

TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $816,243.00 | As of: | 1/1/2014 |

Payments in Lieu of Taxes:

| Total received since inception: | $4,952,327.00 | Amount on Hand: | $4,952,327.00 |

Economic Activity Taxes:

| Total received since inception: | $12,763,924.00 | Amount on Hand: | $812,683.00 |

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: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |
| 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: 23

Current anticipated estimated number of years to retirement: 23
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 fee, together with all necessary parking, utility and street lighting. In addition, significant road improvements in the southeast corner of the Y Highway Corridor were made.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 525  Actual to Date: 315

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

Boardwalk at Belton TIF Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2014

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

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: 23

Current anticipated estimated number of years to retirement: 23
**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 Pkwy, a detention area and dam channel 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. Project 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

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
Belton
Southtowne Plaza TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $28.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $28.00 Amount on Hand: $28.00

Economic Activity Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $19,347,773.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $4,000,000.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $23,347,773.00

Anticipated TOTAL Project Costs: $23,347,773.00

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 Associates, LLC  
Senate District: 31  
House District: 123  
Original Date Plan/Project Approved: 3/1/2009

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

Plan/Project Status: 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

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

Y Highway Market Place TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $245,436.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $134,038.00 Amount on Hand: $134,038.00

Economic Activity Taxes:
Total received since inception: $513,624.00 Amount on Hand: $135,476.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $5,531,128.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $4,175,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $9,706,128.00

Anticipated TOTAL Project Costs: $28,676,137.00

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): Crossroads at 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, utilities 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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Belton
Y-Belton Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2014

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: $14,068,649.00
Property Acquisition and Relocation Costs: $6,128,400.00
Project Implementation Costs: $5,194,350.00
Other: $641,350.00
Other: $2,500,000.00

Total Anticipated TIF Reimbursable Project Costs: $28,532,749.00

Anticipated TOTAL Project Costs: $70,572,259.00

Financing Method:
Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Belton

Y-Belton Plaza

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

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

Current Amount of Revenue in Special Allocation Fund: $146,948.98  As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: $338,914.60  Amount on Hand: $338,914.60

Economic Activity Taxes:

Total received since inception: $177,033.30  Amount on Hand: $52,496.75

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $614,465.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $136,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $750,465.00

Anticipated TOTAL Project Costs: $750,465.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
## Bethany
### Northwest Interstate Plan

**Contact Agency:** Bethany  
**Contact Phone:** 660-425-8673  
**Developer(s):** none  
**Senate District:** 12th  
**House District:** 3rd  
**Original Date Plan/Project Approved:** 12/1/2001  

**Plan Description:**  
Construct public improvements in two phases street, water, sewer, electric & gas services.

---

**Plan/Project Status:** Under Construction  
**Area Type:** Economic Development  
**But for Determination:**  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

---

**Number of New Jobs:**  
- **Projected:** 0  
- **Actual to Date:** 0  

**Number of Retained Jobs:**  
- **Projected:** 0  
- **Actual to Date:** 0
**Bethany**

**West Interstate Area Addition - South District**

---

**TIF Revenues**

| Current Amount of Revenue in Special Allocation | $1,281,232.77 |
| As of: | 1/1/2014 |

**Payments in Lieu of Taxes:**

| Total received since inception: | $1,412,483.14 |
| Amount on Hand: | $1,412,483.14 |

**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: $0.00
- Other: $0.00
- Other: $0.00

**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
West Interstate Area Addition - South District

Contact Agency: Bethany
Contact Phone: 660-425-8673
Developer(s): None
Senate District: 12th
House District: 3rd
Original Date Plan/Project Approved: 11/1/1994

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

Plan/Project Status: Under Construction
Area Type: Blight
But for Determination:
Project required significant public infrastructure investment to construct adequate capacity to support the project.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

Current Amount of Revenue in Special Allocation | $49,918.00 | As of: 1/1/2014

**Payments in Lieu of Taxes:**
- Total received since inception: $4,405.00  
- Amount on Hand: $4,405.00

**Economic Activity Taxes:**
- Total received since inception: $45,510.00  
- Amount on Hand: $45,510.00

**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: 55

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

Plan Description:
The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - Project Area A currently existing Hy-Vee, Project Area B former Wal-Mart, and Project Area C former K-Mart to accommodate retail, restaurant and other commercial uses including 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: 4

Number of Retained Jobs:
  Projected: 0  Actual to Date: 58
Blue Springs
7 Highway and 40 Highway Tax Increment Project B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $146,884.21
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $556,580.50
Amount on Hand: $556,580.50

Economic Activity Taxes:
Total received since inception: $307,525.92
Amount on Hand: $52,779.45

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $591,800.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $1,493,000.00
- Other: $50,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

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

Anticipated TOTAL Project Costs: $11,444,588.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**Blue Springs**

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

Contact Agency: Blue Springs  
Contact Phone: 816-228-0106  
Developer(s): The R.H. Johnson Company  
Senate District: 8  
House District: 55

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

**Plan Description:**
The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - Project Area A currently existing Hy-Vee, Project Area B former Wal-Mart, and Project Area C former K-Mart. Project Area A currently existing Hy-Vee to accommodate retail, restaurant and other commercial uses including 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: 111

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 93
Blue Springs
7 Highway and 40 Highway Tax Increment Project C

TIF Revenues

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<th>Current Amount of Revenue in Special Allocation</th>
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Payments in Lieu of Taxes:

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<th>Total received since inception:</th>
<th>$264,873.64</th>
<th>Amount on Hand:</th>
<th>$264,873.64</th>
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Economic Activity Taxes:

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<th>$746,653.23</th>
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<th>$357,671.38</th>
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Anticipated TIF Reimbursable Costs:

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<thead>
<tr>
<th>Public Infrastructure/Site Development Costs:</th>
<th>$1,760,000.00</th>
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<tbody>
<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$0.00</td>
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<tr>
<td>Project Implementation Costs:</td>
<td>$1,840,000.00</td>
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<td>Other:</td>
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<tr>
<td>Other:</td>
<td>$0.00</td>
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<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

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

Anticipated TOTAL Project Costs: $13,221,164.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Blue Springs

7 Highway and 40 Highway Tax Increment Project C

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

Plan Description:
The amended plan proposes to remediate blighting conditions in three Redevelopment Project Areas - Project Area A currently existing Hy-Vee, Project Area B former Wal-Mart, and Project Area C former K-Mart to accommodate retail, restaurant and other commercial uses including 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: 10

Number of Retained Jobs:
Projected: 0  Actual to Date: 374
Blue Springs
Adams Farm Tax Project A, B, & C

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $2,691,585.77
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $3,488,074.19
Amount on Hand: $3,488,074.19

Economic Activity Taxes:
Total received since inception: $5,958,972.13
Amount on Hand: $1,581,642.66

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $21,983,428.00
- Property Acquisition and Relocation Costs: $9,078,398.00
- Project Implementation Costs: $6,041,813.00
- Other: $5,221,829.00
- Other: $3,779,403.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $49,136,001.00

Anticipated TOTAL Project Costs: $138,399,688.00

Financing Method:
Other Bond

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Blue Springs

Adams Farm Tax Project A, B, & C

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

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

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 1579  Actual to Date: 840

Number of Retained Jobs:
Projected: 0  Actual to Date: 879
## Blue Springs

### Copperleaf Village Shopping Center Tax Increment

**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$47,187.46</td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $234,169.18
- Amount on Hand: $234,169.18

**Economic Activity Taxes:**

- Total received since inception: $56,508.31
- Amount on Hand: $11,730.72

**Anticipated TIF Reimbursable Costs:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$836,177.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
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<td>Other</td>
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<td></td>
</tr>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$1,700,068.00</td>
</tr>
</tbody>
</table>

**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 Tax Increment

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): Copperleaf Village, LLC
Senate District: 8
House District: 54

Original Date Plan/Project Approved: 8/1/2005

Plan Description:
The redevelopment of a retail center that comprises a series of current developments ranging in age from 30-45 years and impacts 8 parcels of property located along Missouri Highway 7 between R.D. Mize Road and Hearnes 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: 63

Number of Retained Jobs:
Projected: 0  Actual to Date: 66
# Blue Springs

## Fall Creek Tax Increment Financing Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$367,938.34</th>
<th>As of:</th>
<th>1/1/2014</th>
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</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Amount on Hand</th>
<th>$2,355,553.97</th>
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</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Amount on Hand</th>
<th>$110,177.63</th>
</tr>
</thead>
</table>

### 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

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

### Anticipated TOTAL Project Costs: $45,656,000.00

### Financing Method:

- Other Bond

### Original estimated number of years to retirement: 15

### Current anticipated estimated number of years to retirement: 15
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: 55  
Original Date Plan/Project Approved: 4/1/1996

Plan Description:
The Project Area contains approx 40 acres. Project 1 has multiple buildings with approx 202,000 SF of gross leasable area, at least one office building, parking for approx 1,500 vehicles. Project 2 will include construction of a residential community of approx 150 units. Both Project Areas will include 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: 206

Number of Retained Jobs:
Projected: 0  
Actual to Date: 160
**Blue Springs**

**Woods Chapel TIF, Project 1**

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $56,149.29  
As of: 1/1/2014

**Payments in Lieu of Taxes:**

Total received since inception: $159,561.94  
Amount on Hand: $159,561.94

**Economic Activity Taxes:**

Total received since inception: $22,750.80  
Amount on Hand: $21,926.95

**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:

 Other

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: 54

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

Plan Description:

The Redevelopment Area will be developed as three Redevelopment Projects. Redevelopment Project 1 will consist of approximately 56,675 SF of retail space, including retail shops and pad sites available for commercial use. Redevelopment Project 2 will consist of approximately 92,400 SF of retail space, including retail shops and a grocery store. Redevelopment 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: 25

Number of Retained Jobs:

Projected: 0  Actual to Date: 25
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

### 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: $0.00
- Other: $0.00
- Other: $0.00

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

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

**Financing Method:**

- Other Bond

**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: 54  
Original Date Plan/Project Approved: 7/1/2008

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

**Plan/Project Status:** Starting-Up  
**Area Type:** Blight  
**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**  
Projected: 0  
Actual to Date: 0

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
# Blue Springs

## Woods Chapel TIF, Project 3

### TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $0.00 | As of: | 1/1/2014 |

<table>
<thead>
<tr>
<th>Payments in Lieu of Taxes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Economic Activity Taxes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception:</td>
</tr>
</tbody>
</table>

### 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: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |

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

### Anticipated TOTAL Project Costs:

**$1,894,355.00**

**Financing Method:** Other Bond

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 23
Blue Springs
Woods Chapel TIF, Project 3

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): I-70 Partners, LLC
Senate District: 8
House District: 54
Original Date Plan/Project Approved: 7/1/2008

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

Plan/Project Status: Starting-Up
Area Type: Blight

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

Number of New Jobs:
- Projected: 0
- Actual to Date: 0

Number of Retained Jobs:
- Projected: 0
- Actual to Date: 0
Branson
Branson Hills Redevelopment Project

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

| Total received since inception: | $4,292,761.73 | Amount on Hand: | $4,292,761.73 |

**Economic Activity Taxes:**

| Total received since inception: | $25,651,400.72 | 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: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |

**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:** 13
Branson

Branson Hills Redevelopment Project

Contact Agency: Branson
Contact Phone: 417-337-8538
Developer(s): OZARK DIVERSIFIED DEVELOPMENT CO
Senate District: 29
House District: 141
Original Date Plan/Project Approved: 7/1/2004

Plan Description:
PROJECT 1-41.32 ACRES FOR THE CONSTRUCTION OF APPROXIMATELY 290,000 SQ. FT. OF RETAIL SPACE FOR A HOME DEPOT, TARGET, TJ MAXX AND SIX OUTPARCELS. PROJECT II & III - 100 ACRES FOR THE CONSTRUCTION OF APPROXIMATELY 606,825 SQ. FT. SHOPPING CENTER TO INCLUDE WAL-MART, KOHL'S AND EIGHT OUTPARCELS.

Plan/Project 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: 750  Actual to Date: 1220

Number of Retained Jobs:
Projected: 1199  Actual to Date: 1220
### Branson Landing Redevelopment Project

#### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$0.00</td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $9,026,028.27
- **Amount on Hand:** $9,026,028.27

#### Economic Activity Taxes:

- **Total received since inception:** $33,336,752.00
- **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

#### 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:** 14
Branson

Branson Landing Redevelopment Project

Contact Agency: Branson
Contact Phone: 417-337-8538
Developer(s): HCW DEVELOPMENT COMPANY, LLC
Senate District: 29
House District: 141
Original Date Plan/Project Approved: 1/1/2003

Plan Description:
PUBLIC IMPROVEMENTS INCLUDE CONSTRUCTION OF AN APPROXIMATELY 220,000 SQ. FT. CONVENTION CENTER, A NEW TOWN SQUARE AND THEMED BOARDWALK ALONG LAKE TANEYCOMO, MULTI-LEVEL PARKING GARAGE, STREET UTILITY AND BRIDGE IMPROVEMENTS, ETC. PRIVATE INCLUDED 450,000 SQ. FT. ANCHOR RETAIL, TWO HOTELS AND WATERFRONT CONDOMINIUMS.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 1772
# Branson Meadows TIF 1995

## TIF Revenues

<table>
<thead>
<tr>
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## Payments in Lieu of Taxes:

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<th>Amount on Hand:</th>
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## Economic Activity Taxes:

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<tr>
<td>Total received since inception</td>
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## Anticipated TIF Reimbursable Costs:

<table>
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<th>Description</th>
<th>Amount</th>
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<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$7,200,000.00</td>
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<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
<td>$0.00</td>
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<td>Other:</td>
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<td>Other:</td>
<td>$0.00</td>
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<td>Other:</td>
<td>$0.00</td>
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</table>

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

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

Financing Method:
- TIF Bonds
- Other Bond

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 & IVOREE MOTLEY
Senate District: 29
House District: 141
Original Date Plan/Project Approved: 8/1/1995

Plan Description:
CURRENT CONDITIONS IDENTIFIED BY MAKING PROVISION FOR 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 DEVELOPMENT OF THE AREA.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 445
**Brentwood**

**Brentwood Pointe Redevelopment Project**

---

### TIF Revenues

| Current Amount of Revenue in Special Allocation | $183,625.00 | As of: | 1/1/2014 |

### Payments in Lieu of Taxes:

| Total received since inception: | $2,837,534.00 | Amount on Hand: | $2,837,534.00 |

### Economic Activity Taxes:

| Total received since inception: | $6,938,393.00 | Amount on Hand: | $183,625.00 |

### 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:**

**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:** 1
**Brentwood**

**Brentwood Pointe Redevelopment Project**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Brentwood</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-963-8606</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Dierbergs Brentwood, LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>24</td>
</tr>
<tr>
<td>House District:</td>
<td>73</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>6/1/1996</td>
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</table>

**Plan Description:**
The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accommodate approximately 900,000 square 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: 0
- Actual to Date: 389

**Number of Retained Jobs:**

- Projected: 0
- Actual to Date: 0
Brentwood

Hanley Station--Hanley/Strassner TIF Redevelopment

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$198,939.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

Payments in Lieu of Taxes:

| Total received since inception: | $3,087,136.00 | Amount on Hand: | $3,087,136.00 |

Economic Activity Taxes:

| Total received since inception: | $613,754.00 | Amount on Hand: | $39,534.00 |

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 |

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: 13

Current anticipated estimated number of years to retirement: 13
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

Number of Retained Jobs:
Projected: 0   Actual to Date: 0
Brentwood
Kenilworth Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation $404,078.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $3,124,616.00 Amount on Hand: $3,124,616.00

Economic Activity Taxes:
Total received since inception: $14,823,837.00 Amount on Hand: $404,078.00

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:

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: 1
**Brentwood**

**Kenilworth Redevelopment Area**

Contact Agency: Brentwood  
Contact Phone: 314-963-8606  
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.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

Projected: 640  
Actual to Date: 722

**Number of Retained Jobs:**

Projected: 50  
Actual to Date: 50
### Brentwood

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

**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
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**Payments in Lieu of Taxes:**

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<tr>
<th>Description</th>
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<th>Amount on Hand</th>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$5,401,854.00</td>
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**Economic Activity Taxes:**

<table>
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<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$5,583,481.00</td>
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**Anticipated TIF Reimbursable Costs:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$8,600,000.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$10,000,000.00</td>
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<tr>
<td>Project Implementation Costs</td>
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<td>Other</td>
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<td>Other</td>
<td>$0.00</td>
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<tr>
<td>Other</td>
<td>$0.00</td>
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</tbody>
</table>

**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:** 10
Brentwood

Meridian Project (Hanely/Eager TIF)

Contact Agency: Brentwood
Contact Phone: 314-963-8606
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: 860

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $105,496.79  
  **Amount on Hand:** $105,496.79

#### Economic Activity Taxes:

- **Total received since inception:** $1,839,858.20  
  **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:** $0.00
- **Other:** $0.00

- **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  
Original Date Plan/Project Approved: 12/1/2007  
Plan Description: Will e-mail info

**Plan/Project 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

**Number of Retained Jobs:**

Projected: 400  
Actual to Date: 400
### TIF Revenues

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<tr>
<th>Fund</th>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
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</thead>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $210,830.69  
  Amount on Hand: $210,830.69

#### Economic Activity Taxes:
- Total received since inception: $487,557.89  
  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: $0.00
  - Other: $0.00

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

### Anticipated TOTAL Project Costs:

- **$25,500,000.00**

**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
**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. Lamping, 14 Sen. Chapelle-Nadal
- **Original Date Plan/Project Approved:** 7/1/2010

**Plan Description:**
Will e-mail info - Expansion and relocation of Walmart Supercenter Store containing approx. 148,240 square feet.

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

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**
- **Projected:** 400
- **Actual to Date:** 400

**Number of Retained Jobs:**
- **Projected:** 400
- **Actual to Date:** 400
## TIF Revenues

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### Payments in Lieu of Taxes:

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<th>Total received since inception:</th>
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<th>Amount on Hand:</th>
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### Economic Activity Taxes:

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<tr>
<th>Total received since inception:</th>
<th>$144,631.54</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### 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: $0.00
- Other: $0.00

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:

2
Cabool

Cabool Tax Increment Financing Redevelopment

Contact Agency: Cabool
Contact Phone: 4179623136
Developer(s): City of Cabool
Senate District: 33
House District: 147

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

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

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:

Number of New Jobs:
Projected: 111  Actual to Date: 71

Number of Retained Jobs:
Projected: 25  Actual to Date: 31
Camdenton

Oak Ridge Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $1,011.94  As of: 1/1/2014

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $252,277,725.00
- Property Acquisition and Relocation Costs: $5,528,181.00
- Project Implementation Costs: $2,741,774.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 23

Current anticipated estimated number of years to retirement: 23
Camdenton

Oak Ridge Redevelopment Area

Contact Agency: Camdenton
Contact Phone: 573-.346-3600
Developer(s): Oak Ridge Landing Development Company
Senate District: 33
House District: 155

Original Date Plan/Project Approved: 3/1/2007

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

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

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

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

**1-57 Redevelopment Plan**

---

**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$59,866.33</td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$751,335.59</td>
<td>$59,866.33</td>
</tr>
</tbody>
</table>

**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: $0.00
- Other: $0.00
- Other: $0.00

**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: 13

Current anticipated estimated number of years to retirement: 13
Charleston

1-57 Redevelopment Plan

Contact Agency: Charleston
Contact Phone: 573-683-3325
Developer(s): NA
Senate District: 27
House District: 161
Original Date Plan/Project Approved: 4/1/2014

Plan Description:
Facilitate new development in the area, construct necessary improvements public and private within the area, and assist in the relocation of business and residents that will be displaced as a result of the plan through payment and relocation costs. The primary purpose of this plan is to establish the process by which redevelopment throughout the entire area can occur.

Plan/Project Status: 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: 95  Actual to Date: 61

Number of Retained Jobs:
Projected: 50  Actual to Date: 25
## TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $5,037.00  
As of: 1/1/2014

### Payments in Lieu of Taxes:

Total received since inception: $721,107.00  
Amount on Hand: $721,107.00

### Economic Activity Taxes:

Total received since inception: $680,988.00  
Amount on Hand: $5,037.00

### 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

### 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: 8
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, LC James Bess
Senate District: 20
House District: 107
Original Date Plan/Project Approved: 7/1/1998

Plan Description:
Each area includes water, sewer & stormwater extensions, street, curbs & 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

Number of Retained Jobs:
Projected: 200  Actual to Date: 200
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $615,157.00  
- Amount on Hand: $615,157.00

### Economic Activity Taxes:
- Total received since inception: $2,493,650.00  
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $387,059.00  
- Property Acquisition and Relocation Costs: $0.00  
- Project Implementation Costs: $0.00  
- Other: $0.00  
- Other: $0.00  
- Other: $0.00  
- Other: $0.00  
- Other: $0.00  
- Other: $0.00  
- Other: $0.00  

**Total Anticipated TIF Reimbursable Project Costs:** $387,059.00

**Anticipated TOTAL Project Costs:** $387,059.00

**Financing Method:**
- Other

**Original estimated number of years to retirement:** 20

**Current anticipated estimated number of years to retirement:** 19
City of Cameron - DeKalb County
Crossroads TIF District

Contact Agency:  City of Cameron - DeKalb County
Contact Phone:  816-632-2177
Developer(s):  Orschelns Farm & Home
Senate District:  12
House District:  8
Original Date Plan/Project Approved:  12/1/2008

Plan Description:
Access from Hwy 69, parking, and storm water improvements

Plan/Project Status:  Fully-Operational
Area Type:  Economic Development
But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.

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

Number of Retained Jobs:
Projected:  0  Actual to Date:  0
City of Dellwood
Chambers - West Florissant TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $62,210.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $545,594.00 Amount on Hand: $545,594.00

Economic Activity Taxes:
Total received since inception: $594,663.00 Amount on Hand: $119,630.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $1,000,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $400,000.00
Other: $2,650,000.00
Other: $0.00
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $4,050,000.00

Anticipated TOTAL Project Costs: $15,550,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
City of Dellwood

Chambers - West Florissant TIF

Contact Agency: City of Dellwood
Contact Phone: 314-521-4339
Developer(s): Dellwood Acquisitions, Inc.
Senate District: 14
House District: 80
Original Date Plan/Project Approved: 10/1/2005

Plan Description:
Previously Submitted Redevelopment Agreement between City of Dellwood and Koman Properties dated October 24, 2005 and First Amendment to Redevelopment Agreement dated April 14, 2008

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 72  Actual to Date: 90

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
City of Ellsinore
Ellsinore TIF District

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $457.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $25,000.00 Amount on Hand: $25,000.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $150,000.00
Property Acquisition and Relocation Costs: $150,000.00
Project Implementation Costs: $180,750.00
Other: $905,000.00
Other: $0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $1,385,750.00

Anticipated TOTAL Project Costs: $3,404,750.00

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 Ellsinore
Ellsinore TIF District

<table>
<thead>
<tr>
<th>Contact Agency</th>
<th>City of Ellsinore</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone</td>
<td>573-322-5333</td>
</tr>
<tr>
<td>Developer(s)</td>
<td>Kearbey Enterprises, LLC</td>
</tr>
<tr>
<td>Senate District</td>
<td>3</td>
</tr>
<tr>
<td>House District</td>
<td>153</td>
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<tr>
<td>Original Date Plan/Project Approved</td>
<td>9/1/2012</td>
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</table>

Plan Description:
Redevelopment of an old lumber yard into a home improvement store and a general merchandise store. Demolition of unsafe buildings and public improvements in RPA1. RPA1 extends utilities and other infrastructure for retail development on Hwy. 60.

Plan/Project 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:

<table>
<thead>
<tr>
<th>Projected</th>
<th>Actual to Date</th>
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<tbody>
<tr>
<td>20</td>
<td>0</td>
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</table>

Number of Retained Jobs:

<table>
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<tr>
<th>Projected</th>
<th>Actual to Date</th>
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<tbody>
<tr>
<td>6</td>
<td>0</td>
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</table>
City of Eureka
Eureka S. I-44 Redevelopment Area, 2005

TIF Revenues

Current Amount of Revenue in Special Allocation $25,845.74 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $3,493,689.10 Amount on Hand: $3,493,689.10

Economic Activity Taxes:
Total received since inception: $50,885.93 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $25,500,000.00
- Property Acquisition and Relocation Costs: $9,000,000.00
- Project Implementation Costs: $500,000.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $35,000,000.00

Anticipated TOTAL Project Costs: $534,230,000.00

Financing Method:
- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14
City of Eureka

Eureka S. I-44 Redevelopment Area, 2005

Contact Agency: City of Eureka
Contact Phone: 636-938-5233
Developer(s): CV Eureka, LLC
Senate District: 26
House District: 89
Original Date Plan/Project Approved: 8/1/2005

Plan Description:
Retail and House See File

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: 300  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
City of Independence
Independence Square

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $37,808.00
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: $5,666,624.00
Other: $0.00
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: 816-325-7183
Developer(s): NA (City Initiated)
Senate District: 11
House District: 21
Original Date Plan/Project Approved: 12/1/2013

Plan Description:
Public improvements that benefit the Redevelopment Area including beautification and new streetscapes. In the future, facade and structural improvements to be made to privately owned buildings.

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: 100  Actual to Date: 10

Number of Retained Jobs:
  Projected: 0  Actual to Date: 0
City of Jennings
River Roads Estates Redevelopment Area 7B

TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$64,256.00</td>
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Payments in Lieu of Taxes:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$696,356.00</td>
</tr>
<tr>
<td>Amount on Hand</td>
<td>$696,356.00</td>
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Economic Activity Taxes:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$24,058.00</td>
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<td>Amount on Hand</td>
<td>$0.00</td>
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Anticipated TIF Reimbursable Costs:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$4,000,000.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$3,450,000.00</td>
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<td>Project Implementation Costs</td>
<td>$125,000.00</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$8,275,000.00</td>
</tr>
</tbody>
</table>

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: 14
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.
Project required parcel assembly and/or relocation costs.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**City of Joplin**

**1717 Marketplace**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $299,297.56
- Amount on Hand: $299,297.56

### Economic Activity Taxes:

- Total received since inception: $3,992,866.05
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $5,623,651.00
- Property Acquisition and Relocation Costs: $1,131,786.00
- Project Implementation Costs: $1,792,429.00
- Other: $3,127,805.00
- Other: $0.00

### Total Anticipated TIF Reimbursable Project Costs: $11,675,671.00

### Anticipated TOTAL Project Costs: $51,365,165.00

#### Financing Method:

- Pay As You Go

#### Original estimated number of years to retirement: 23

#### Current anticipated estimated number of years to retirement: 11
City of Joplin

1717 Marketplace

Contact Agency: City of Joplin
Contact Phone: 417-624-0820 x251
Developer(s): Richard T Greg, J Scott Schaefer, & Michael Mellin
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

Number of Retained Jobs:
Projected: 0  Actual to Date: 200
City of Joplin
Northpark Crossing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,340,968.10  Amount on Hand: $1,340,968.10

Economic Activity Taxes:
Total received since inception: $5,576,863.35  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: $60,167,947.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 11
City of Joplin

Northpark Crossing

Contact Agency: City of Joplin
Contact Phone: 417-624-0820 x251
Developer(s): Jeffrey L. Ungerer
Senate District: 32
House District: 128
Original Date Plan/Project Approved: 6/1/2004

Plan Description:
The Redevelopment Plan called for the redevelopment of the approximate 31.08 acres into individual redevelopment project areas. Each individual redevelopment project area will be its own project. The redevelopment of this area accomplishes the goals of the City for infill retail development. There are shopping areas to both the north and west providing some retail choices for consumers. Redevelopment of this area has created synergy among al

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.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 97
City of Joplin
Recovery TIF

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $160,684.58
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: 11
City of Joplin

Recovery TIF

Contact Agency: City of Joplin
Contact Phone: 417-624-0820 x251
Developer(s): Joplin Redevelopment Corporation
Senate District: 32
House District: 128
Original Date Plan/Project Approved: 12/1/2012

Plan Description:
The City of Joplin was struck by an EF-5 tornado on May 22, 2011 that damaged or destroyed 30 of the community. As a result, the Redevelopment Plan called for the redevelopment of the approximate 3,100 acres in order to facilitate the recovery and economic revitalization of the area. The Redevelopment Project describes total project costs of 807 million. The Redevelopment Project is comprised of numerous redevelopment project components, i

Plan/Project Status: Starting-Up
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

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

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
City of Manchester
Highway 141Manchester Road Redevelopment Area

<table>
<thead>
<tr>
<th>TIF Revenues</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$7,993,605.00</td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $4,849,880.00
- Amount on Hand: $4,849,880.00

**Economic Activity Taxes:**
- Total received since inception: $15,798,501.00
- Amount on Hand: $7,993,605.00

**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: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $37,500,000.00

**Anticipated TOTAL Project Costs:** $133,075,000.00

Financing Method:
- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 14
Current anticipated estimated number of years to retirement: 14
City of Manchester

Highway 141 Manchester Road Redevelopment Area

Contact Agency: City of Manchester
Contact Phone: (636) 227-1385
Developer(s): Pace Properties, Inc.
Senate 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 will add 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

Number of Retained Jobs:
Projected: 0  Actual to Date: 785
City of Moline Acres

St. Cyr Road Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $27,371.00 As of: 1/1/2014

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: $1,203,749.65 Amount on Hand: $167,919.41

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $800,000.00
Property Acquisition and Relocation Costs: $1,500,000.00
Project Implementation Costs: $0.00
Other: $200,000.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,500,000.00

Anticipated TOTAL Project Costs: $9,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
City of Moline Acres
St. Cyr Road Redevelopment Project

Contact Agency: City of Moline Acres
Contact Phone: 314-868-2433
Developer(s): St Cyr investment Company
Senate District: 013
House District: 069
Original Date Plan/Project Approved: 1/1/2003

Plan Description:
Redevelopment Agreement between City of Moline Acres and St. Cyr Investment Company, September 15, 2005.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 75  Actual to Date: 75

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# CITY OF ST. JOHN

## ST. CHARLES ROCK ROAD TIF #1-7

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$480,388.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$12,669,576.00</th>
<th>Amount on Hand:</th>
<th>$12,669,576.00</th>
</tr>
</thead>
</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$2,952,753.00</th>
<th>Amount on Hand:</th>
<th>$90,793.00</th>
</tr>
</thead>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $19,586.00
- **Other:** $134,744.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $154,330.00

### Anticipated TOTAL Project Costs:

**Anticipated TOTAL Project Costs:** $154,330.00

### Financing Method:

- Other

### Other:

- Original estimated number of years to retirement: 15
- Current anticipated estimated number of years to retirement: 0
# CITY OF ST. JOHN

## ST. CHARLES ROCK ROAD TIF #1-7

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>CITY OF ST. JOHN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-427-8700</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Barron Realty  Bentley Woodard</td>
</tr>
<tr>
<td>Senate District:</td>
<td>24</td>
</tr>
<tr>
<td>House District:</td>
<td>81</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>12/1/1989</td>
</tr>
<tr>
<td>Plan Description:</td>
<td>General re-development planned industrial business park with 9 parcels allocated for planned light industrial development skilled care nursing home facility Phone number that was not allowed on page 1 is 314-426-2211</td>
</tr>
<tr>
<td>Plan/Project Status:</td>
<td>Fully-Operational</td>
</tr>
<tr>
<td>Area Type:</td>
<td>Blight</td>
</tr>
<tr>
<td>But for Determination:</td>
<td>Project 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.</td>
</tr>
</tbody>
</table>

### Number of New Jobs:
- Projected: 150  
- Actual to Date: 0

### Number of Retained Jobs:
- Projected: 300  
- Actual to Date: 0
CITY OF ST. JOHN
ST. CHARLES ROCK ROAD TIF #1-7

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $364,879.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: $12,669,576.00 Amount on Hand: $12,669,576.00

Economic Activity Taxes:

Total received since inception: $2,952,772.00 Amount on Hand: $68,962.00

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: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

Other

Original estimated number of years to retirement: 15
Current anticipated estimated number of years to retirement: 0
CITY OF ST. JOHN

ST. CHARLES ROCK ROAD TIF #1-7

Contact Agency: CITY OF ST. JOHN
Contact Phone: 314-427-8700
Developer(s): Barron Realty, Bentley Woodard
Senate District: 24
House District: 81
Original Date Plan/Project Approved: 12/1/1989

Plan Description:
General re-development planned industrial business park with 9 parcels allocated for planned light industrial development skilled care nursing home facility Phone number that was not allowed on page 1 is 314-426-2211

Plan/Project Status: 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.
Project required parcel assembly and/or relocation costs.

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

Number of Retained Jobs:
Projected: 300  Actual to Date: 0
CITY OF ST. JOHN
ST. JOHN CROSSING TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $112.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $2,333,807.00
Amount on Hand: $2,333,807.00

Economic Activity Taxes:
Total received since inception: $4,112,539.00
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: 14
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, 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

Number of Retained Jobs:

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

## Old Town Redevelopment Area

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$3,555,911.00</th>
<th>As of: 1/1/2014</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $5,997,402.00
- Amount on Hand: $5,997,402.00

### Economic Activity Taxes:

- Total received since inception: $5,579,878.00
- Amount on Hand: $1,956,545.00

### 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: $0.00
- Other: $0.00
- Other: $0.00

**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:

- 5
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 for retail commercial purposes, revitalization of Old Town St. Peters, and development of infrastructure for development of industrial sites north of the railroad. Salt River Road has been extended, linking Premier 370 to Highway 79 and further access to a large development area.

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 parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 0  Actual to Date: 238

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$1,489,034.00</th>
<th>As of: 1/1/2014</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$34,950,311.0</th>
<th>Amount on Hand: $34,950,311.0</th>
</tr>
</thead>
</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$3,589,754.00</th>
<th>Amount on Hand: $1,071,823.00</th>
</tr>
</thead>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $1,974,642.00
- **Property Acquisition and Relocation Costs:** $4,074.00
- **Project Implementation Costs:** $117,284.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $2,096,000.00

### Anticipated TOTAL Project Costs:

**$31,771,000.00**

**Financing Method:**
- General Obligation Bonds
- TIF Notes

**Original estimated number of years to retirement:** 20

**Current anticipated estimated number of years to retirement:** 0
City of St. Peters  
St. Peters Centre Redevelopment Area

Contact Agency: City of St. Peters  
Contact Phone: 636-477-6600 x1305  
Developer(s): Larry Harder David Reif  
Senate District: 23  
House District: 17  
Original Date Plan/Project Approved: 12/1/1992

Plan Description:
A retail power center anchored by Costco, of approximately 110,000 sq. ft. of additional retail stores and restaurants is located on a site containing approximately 24 acres. A smaller retail center was built adjacent to Costco which is mostly leased. The District, which includes City Hall and the Rec-Plex, is developed with Class A office space and retail uses. Development continues with additional office and retail 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.

Number of New Jobs:  
Projected: 300  
Actual to Date: 2124

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
# City of St. Peters

## St. Peters Route 370

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$348,990.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$768,565.00</th>
<th>Amount on Hand:</th>
<th>$768,565.00</th>
</tr>
</thead>
</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$80,570.00</th>
<th>Amount on Hand:</th>
<th>$17,039.00</th>
</tr>
</thead>
</table>

### 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: $0.00
- Other: $0.00
- Other: $0.00

#### Total Anticipated TIF Reimbursable Project Costs: $70,000,000.00

### Anticipated TOTAL Project Costs: $131,092,500.00

#### Financing Method:

- General Obligation Bonds
- TIF Bonds
- Other Bond
- Other

#### Original estimated number of years to retirement: 23

#### Current anticipated estimated number of years to retirement: 9
City of St. Peters
St. Peters Route 370

Contact Agency: City of St. Peters
Contact Phone: 636-477-6600 x1305
Developer(s): Duke - Jon Hinds
Senate District: 23
House District: 17

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

Plan Description:
The project is the creation of a new mixed-use development area that will include office/warehouse, manufacturing, office, dining/entertainment, hotel/conference, cultural and recreation users. The primary development infrastructure has been completed other infrastructure will be installed as development occurs. A trucking company office/warehouse has been constructed and is open in the development.

Plan/Project Status: Starting-Up
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 75

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Clayton Carondelet Village Redevelopment Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $3,523,727.00
Property Acquisition and Relocation Costs: $6,728,249.00
Project Implementation Costs: $26,546,870.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $36,798,847.00

Anticipated TOTAL Project Costs: $127,682,318.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**Clayton**

**Carondelet Village Redevelopment Plan**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Clayton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314.290.8467</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Mark S. Mehlman Realty, Inc</td>
</tr>
<tr>
<td>Senate District:</td>
<td>24</td>
</tr>
<tr>
<td>House District:</td>
<td>87</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>12/1/2007</td>
</tr>
</tbody>
</table>

**Plan Description:**

Construction of approximately 128 million mixed-use development including retail, theater/performance hall, office space, hotel, and 650 car parking garage.

**Plan/Project Status:** Inactive

**Area Type:** Conservation

**But for Determination:**

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

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

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

**Number of New Jobs:**

- **Projected:** 926
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
# Columbia

## Regency Hotel Redevelopment Plan and Project TIF

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$7,295.88</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$0.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

#### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$43,602.90</th>
<th>Amount on Hand:</th>
<th>$7,295.88</th>
</tr>
</thead>
</table>

### 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: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $3,200,000.00

### Anticipated TOTAL Project Costs:

**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:** 20
Columbia

Regency Hotel Redevelopment Plan and Project TIF

Contact Agency: Columbia
Contact Phone: 573-874-7333
Developer(s): Broadway Lodging, LLC
Senate District: 19
House District: 25
Original Date Plan/Project Approved: 2/1/2011

Plan Description:
Comprehensive redevelopment of the property to include an upscale hotel and associated restaurant, lounge and meeting space.

Plan/Project Status: Fully-Operational
Area Type: Conservation
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 39  Actual to Date: 81

Number of Retained Jobs:
Projected: 23  Actual to Date: 23
# TIGER Hotel Redevelopment TIF

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$116,331.68</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$31,235.37</th>
<th>Amount on Hand:</th>
<th>$31,235.37</th>
</tr>
</thead>
</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$87,138.33</th>
<th>Amount on Hand:</th>
<th>$85,096.31</th>
</tr>
</thead>
</table>

## 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

### 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: 18
Columbia
TIGER Hotel Redevelopment TIF

Contact Agency: Columbia
Contact Phone: 573-874-7333
Developer(s): Columbia Hotel Investment, Inc.
Senate District: 19
House District: 25

Original Date Plan/Project Approved: 7/1/2009

Plan Description:
Transform the former hotel from its current use as retirement apartments into a newly renovated boutique style historic lodging facility.

Plan/Project Status: Fully-Operational
Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 33  Actual to Date: 74

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$6,612.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $89,814.00
- Amount on Hand: $89,814.00

### Economic Activity Taxes:

- Total received since inception: $59,816.00
- Amount on Hand: $27,955.00

### 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: $0.00
- Other: $0.00

**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:** 23
County Club Hills

Lucas-Hunt/Chandler Redevelopment Area

Contact Agency: County Club Hills
Contact Phone: 314-261-0845
Developer(s): Samson Developers
Senate District: 14
House District: 70
Original Date Plan/Project Approved: 3/1/2006

Plan Description:
To alleviate those conditions that have caused the area to become blighted. To facilitate the comprehensive and unified redevelopment of the area. To construct necessary improvements and assist in the relocation of businesses and residents that will be displaced as a result of the plan through payment of relocation costs. Wallgreens has been constructed within the boundaries.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## Desloge
### Highway 67 Tax Financing District

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$1,366,697.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$2,488,032.00</th>
<th>Amount on Hand:</th>
<th>$2,488,032.00</th>
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</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$10,150,742.00</th>
<th>Amount on Hand:</th>
<th>$1,366,697.00</th>
</tr>
</thead>
</table>

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $10,066,121.00
- Property Acquisition and Relocation Costs: $1,145,232.00
- Project Implementation Costs: $1,123,728.00
- Other: $1,490,008.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $13,825,089.00

**Anticipated TOTAL Project Costs:** $16,500,000.00

**Financing Method:** Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7
### Desloge

#### Highway 67 Tax Financing District

<table>
<thead>
<tr>
<th>Contact Agency</th>
<th>Desloge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone</td>
<td>573.431.3700</td>
</tr>
<tr>
<td>Developer(s)</td>
<td>none</td>
</tr>
<tr>
<td>Senate District</td>
<td>003</td>
</tr>
<tr>
<td>House District</td>
<td>117</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved</td>
<td>4/1/1997</td>
</tr>
</tbody>
</table>

**Plan Description:**
The TIF completed the eastern outer road and now will concentrate on improving sites commercial development by improving land.

**Plan/Project Status:** Seeking Developer

**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:** 15

**Number of Retained Jobs:**
- **Projected:** 0  
  **Actual to Date:** 200
### Elm Grove

#### Elm Grove (incl. Hazelwood Plaza)

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$0.00</td>
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#### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Hand:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
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<td>$0.00</td>
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</table>

#### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Hand:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$0.00</td>
<td>$0.00</td>
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</table>

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$628,488.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$265,545.00</td>
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<tr>
<td>Project Implementation Costs</td>
<td>$180,967.00</td>
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<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$1,075,000.00</td>
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### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anticipated TOTAL Project Costs</td>
<td>$1,523,533.00</td>
</tr>
</tbody>
</table>

### Financing Method:

- TIF Notes

### Original estimated number of years to retirement:

- 23

### Current anticipated estimated number of years to retirement:

- 14
Elm Grove

Elm Grove (incl. Hazelwood Plaza)

Contact Agency: Elm Grove
Contact Phone: 3145135018
Developer(s): JDS Investments
Senate District: 14
House District: 76

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

Plan Description:
The area has been primarily retail. At the time of the plan adoption, the K-Mart had been closed and Walgreens was moving to a new location within the area. Plans called for redevelopment of the entire area into a large shopping plaza.

Plan/Project Status: Under Construction
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: 304

Number of Retained Jobs:
Projected: 0  Actual to Date: 30
Farmington
Highway 67 Tax Increment Finance District

TIF Revenues

Current Amount of Revenue in Special Allocation $47,064.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $140,614.00 Amount on Hand: $140,614.00

Economic Activity Taxes:
Total received since inception: $395,645.00 Amount on Hand: $47,064.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $21,530,000.00
- Property Acquisition and Relocation Costs: $5,420,000.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $26,950,000.00

Anticipated TOTAL Project Costs: $124,050,000.00

Financing Method:
- Pay As You Go
- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Farmington

Highway 67 Tax Increment Finance District

Contact Agency: Farmington  
Contact Phone: 573-756-1701  
Developer(s): NA  
Senate District: 003  
House District: 106  
Original Date Plan/Project Approved: 8/1/2005

Plan Description:
1 public & 2 private development projects. Public proj includes construction of wastewater treatment plant & support, addressing radionuclide problem, property acquisition, & infrastructure improvement. 1st private consists of demo of existing conditions & site improvement to include a 220,000 sqft retail/comm/restaurant space. 2nd consists of demo of existing conditions & new infrastructurewater wells/tower, lift station, elec substation & 570,000 retail/comm 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: 450  
Actual to Date: 180

Number of Retained Jobs:
Projected: 0  
Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$472,164.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- **Total received since inception:** $1,556,509.00
- **Amount on Hand:** $1,556,509.00

### Economic Activity Taxes:
- **Total received since inception:** $5,058,194.00
- **Amount on Hand:** $472,164.00

### 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

**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: 573-756-1701
Developer(s): NA
Senate District: 003
House District: 106
Original Date Plan/Project Approved: 12/1/2003

Plan Description:
Redevelopment plan will utilize public activities to alleviate existing conditions. Projects will convert existing deteriorated area, demolish deteriorated & dilapidated buildings & provide areas for both public & private buildings. Redevelopment activities in the area will include archeology/historic preservation, parking improvements, utilities, street, curb & guttering, municipal & county facilities.

Plan/Project Status: Fully-Operational
Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 0  Actual to Date: 366

Number of Retained Jobs:
Projected: 0  Actual to Date: 242
**Fenton**

**Dierberg's Fenton Crossing Project**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
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</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$4,296,187.00</th>
<th>Amount on Hand:</th>
<th>$4,296,187.00</th>
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</thead>
</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$10,096,108.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $7,310,000.00
- **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:** $7,460,000.00

### Anticipated TOTAL Project Costs:

**$25,450,000.00**

**Financing Method:**
- TIF Bonds

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 17
Fenton

Dierberg's Fenton Crossing Project

Contact Agency: Fenton
Contact Phone: 636-343-2080
Developer(s): Sansone Group
Senate District: 15
House District: 95
Original Date Plan/Project Approved: 10/1/1998

Plan Description:
Redevelopment of the area to construct a retail 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.

Number of New Jobs:
Projected: 100  Actual to Date: 100

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

**Gravois Bluffs Redevelopment Project**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
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</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$31,481,924.0</th>
<th>Amount on Hand:</th>
<th>$31,481,924.0</th>
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</thead>
</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$52,072,394.0</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $39,900,000.00
- **Property Acquisition and Relocation Costs:** $100,000.00
- **Project Implementation Costs:** $275,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $40,275,000.00

### Anticipated TOTAL Project Costs:

**$164,700,000.00**

**Financing Method:**

- TIF Bonds

**Original estimated number of years to retirement:**

- 23

**Current anticipated estimated number of years to retirement:**

- 17
Fenton
Gravois Bluffs Redevelopment Project

Contact Agency: Fenton
Contact Phone: 636-343-2080
Developer(s): GJ Grewe Inc
Senate District: 15
House District: 95
Original Date Plan/Project Approved: 10/1/1998

Plan Description:
Redevelopment of the area to construct a retail shopping center, entertainment facilities, and office space. This project provides services that were not previously available in the Fenton area. Road improvements in the area have decreased the stress on the interchange of highways 30 and 141.

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 parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 2050  Actual to Date: 2500

Number of Retained Jobs:
Projected: 300  Actual to Date: 300
**Ferguson**

**Downtown Redevelopment Plan**

**TIF Revenues**

| Current Amount of Revenue in Special Allocation | $779,455.00 | As of: | 1/1/2014 |

**Payments in Lieu of Taxes:**

- Total received since inception: $2,536,886.00
- Amount on Hand: $2,536,886.00

**Economic Activity Taxes:**

- Total received since inception: $1,868,605.00
- Amount on Hand: $339,375.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $5,000,000.00
- Property Acquisition and Relocation Costs: $5,500,000.00
- Project Implementation Costs: $1,000,000.00
- Other: $1,000,000.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $12,500,000.00

**Anticipated TOTAL Project Costs:** $32,500,000.00

**Financing Method:**

- Pay As You Go

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**Ferguson**

**Downtown Redevelopment Plan**

**Contact Agency:** Ferguson  
**Contact Phone:** 314-524-5257  
**Developer(s):** none  
**Senate District:** 13,14  
**House District:** 70,80  

**Original Date Plan/Project Approved:** 9/1/2002

**Plan Description:**

This Plan has been adopted without the designation of a developer. The concept involves multiple developments and activities over the life of the plan, may include larger-scale developments undertaken by multiple developers, smaller-scale projects involving individual property owners, or projects implemented by the City.

**Plan/Project Status:** Seeking Developer  
**Area Type:** Conservation  
**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. 
Project required significant public infrastructure investment to construct adequate capacity to support the project. 
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

- **Projected:** 0  
- **Actual to Date:** 45

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 928
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $921,078.00

As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $5,439,845.00
Amount on Hand: $5,439,845.00

Economic Activity Taxes:
Total received since inception: $7,934,789.00
Amount on Hand: $546,449.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $3,904,000.00
- Property Acquisition and Relocation Costs: $2,838,000.00
- Project Implementation Costs: $540,000.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $7,282,000.00

Anticipated TOTAL Project Costs: $26,048,000.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 1
Ferguson

Halls Ferry/I-270 Redevelopment Plan

Contact Agency: Ferguson
Contact Phone: 314-524-5257
Developer(s): Crossing at Halls Ferry LLC (Dissolved 3-14-11)
Senate District: 14
House District: 75

Original Date Plan/Project Approved: 7/1/1997

Plan Description:

Redevelop blighted 27.4 acres tract zoned C-1, General Commercial, which includes vacant Central Hardware store, into large-scale, planned retail center consisting of approximately 275,000 square feet retail with Home Depot and Shop-N-save as anchors. Infrastructure improvements include roadway, sidewalk, stormwater, and traffic signalization.

Plan/Project 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: 35

Number of Retained Jobs:

Projected: 0  Actual to Date: 474
**Florissant**

**Cross Keys Redevelopment Project**

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$171,817.21</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $4,139,181.91
- Amount on Hand: $4,139,181.91

**Economic Activity Taxes:**

- Total received since inception: $10,518,815.39
- Amount on Hand: $171,817.21

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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

**Anticipated TOTAL Project Costs:** $0.00

**Financing Method:**

- TIF Notes
- Industrial Revenue Bond

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 11
Florissant

Cross Keys Redevelopment Project

Contact Agency: Florissant
Contact Phone: 314-921-5700
Developer(s): Sansone Cross Keys LLC
Senate District: 13
House District: 75

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

Plan Description:
To facilitate redevelopment of the area for quality retail development comprised of commercial uses. To further provide new jobs and generate new revenue for the affected taxing districts.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Fulton
Atkinson Road Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation $597,694.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $7,692,100.00 Amount on Hand: $7,692,100.00

Economic Activity Taxes:
Total received since inception: $195,163.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $2,954,340.00
- Property Acquisition and Relocation Costs: $1,125,800.00
- Project Implementation Costs: $257,590.00
- Other: $25,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $4,362,730.00

Anticipated TOTAL Project Costs: $4,362,730.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 20
Current anticipated estimated number of years to retirement: 3
Fulton

Atkinson Road Tax Increment Financing Plan

Contact Agency: Fulton
Contact Phone: 573-592-3131
Developer(s): Dollar General Corporation
Senate District: 16
House District: 20
Original Date Plan/Project Approved: 7/1/1998

Plan Description:
Construction of 1,200,000 square foot warehouse and distribution

Plan/Project 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: 300  Actual to Date: 650

Number of Retained Jobs:
  Projected: 0  Actual to Date: 0
Fulton Commons Redevelopment Project

TIF Revenues

| Current Amount of Revenue in Special Allocation | $140,299.00 | As of: | 1/1/2014 |
| Payments in Lieu of Taxes: | Total received since inception: | $983,114.00 | Amount on Hand: | $983,114.00 |

Economic Activity Taxes:

| Total received since inception: | $629,977.00 | Amount on Hand: | $44,896.00 |

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $3,500,000.00
- Property Acquisition and Relocation Costs: $2,024,000.00
- Project Implementation Costs: $1,558,000.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $7,082,689.00

Anticipated TOTAL Project Costs: $7,082,689.00

Financing Method:

- TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
**Fulton Commons Redevelopment Project**

Contact Agency: Fulton  
Contact Phone: 573-592-3131  
Developer(s): LG&D originally  
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.

<table>
<thead>
<tr>
<th>Plan/Project Status:</th>
<th>Starting-Up</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Type:</td>
<td>Blight</td>
</tr>
</tbody>
</table>

**But for Determination:**  
Project had 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

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

Fulton Public Improv. Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $342,436.00  As of: 1/1/2014

Payments in Lieu of Taxes:
- Total received since inception: $3,400,081.00  Amount on Hand: $3,400,081.00

Economic Activity Taxes:
- Total received since inception: $496,653.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
  - Public Infrastructure/Site Development Costs: $107,000.00
  - Property Acquisition and Relocation Costs: $0.00
  - Project Implementation Costs: $235,000.00
  - Other: $0.00
  - Other: $0.00
  - Other: $0.00
  - Total Anticipated TIF Reimbursable Project Costs: $342,000.00

Anticipated TOTAL Project Costs: $342,000.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5
Fulton

Fulton Public Improv. Tax Increment Financing Plan

Contact Agency: Fulton
Contact Phone: 573-592-3131
Developer(s): Fulton 5 Transportation Development Corporation
Senate District: 16
House District: 20
Original Date Plan/Project Approved: 12/1/1996

Plan Description:
This plan consists of interchange at intersection of Route HH and Hwy 54, a connecting road from the interchange to William Woods Road, outer roadways along portions of Hwy 54 with limited access, the elimination of all grade crossings at the intersection of Westminster Avenue and Hwy 54, and other public improvements.

Plan/Project Status: 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.

Number of New Jobs:
Projected: 250
Actual to Date: 816

Number of Retained Jobs:
Projected: 0
Actual to Date: 0
### Grain Valley
### Mall at Sni-A-Bar TIF Plan

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$35,163.00</th>
<th>As of:</th>
<th>1/1/2014</th>
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</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $1,963,718.00
- Amount on Hand: $1,963,718.00

**Economic Activity Taxes:**

- Total received since inception: $1,386,952.00
- Amount on Hand: $35,163.00

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $2,502,043.00
- Property Acquisition and Relocation Costs: $1,150,000.00
- Project Implementation Costs: $648,948.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $4,300,991.00

**Anticipated TOTAL Project Costs:** $4,300,991.00

**Financing Method:**

- Pay As You Go

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
Grain Valley
Mall at Sni-A-Bar TIF Plan

Contact Agency: Grain Valley
Contact Phone: 816-847-6281
Developer(s): Ward Development & Investment CO
Senate District: 8
House District: 55
Original Date Plan/Project Approved: 6/1/2002

Plan Description:
Development of 10.5 acres of blighted property into a mixed-use project including a grocery store, in-line retail center and pad sites totaling approximately 145,000 square feet of retail and office space, plus 32 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.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 148  Actual to Date: 165

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$28,415.00</td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $53,202.00
- **Amount on Hand:** $53,202.00

### Economic Activity Taxes:

- **Total received since inception:** $85,605.00
- **Amount on Hand:** $28,415.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $6,240,135.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $543,545.00
- **Other:** $3,500,000.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Total Anticipated TIF Reimbursable Project Costs:** $10,283,680.00

### Anticipated TOTAL Project Costs:

- **Total Anticipated TIF Reimbursable Project Costs:** $25,908,026.00

### Financing Method:

- Industrial Revenue Bond

### Estimated Retirement:

- **Original estimated number of years to retirement:** 23
- **Current anticipated estimated number of years to retirement:** 19
Grain Valley, MO

Grain Valley Marketplace/Interchange TIF

Contact Agency: Grain Valley, MO
Contact Phone: 816-847-6281
Developer(s): SG Properties(project 2), Project 1A-None
Senate District: 8
House District: 55
Original Date Plan/Project Approved: 9/1/2010

Plan Description:
Redevelopment of 85 acres of blighted property into a mixed use project consisting of a movie theater, fast food and full service restaurants, in line retail center and pad sites totaling 175,000 square feet with all necessary parking, utilities, and streets.

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: 185  Actual to Date: 110

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Grandview
TIF #10-Botts Road Industrial Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation $4,126.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,026,476.00 Amount on Hand: $1,026,476.00

Economic Activity Taxes:
Total received since inception: $26,679.00 Amount on Hand: $105.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $5,513,700.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $100,000.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $5,613,700.00

Anticipated TOTAL Project Costs: $5,613,700.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 12
Current anticipated estimated number of years to retirement: 0
Grandview

TIF #10-Botts Road Industrial Redevelopment Area

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Botts Investment LLC
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 3/1/2004

Plan Description:
Plan was developed to help fund some of the costs of constructing arterial and collector streets, storm sewers and sanitary sewers necessary for this industrial district in Grandview. Vacant land is 222 of the 357 acres of the Redevelopment Area vacancies comprise 517,000SF of the 1,167,300SF of buildings Botts Road is narrow and in poor condition major utility lines need to be relocated for business expansion.

Plan/Project 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

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

**TIF #11-Jordan's Keep Redevelopment Area**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
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</table>

### Payments in Lieu of Taxes:

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<th>Total received since inception:</th>
<th>$97,737.00</th>
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### Economic Activity Taxes:

<table>
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<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $955,700.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $955,700.00

### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Anticipated TOTAL Project Costs:</th>
<th>$11,902,000.00</th>
</tr>
</thead>
</table>

**Financing Method:**

- Pay As You Go

**Original estimated number of years to retirement:** 11

**Current anticipated estimated number of years to retirement:** 0
**Grandview**

**TIF #11-Jordan's Keep Redevelopment Area**

**Contact Agency:** Grandview  
**Contact Phone:** (816) 316-4820  
**Developer(s):** Affinity Development  
**Senate District:** 10 at time of TIF approval  
**House District:** 45 at time of TIF approval  

**Original Date Plan/Project Approved:** 4/1/2005

**Plan Description:**
Develop a long-vacant and underutilized area of the City into a senior housing community consisting of 74 single-family detached villa homes and 37 attached villa apartments.

**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:** 0  
- **Actual to Date:** 20

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: $378,444.00 Amount on Hand: $378,444.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $799,492.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $373,131.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

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: 0
Current anticipated estimated number of years to retirement: 0
Grandview
TIF #12-Patel Redevelopment Area

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Balaji Development Corporation
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval

Original Date Plan/Project Approved: 6/1/2005

Plan Description:
Plan was developed to assist paying for construction of a new 38,000SF, three story hotel with meeting rooms, indoor spa, exercise room, business center and breakfast area. Plan also included construction of a second hotel, similar to the original, as well as an 8,000SF sit-down restaurant. Also included construction of public improvements such as sidewalks, parking lots, storm drainage, other utility systems and extension of White Avenue.

Plan/Project Status: Fully-Operational
Area Type: Conservation

But for Determination:
Developer-prepared blight study

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Grandview
TIF #13-Grandview Crossing Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $14,568.00
As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: $314,684.00
Amount on Hand: $314,684.00

Economic Activity Taxes:

Total received since inception: $711,184.00
Amount on Hand: $10,099.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $6,903,129.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $6,903,129.00

Anticipated TOTAL Project Costs: $62,033,263.00

Financing Method:
Pay As You Go
Other Bond

Original estimated number of years to retirement: 13
Current anticipated estimated number of years to retirement: 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 of TIF approval
House District: 45 at time of TIF approval

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 adjoining street network poor site appearance, drainage, degradation and 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.

Number of New Jobs:
Projected: 0  Actual to Date: 25

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

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2014

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: $12,268,599.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $3,144,590.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $15,413,189.00

Anticipated TOTAL Project Costs: $68,406,671.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 11
Current anticipated estimated number of years to retirement: 0
**Grandview**

*TIF #14-Sunrise Farms Redevelopment Area*

Contact Agency: Grandview  
Contact Phone: (816) 316-4820  
Developer(s): Rausch Coleman Cray LLC  
Senate District: 10 at time of TIF approval  
House District: 46 at time of TIF approval  
Original Date Plan/Project Approved: 6/1/2009

Plan Description:
Plan was developed to pay extraordinary costs in the development of vacant, undeveloped tract of land. Plan proposed six separate redevelopment projects totaling 500,000SF of retail, specialty retail, commercial, office and institutional uses.

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. Developer hired consultant for blight study

Number of New Jobs:
- Projected: 0  
  Actual to Date: 0

Number of Retained Jobs:
- Projected: 0  
  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$0.00</th>
<th>As of: 1/1/2014</th>
</tr>
</thead>
</table>

### 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: $39,470,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $39,470,000.00

**Anticipated TOTAL Project Costs:** $83,114,524.00

### Financing Method:
- General Obligation Bonds
- TIF Bonds

### Anticipated Estimated Number of Years to Retirement:
- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 0
**Grandview**

**TIF #15-Truman's Landing Redevelopment Area**

<table>
<thead>
<tr>
<th>Contact Agency</th>
<th>Grandview</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone</td>
<td>(816) 316-4820</td>
</tr>
<tr>
<td>Developer(s)</td>
<td>Red Legacy LLC</td>
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<tr>
<td>Senate District</td>
<td>10 at time of TIF approval</td>
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<tr>
<td>House District</td>
<td>37 at time of TIF approval</td>
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<td>Original Date Plan/Project Approved</td>
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**Plan Description:**

Plan includes 72 acres and 12 redevelopment projects totaling 544,000SF of grocery, big box retail, junior anchor and retail, commercial and other leasable space as part of a state-of-the-art destination retail center.

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

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.  
Project required parcel assembly and/or relocation costs.  
City completed blight study and FMV appraisals.

**Number of New Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
Grandview

TIF #1-Southwest Economic Development Area

TIF Revenues

| Current Amount of Revenue in Special Allocation | $0.00 | As of: 1/1/2014 |

Payments in Lieu of Taxes:

| Total received since inception: | $3,000,905.00 | Amount on Hand: | $3,000,905.00 |

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $2,952,843.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,952,843.00

Anticipated TOTAL Project Costs: $27,693,030.00

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 #1-Southwest Economic Development Area

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Several different developers
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 1/1/1989

Plan Description:
Assist with construction of collector and arterial street network additions. Storm sewers and sanitary sewers necessary for this area to accommodate additional industrial growth.

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: 0  Actual to Date: 900

Number of Retained Jobs:
Projected: 0  Actual to Date: 100
Grandview
TIF #2-Northwest Economic Development Area

TIF Revenues
Current Amount of Revenue in Special Allocation $0.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,348,001.00 Amount on Hand: $1,348,001.00

Economic Activity Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $9,562,048.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $9,562,048.00

Anticipated TOTAL Project Costs: $9,562,048.00

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 #2-Northwest Economic Development Area**

Contact Agency: Grandview  
Contact Phone: (816) 316-4820  
Developer(s): Several developers  
Senate District: 10 at time of TIF approval  
House District: 45 at time of TIF approval  
Original Date Plan/Project Approved: 9/1/1989

Plan Description:

Pay portion of costs of constructing arterial and collector streets, storm sewers and sanitary sewer sewers necessary for development of industrial district in Grandview. Included reconstruction of Doctor Greaves Road reconstruction of 1600LF of Cartwright Ave. extension of Cartwright Ave. extension of sanitary sewer lines.

Plan/Project Status: District Dissolved  
Area Type: Economic Development  
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:  
Projected: 0  Actual to Date: 175

Number of Retained Jobs:  
Projected: 0  Actual to Date: 0
Grandview
TIF #3-North Economic Development Area

TIF Revenues

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
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<th>Date</th>
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<td>Current Amount of Revenue in Special</td>
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<td>Allocation Fund</td>
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Payments in Lieu of Taxes:

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Economic Activity Taxes:

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<tbody>
<tr>
<td>Total received since inception</td>
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Anticipated TIF Reimbursable Costs:

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<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$495,000.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
<td>$252,135.00</td>
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<tr>
<td>Other</td>
<td>$2,580,000.00</td>
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<td>Other</td>
<td>$8,810,910.00</td>
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Total Anticipated TIF Reimbursable Project Costs: $12,408,045.00

Anticipated TOTAL Project Costs: $13,732,580.00

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 #3-North Economic Development Area**

Contact Agency: Grandview  
Contact Phone: (816) 316-4820  
Developer(s): Several Developers  
Senate District: 10 at time of TIF approval  
House District: 45 at time of TIF approval  
Original Date Plan/Project Approved: 3/1/1990

Plan Description:
Fund the needed arterial streets, storm sewers and sanitary sewers to develop commercial properties in this district. The 1997 plan amendment expanded the project area and eligible projects was to redevelop the Truman Corners Shopping Center -- which was a 500,000SF retail center that was nearly 30 vacant. Projects included widening and signalization of Truman Corners' entrance at Blue Ridge Blvd. and new internal 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: 300

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 160
**Grandview**

**TIF #4 - Sam's Wholesale Club**

### TIF Revenues

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<th>Current Amount of Revenue in Special Allocation</th>
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</table>

#### Payments in Lieu of Taxes:

<table>
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<tr>
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<th>Amount on Hand:</th>
<th>$1,227,308.00</th>
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</table>

#### Economic Activity Taxes:

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<thead>
<tr>
<th>Total received since inception</th>
<th>$1,885,138.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $334,813.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $120,000.00
- **Other:** $2,618,363.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $3,073,176.00

### Anticipated TOTAL Project Costs:

**$13,054,813.00**

**Financing Method:**
- Pay As You Go

**Original estimated number of years to retirement:** 11

**Current anticipated estimated number of years to retirement:** 0
Grandview

TIF #4-Sam's Wholesale Club

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Wal-Mart Inc.
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 4/1/1993

Plan Description:
Pay extraordinary costs in redevelopment of Sam's Club store site. These costs involved demolition of the 125,000SF building, relocation or a major storm sewer ditch, construction of a storm water detention basin and restoration of a portion of the parking lot.

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: 180

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

TIF #5-Truman Corner's Shopping Center

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
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<th>As of:</th>
<th>1/1/2014</th>
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</thead>
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Payments in Lieu of Taxes:

Total received since inception: $1,227,308.00
Amount on Hand: $1,227,308.00

Economic Activity Taxes:

Total received since inception: $1,885,138.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

| Public Infrastructure/Site Development Costs: | $334,813.00 |
| Property Acquisition and Relocation Costs:   | $0.00       |
| Project Implementation Costs:                | $120,000.00 |
| Other:                                       | $2,618,363.00 |
| Other:                                       | $0.00       |

Total Anticipated TIF Reimbursable Project Costs: $3,073,176.00

Anticipated TOTAL Project Costs: $13,054,813.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0
Grandview

*TIF #5-Truman Corner's Shopping Center*

**Contact Agency:** Grandview  
**Contact Phone:** (816) 316-4820  
**Developer(s):** State Street Bank and Trust of Missouri  
**Senate District:** 10 at time of TIF approval  
**House District:** 45 at time of TIF approval  
**Original Date Plan/Project Approved:** 12/1/1997

**Plan Description:**
Pay extraordinary costs in the redevelopment of the 1950s era Truman Corners Shopping Center, which had become physically and functionally obsolete. Center had 27 vacancy rate and declining real estate values and sales tax receipts.

**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:** 180

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 100
### TIF Revenues

<table>
<thead>
<tr>
<th>Payment Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Amount of Revenue in Special Allocation Fund</td>
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<tr>
<td><strong>As of:</strong> 1/1/2014</td>
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<tr>
<td><strong>Payments in Lieu of Taxes:</strong></td>
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<td>Total received since inception:</td>
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<td><strong>Economic Activity Taxes:</strong></td>
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<td>Total received since inception:</td>
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</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $877,000.00
- **Property Acquisition and Relocation Costs:** $410,000.00
- **Project Implementation Costs:** $50,000.00
- **Other:** $450,000.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $1,787,000.00

### Anticipated TOTAL Project Costs:

**$8,338,080.00**

- **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 #6-West Blue Ridge Redevelopment Project

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): H.T. Paul Company and McDonalds Corporation
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval

Original Date Plan/Project Approved: 8/1/2001

Plan Description:
Signalization of Harry Truman Drive and Blue Ridge Boulevard intersection to support construction of McDonald's restaurant and O'Reilly Auto Parts.

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.
City hired Integra Realty Resources

Number of New Jobs:
Projected: 100  Actual to Date: 20

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Grandview
TIF #7-West Old U.S. Highway 71 Access Road Area

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $614,382.00 Amount on Hand: $614,382.00

Economic Activity Taxes:
Total received since inception: $53,578.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $6,090,841.00
Property Acquisition and Relocation Costs: $4,162,148.00
Project Implementation Costs: $227,000.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $10,479,989.00

Anticipated TOTAL Project Costs: $32,500,000.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 14
Current anticipated estimated number of years to retirement: 0
Grandview
TIF #7-West Old U.S. Highway 71 Access Road Area

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): Beckner Development Corporation
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval
Original Date Plan/Project Approved: 4/1/2002

Plan Description:
Area consists of vacant lots, vacant buildings, under-performing properties and public eyesores. Primary use of TIF would be used for land assemblage and site preparation costs, civil engineering fees, architectural fees, environment testing, internal construction costs and legal fees. Developer purchased a small piece of ground at north end of area to construct 18,000SF with the possibility of purchasing additional ground for development.

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.
City hired Integra Realty Resources

Number of New Jobs:
Projected: 400  Actual to Date: 60

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Grandview
TIF #8- Downtown Grandview

**TIF Revenues**

| Current Amount of Revenue in Special Allocation Fund: | $22,532.00 | As of: | 1/1/2014 |

**Payments in Lieu of Taxes:**

- Total received since inception: $156,582.00
- Amount on Hand: $156,582.00

**Economic Activity Taxes:**

- Total received since inception: $148,713.00
- Amount on Hand: $10,815.00

**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: $0.00
- Other: $0.00

**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: 0

Current anticipated estimated number of years to retirement: 0
Grandview

TIF #8 - Downtown Grandview

Contact Agency: Grandview
Contact Phone: (816) 316-4820
Developer(s): State Street Bank and Trust of Missouri, N.A.
Senate District: 10 at time of TIF approval
House District: 45 at time of TIF approval

Original Date Plan/Project Approved: 7/1/2002

Plan Description:
Provide additional off-street parking public and private preserve existing businesses and allow expansion renovation of underutilized older buildings development of vacant sites and renovation of vacant buildings building faade improvement and, downtown theme development.

Plan/Project Status: Fully-Operational
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 in-house blight study and Downtown Plan

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

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

Current Amount of Revenue in Special Allocation: $93,563.00  As of: 1/1/2014

Payments in Lieu of Taxes:
- Total received since inception: $1,982,040.00  Amount on Hand: $1,982,040.00

Economic Activity Taxes:
- Total received since inception: $392,584.00  Amount on Hand: $15,468.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $9,683,000.00
- Property Acquisition and Relocation Costs: $3,149,000.00
- Project Implementation Costs: $1,975,350.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $14,807,350.00

Anticipated TOTAL Project Costs: $48,000,000.00

Financing Method:
- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 12
Current anticipated estimated number of years to retirement: 0
**Grandview**  
**TIF #9-Gateway Commons Redevelopment Area**

**Contact Agency:** Grandview  
**Contact Phone:** (816) 316-4820  
**Developer(s):** Gateway Plaza, LLC  
**Senate District:** 10 at time of TIF approval  
**House District:** 45 at time of TIF approval  
**Original Date Plan/Project Approved:** 9/1/2003

**Plan Description:**
Plan was developed to resolve flooding issues, relocate two large sanitary sewer interceptor lines and provide current transportation infrastructure federal, state and local facilities. The focus of the Plan would develop a 60,000SF Harley Davidson retail dealership, several outparcels convenience stores, restaurants, other, 200,000SF 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.  
IRR appraised ground and provided valuations.

**Number of New Jobs:**
- **Projected:** 400  
- **Actual to Date:** 80

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
**Hazelwood**

**Hazelwood Logistics Center**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
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<th>As of:</th>
<th>1/1/2014</th>
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**Payments in Lieu of Taxes:**

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**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$0.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### 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:**

**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: 15
Hazelwood

Hazelwood Logistics Center

Contact Agency: Hazelwood
Contact Phone: 3145135018
Developer(s): McEagle
Senate District: 14
House District: 76
Original Date Plan/Project Approved: 11/1/2006

Plan Description:
The project removed blight from 221 acres of mixed commercial and residential development, which included a dump site and land owned by both the county and the airport. The site has been cleared of all but a small church and is now being marketed as an industrial park. There is one building, a 405,000 industrial structure, in the 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 construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 1000  Actual to Date: 77

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

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $4,219,825.00
Amount on Hand: $4,219,825.00

Economic Activity Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $16,779,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $250,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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:** 3145135018  
**Developer(s):** Tristar Business Communities  
**Senate District:** 7  
**House District:** 78  
**Original Date Plan/Project Approved:** 12/1/1998

**Plan Description:**
Project seeks to convert land in the Missouri Bottoms floodplain into a light industrial park with access from MO 370. Project includes raising a small portion of land south of MO 370 in Bridgeton.

**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:** 3000  
- **Actual to Date:** 2893

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
Herculaneum
I-55/McNutt Street Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2014

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: $0.00
- Other: $0.00

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: 103
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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Hermann
Frene Creek TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $804,227.68
Amount on Hand: $804,227.68

Economic Activity Taxes:
Total received since inception: $1,048,656.84
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $1,498,900.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $86,974.00
Other: $53,000.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $1,638,874.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 15
Current anticipated estimated number of years to retirement: 0
Hermann
Frene Creek TIF District

Contact Agency: Hermann
Contact Phone: 573-486-5400
Developer(s): NA
Senate District: 16
House District: 112
Original Date Plan/Project Approved: 6/1/1996

Plan Description:
Redevelopment of the area by the construction of infrastructure improvements streets, highway entrance, storm drainage retention and control, site grading, retention walls, water/sewer improvements and other utilities, certain development costs of constructing public parking lots, street lights, sidewalks, bike paths, purchase of real estate for the use of public property or development and improvement costs associated with the project.

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: 25  Actual to Date: 33

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

Hillsboro Hills Redevelopment Plan & Pro

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $19,282,364.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $675,000.00
- Other: $42,636.00

Total Anticipated TIF Reimbursable Project Costs: $20,000,000.00

Anticipated TOTAL Project Costs: $56,500,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 0
Hillsboro

Hillsboro Hills Redevelopment Plan & Pro

Contact Agency: Hillsboro
Contact Phone: 636-797-3334
Developer(s): A Highway 21 LLC
Senate District: 022
House District: 110

Original Date Plan/Project Approved: 8/1/2010

Plan Description:
The redevelopment plan contemplates a mixed-use commercial center with a blend of retail, office and professional service style tenants. In order to accommodate the proposed uses, environmental, street, water, sewer, and other infrastructure improvements are required.

Plan/Project Status: Starting-Up
Area Type: Blight

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.

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

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

**Peach Tree Plaza & Project**

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$30,314.99</th>
<th>As of:</th>
<th>1/1/2014</th>
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</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $92,083.33  
  **Amount on Hand:** $92,083.33

### Economic Activity Taxes:

- **Total received since inception:** $167,392.87  
  **Amount on Hand:** $30,314.99

## 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:**
- **Total Anticipated TIF Reimbursable Project Costs:** $4,002,000.00

### Anticipated TOTAL Project Costs:

- **Anticipated TOTAL Project Costs:** $23,552,000.00

### Financing Method:

- **TIF Notes**

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Hillsboro

Peach Tree Plaza & Project

Contact Agency: Hillsboro
Contact Phone: (636) 797-3334
Developer(s): B.L. & Z. Investments, LLC
Senate District: 22
House District: 110
Original Date Plan/Project Approved: 8/1/2011

Plan Description:
The Redevelopment Plan proposes a Redevelopment Project that contemplates a mixed-use commercial center with a blend of commercial, retail, office and professional services tenants or owners, and possibly one or more residential apartment buildings.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

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

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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### Payments in Lieu of Taxes:

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

### Economic Activity Taxes:

- Total received since inception: $96,693.00
- Amount on Hand: $96,693.00

### 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: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

### Total Anticipated TIF Reimbursable Project Costs: $4,212,046.00

### Anticipated TOTAL Project Costs: $15,533,600.00

### Financing Method:

- Pay As You Go

### Original estimated number of years to retirement:

- 0

### Current anticipated estimated number of years to retirement:

- 0
Independence

Blue Ridge Crossing East Tax Increment Financing

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Cinema East, LLC. co MBS Manager Corporation
Senate District: 11
House District: 29
Original Date Plan/Project Approved: 2/1/2009

Plan Description:
Demolition of structures, new infrastructure and site improvements, three new platted lots, three buildings 60,000 sf retail, 12,500 sf multi-tenant retail, and 3,300 sf drive-thru restaurant anticipated

Plan/Project Status: Under Construction
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

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

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

Current Amount of Revenue in Special Allocation Fund: $501,730.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,507,980.00 Amount on Hand: $1,507,980.00

Economic Activity Taxes:
Total received since inception: $5,053,755.00 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: 816-325-7183
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 plans for 160,000 s.f. Bass Pro Shop retail store, restaurant, hotel and three adjoining commercial areas providing more than 500,000 s.f. of additional retail space. The development also includes more than 80 acres of city-owned park space, two miles of walking trails, a 15-acre lake and a 60-foot waterfall.

Plan/Project Status: Under Construction
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 2093  Actual to Date: 280

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

**Eastland Center Tax Increment Financing and Redeve**

### TIF Revenues

<table>
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<tr>
<th>Current Amount of Revenue in Special Allocation</th>
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#### Payments in Lieu of Taxes:

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#### Economic Activity Taxes:

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### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $28,823,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $42,663,000.00

### Anticipated TOTAL Project Costs:

**$254,002,000.00**

**Financing Method:**

- Pay As You Go
- TIF Bonds

**Original estimated number of years to retirement:** 18

**Current anticipated estimated number of years to retirement:** 8
Independence

Eastland Center Tax Increment Financing and Redevelopment

Contact Agency: Independence
Contact Phone: 816-325-7183
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, and 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

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

Golf Strategies Tax Increment Financing Plan

<table>
<thead>
<tr>
<th>TIF Revenues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $4,233,009.00
- Amount on Hand: $4,233,009.00

**Economic Activity Taxes:**
- Total received since inception: $218,971.00
- 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: $0.00
- Other: $0.00

**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: 18
Current anticipated estimated number of years to retirement: 8
Independence

Golf Strategies Tax Increment Financing Plan

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Golf Strategies, Inc.
Senate District: 11
House District: 29
Original Date Plan/Project Approved: 12/1/1999

Plan Description:
The redevelopment project encompassed 320 acres and included a residential community of 145 single-family villas, an 18-hole golf course, clubhouse, and maintenance buildings. Adequate public facilities, utilities and street improvements were constructed as the project was completed. The project provided flood control improvements benefiting the surrounding areas.

Plan/Project Status: Fully-Operational
Area Type: Economic Development
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

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

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

## Hartman Heritage Center Tax Increment Financing Pl

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of:  1/1/2014

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Hand:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$11,295,240.0</td>
<td>$11,295,240.0</td>
</tr>
</tbody>
</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Hand:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$5,847,656.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$21,896,000.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Project Implementation Costs</td>
<td>$250,000.00</td>
</tr>
<tr>
<td>Other</td>
<td>$35,000.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

### 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:** 16

**Current anticipated estimated number of years to retirement:** 7
**Independence**

**Hartman Heritage Center Tax Increment Financing Pl**

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Inland American Independence Hartman LLC
Senate District: 11
House District: 30
Original Date Plan/Project Approved: 5/1/1998

Plan Description:
The redevelopment project contains a combination hotel/convention center/restaurant with 200 guest rooms and 15,000 square feet of meeting space a 270,000 square foot retail center and out parcel development for restaurants and office space.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 378  Actual to Date: 854

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# Independence
## I-70 and Little Blue Parkway Tax Increment Finance

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
<td>$150.00</td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

- Total received since inception: $200.00
- 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: $0.00
- Other: $0.00
- Other: $0.00

**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: 23
- Current anticipated estimated number of years to retirement: 21
**Independence**

**I-70 and Little Blue Parkway Tax Increment Finance**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Independence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-325-7183</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Crackerneck County Club, Inc. (project 3 only)</td>
</tr>
<tr>
<td>Senate District:</td>
<td>11</td>
</tr>
<tr>
<td>House District:</td>
<td>30</td>
</tr>
</tbody>
</table>

**Original Date Plan/Project Approved:** 12/1/2012

**Plan Description:**
To fund public improvements that benefit the Redevelopment Area. There will be four Redevelopment Projects. TIF revenues will be collected in two of the Redevelopment Project Areas. The remaining two Redevelopment Project Areas will receive certain TIF revenues for completed public improvements that benefit the Project Areas.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**
Redevelopment area has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing.

**Number of New Jobs:**
- **Projected:** 100
- **Actual to Date:** 115

**Number of Retained Jobs:**
- **Projected:** 0
- **Actual to Date:** 0
Independence
Independence Regional Medical Center Tax Increment

TIF Revenues
Current Amount of Revenue in Special Allocation: $1,159,498.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $23,441,386.00
Amount on Hand: $23,441,386.00

Economic Activity Taxes:
Total received since inception: $361,028.00
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: $12,400,000.00
Other: $0.00
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: 12
Current anticipated estimated number of years to retirement: 14
Independence

Independence Regional Medical Center Tax Increment

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Midwest Division IRHC, LLC
Senate District: 11
House District: 30

Original Date Plan/Project Approved: 12/1/2004

Plan Description:
The Redevelopment Project consists of a 257-bed hospital facility, an ambulatory surgery center and medical office building.

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: 166  Actual to Date: 100

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Independence
Mid-Town Truman Road Corridor Plan & Redevelopment

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $92,625.00  As of:  1/1/2014

**Payments in Lieu of Taxes:**

Total received since inception: $4,133,784.00  Amount on Hand: $4,133,784.00

**Economic Activity Taxes:**

Total received since inception: $99,886.00  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: 816-325-7183
Developer(s): Mid-Town Truman Road Corridor Redevelopment Corp.
Senate District: 11
House District: 21
Original Date Plan/Project Approved: 11/1/1994

Plan Description:
The Redevelopment Plan proposes to preserve and enhance existing housing, encourage reinvestment and improvement in residential structures, reverse the trend of neighborhood decline and encourage commercial investment. The TIF funds a 353 Redevelopment Corporation and the implementation of the 353 Redevelopment Plan and tax abatement program.

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: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Independence
Mount Washington Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $32,307.00  As of: 1/1/2014

Payments in Lieu of Taxes:
- Total received since inception: $216,520.00  Amount on Hand: $216,520.00

Economic Activity Taxes:
- Total received since inception: $138,780.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $1,481,856.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 816-325-7183
Developer(s): Forever Enterprises, Inc.
Senate District: 11
House District: 19
Original Date Plan/Project Approved: 9/1/2000

Plan Description:
The redevelopment area includes a 229-acre cemetery. The plan includes the renovation of the Mount Washington Cemetery, improvements to adjacent public right-of-way, construction of a new mausoleum and chapel, and funding for planning and implementing renovation of the nearby Fairmount Business District.

Plan/Project Status: Fully-Operational
Area Type: Conservation
But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.

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

Number of Retained Jobs:
Projected: 13 Actual to Date: 13
Independence
Noland Road and 23rd Street Tax Increment Finance

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $8,400.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $243.00
Amount on Hand: $243.00

Economic Activity Taxes:
Total received since inception: $30,268.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $882,500.00
- Property Acquisition and Relocation Costs: $540,000.00
- Project Implementation Costs: $90,000.00
- Other: $100,000.00
- Other: $95,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,707,500.00

Anticipated TOTAL Project Costs: $5,225,500.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Independence

Noland Road and 23rd Street Tax Increment Finance

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): 1 Dodgion Street Acq. & 2 KC Properties & Invest
Senate District: 11
House District: 29
Original Date Plan/Project Approved: 12/1/2012

Plan Description:
Purpose of the plan is to incentive redevelopment in the 6.8 acre Redevelopment Area by curing/eliminating blighting conditions through multiple projects.

Plan/Project Status: Under Construction
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

Number of Retained Jobs:
Projected: 15    Actual to Date: 15
# Independence

## Noland Road Auto Plaza Tax Increment Financing

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$7,044.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$127,720.00</th>
<th>Amount on Hand:</th>
<th>$127,720.00</th>
</tr>
</thead>
</table>

#### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$6,389.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $257,500.00
- **Property Acquisition and Relocation Costs:** $680,000.00
- **Project Implementation Costs:** $90,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

<table>
<thead>
<tr>
<th>Total Anticipated TIF Reimbursable Project Costs:</th>
<th>$1,027,500.00</th>
</tr>
</thead>
</table>

### Anticipated TOTAL Project Costs:

| $3,997,500.00 |

#### Financing Method:

- **Pay As You Go**

#### Original estimated number of years to retirement:

| 0 |

#### Current anticipated estimated number of years to retirement:

| 0 |
Independence

Noland Road Auto Plaza Tax Increment Financing

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): T.E.N. Investments, Inc.
Senate District: 11
House District: 29
Original Date Plan/Project Approved: 12/1/2002

Plan Description:
The redevelopment project encompasses 14 acres of land which were to be redeveloped into three automobile dealerships, an auto service center and an auto repair facility. Portions of the project previously functioned as automobile dealerships and required updating to current automobile dealership standards.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Independence  
North Independence Redevelopment Tax Increment

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$3,708.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$314,763.00</th>
<th>Amount on Hand</th>
<th>$314,763.00</th>
</tr>
</thead>
</table>

Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$333,181.00</th>
<th>Amount on Hand</th>
<th>$0.00</th>
</tr>
</thead>
</table>

Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Public Infrastructure/Site Development Costs</th>
<th>$3,583,410.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Project Implementation Costs</td>
<td>$376,500.00</td>
</tr>
<tr>
<td>Other</td>
<td>$125,000.00</td>
</tr>
<tr>
<td>Other</td>
<td>$75,000.00</td>
</tr>
<tr>
<td>Other</td>
<td></td>
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<tr>
<td>Other</td>
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<tr>
<td>Other</td>
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</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

Total Anticipated TIF Reimbursable Project Costs: $4,159,910.00

Anticipated TOTAL Project Costs: $40,592,210.00

Financing Method:

- Pay As You Go
Independence

North Independence Redevelopment Tax Increment

Contact Agency: Independence
Contact Phone: 816-325-7183
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: 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: 530 Actual to Date: 63

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
# Independence
## Old Landfill Tax Increment Financing Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$122,953.00</td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $461,509.00
- Amount on Hand: $461,509.00

### Economic Activity Taxes:

- Total received since inception: $81,209.00
- 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: $0.00
- Other: $0.00
- Other: $0.00

**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: 816-325-7183
Developer(s): Sailors-Woods Development, LLC
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: 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: 30  Actual to Date: 10

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Independence
Recovery Sales Outlet Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation: $80,524.00
As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: $222,793.00
Amount on Hand: $222,793.00

Economic Activity Taxes:

Total received since inception: $1,911,589.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $7,315,450.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other:
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: 816-325-7183
Developer(s): Recovery Management Corp.
Senate District: 11
House District: 29

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

Plan Description:
The 47-acre development project includes new construction of approximately 670,000 square feet of retail, office and warehouse/industrial space. Public infrastructure improvements to Noland Road, the extension of Lynn Court to Weatherford Road, a new street and rail crossing at 33rd Street, improvements to railroad crossings at the 35th & Osage Street intersection.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Independence
Santa Fe Trail Neighborhood TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2014

Payments in Lieu of Taxes:
- Total received since inception: $217,565.00  Amount on Hand: $217,565.00

Economic Activity Taxes:
- Total received since inception: $1,849.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $6,684,523.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 17
Current anticipated estimated number of years to retirement: 9
Independence
Santa Fe Trail Neighborhood TIF

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): McProperties, LLC
Senate District: 11
House District: 29
Original Date Plan/Project Approved: 12/1/1997

Plan Description:
The retail development will include approximately 150,000 square feet, a limited number of high density residential units and associated public improvements to local streets, and a state highway 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.

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

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

Current Amount of Revenue in Special Allocation Fund: $384,882.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,167,948.00 Amount on Hand: $1,167,948.00

Economic Activity Taxes:
Total received since inception: $568,555.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $7,765,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $7,765,000.00

Anticipated TOTAL Project Costs: $41,115,000.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Independence

Trinity Tax Increment Financing Plan and Redevelop

Contact Agency: Independence
Contact Phone: 816-325-7183
Developer(s): Valley View Bank
Senate District: 11
House District: 30
Original Date Plan/Project Approved: 11/1/2005

Plan Description:
The redevelopment project was to build several free-standing retail stores, including restaurants, comprising approximately 33,200 square feet, approximately 98,250 square feet of general commercial space, and a five-story class-A office building containing approximately 50,000 square feet. Additionally, the corner site on the east side of the Little Blue Parkway will be reserved for a multi-story Class A office building or 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: 172  Actual to Date: 155

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

#### The Interstate 55 Corridor Redevelopment Project

<table>
<thead>
<tr>
<th>TIF Revenues</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$2,312,901.76</td>
</tr>
<tr>
<td>As of:</td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $1,503,765.88
- Amount on Hand: $1,503,765.88

#### Economic Activity Taxes:
- Total received since inception: $3,969,997.36
- Amount on Hand: $1,677,495.62

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $25,300,000.00
- 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

#### 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 extensions, 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: 610

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
## Jefferson City

### Capital Mall TIF Plan

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

#### 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: $15,696,524.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**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: 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: 150  Actual to Date: 0

Number of Retained Jobs:
Projected: 650  Actual to Date: 0
# Jefferson City
## High Street Tax Increment Financing Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: **$33,839.39**
- Amount on Hand: **$33,839.39**

**Economic Activity Taxes:**

- Total received since inception: **$69,656.91**
- 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: **$0.00**
- Other: **$0.00**
- Other: **$0.00**
- Other: **$0.00**

**Total Anticipated TIF Reimbursable Project Costs:** **$147,482.00**

### 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

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
### Jefferson City

#### Southside Tax Increment Financing Plan

**TIF Revenues**

| Current Amount of Revenue in Special Allocation | $0.00 | As of: | 1/1/2014 |

**Payments in Lieu of Taxes:**

| Total received since inception | $69,865.03 | Amount on Hand | $0.00 (Revised 05/2015) |

**Economic Activity Taxes:**

| Total received since inception | $13,155.20 | 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:** $0.00
- **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:** 23
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 underground 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

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

"Buzz Westfall" Plaza on the Boulevard

TIF Revenues

Current Amount of Revenue in Special Allocation $1,543,177.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $3,023,201.00 Amount on Hand: $3,023,201.00

Economic Activity Taxes:
Total received since inception: $4,428,846.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $9,900,000.00
- Property Acquisition and Relocation Costs: $6,000,000.00
- Project Implementation Costs: $1,000,000.00
- Other: $704,421.00
- Other: $0.00
- Other:
- Other:
- Other:

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: 8
"Buzz Westfall" Plaza on the Boulevard

Contact Agency: Jennings
Contact Phone: 314-388-1164
Developer(s): Sansone Group
Senate District: 69 and 70
House District: 13 and 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 by 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

Number of Retained Jobs:
Projected: 25  Actual to Date: 20
TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$49,821.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $33,629.00
- Amount on Hand: $33,629.00

**Economic Activity Taxes:**

- Total received since inception: $7,307.00
- 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: $0.00
- Other: $0.00

**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: 11
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 redeveloper and effect redevelopment in a comprehensive manner which will create specific mechanisms for effective use of T.I.F. fund 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.
Project required parcel assembly and/or relocation costs.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$26,847.00</td>
<td>1/1/2014</td>
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</tbody>
</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$382,172.00</td>
<td>$382,172.00</td>
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</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$61,340.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

## Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $100,000.00
- **Property Acquisition and Relocation Costs:** $100,000.00
- **Project Implementation Costs:** $1,000,000.00
- **Other:** $200,000.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Total Anticipated TIF Reimbursable Project Costs:** $500,000.00

## Anticipated TOTAL Project Costs:

$3,000,000.00

### Financing Method:

- Pay As You Go

### Original estimated number of years to retirement:

23

### Current anticipated estimated number of years to retirement:

6
**Jennings**  
**Louisa Food Products (TIF #2)**

**Contact Agency:** Jennings  
**Contact Phone:** 314-388-1164  
**Developer(s):** Louisa Food Products, Inc.  
**Senate District:** 70  
**House District:** 14  
**Original Date Plan/Project Approved:** 9/1/1997  

**Plan Description:**
PHASE 1 Acquisition and demolition of part of the vacant Hill Behan Lumber Company property and the construction of a cold storage shipping and receiving facility. PHASE 2 Construction of a dry storage warehouse and employee welfare facility, for a total of approximately 30,000 square feet of new light industrial construction.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Conservation  

**But for Determination:**
The property & improvements were inadequate in size & location. Business relocation was being considered.

**Number of New Jobs:**
- **Projected:** 138  
- **Actual to Date:** 120

**Number of Retained Jobs:**
- **Projected:** 20  
- **Actual to Date:** 20
### Jennings

**Redevelopment Project Area No. 8**

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$129,330.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

| Total received since inception: | $89,969.00 | Amount on Hand: | $89,969.00 |

#### Economic Activity Taxes:

| Total received since inception: | $47,079.00 | 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 |

**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:** 11
**Jennings**

**Redevelopment Project Area No. 8**

Contact Agency: Jennings  
Contact Phone: 314-388-1164  
Developer(s): None Selected  
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

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

River Roads Estates

TIF Revenues

Current Amount of Revenue in Special Allocation $152,864.00  As of: 1/1/2014

Payments in Lieu of Taxes:
  Total received since inception: $454,789.00  Amount on Hand: $454,789.00

Economic Activity Taxes:
  Total received since inception: $160,514.00  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: 14
Jennings

River Roads Estates

Contact Agency: 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:
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: Starting-Up
Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

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

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

## TIF #1 – Stout Industries

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$297,990.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$1,142,675.00</th>
<th>Amount on Hand:</th>
<th>$1,142,675.00</th>
</tr>
</thead>
</table>

#### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$93,160.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### 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**  
**TIF #1 – Stout Industries**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Jennings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-388-1164</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Stout Industries, Inc.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>70</td>
</tr>
<tr>
<td>House District:</td>
<td>14</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>5/1/1997</td>
</tr>
</tbody>
</table>

**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

**Number of Retained Jobs:**
- **Projected:** 50  
- **Actual to Date:** 50
Kearney
Northland Development Redevelopment Area

TIF Revenues
Current Amount of Revenue in Special Allocation $94,553.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $2,113,675.00 Amount on Hand: $2,113,675.00

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: $0.00
- Other: $0.00
- Other: $0.00

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: 21
Kearney

Northland Development Redevelopment Area

Contact Agency: Kearney
Contact Phone: (816)628-4142
Developer(s): Platte Clay Industrial Development Corp
Senate District: 32
House District: 35

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 extensions, Hwy 92 widening improvements, and a new street constructed in order to locate site in Kearney. 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 life of the TIF was NOT expanded.

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: 0

Number of Retained Jobs:
- Projected: 0  Actual to Date: 0
## TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $0.00 | As of: | 1/1/2014 |

### 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: $13,828,752.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

### 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:** 19
**Kearney**

**Shoppes at Kearney**

- Contact Agency: Kearney
- Contact Phone: 8166284142
- Developer(s): Star Acquisitions Inc 244 Mill St Liberty MO 64068
- Senate District: 12
- House District: 012
- Original Date Plan/Project Approved: 1/1/2010

**Plan Description:**

Construct a 170000 sq ft retail area including a grocery store on 37 acres costing 39 million of which $13,828,752 is being sought 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: 0

**Number of Retained Jobs:**

- Projected: 0
- Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$62,732.00</td>
<td></td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $2,174,958.00  
  **Amount on Hand:** $2,174,958.00

### Economic Activity Taxes:

- **Total received since inception:** $1,105,120.00  
  **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:** $0.00
- **Other:** $0.00

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

### Anticipated TOTAL Project Costs:

**Total:** $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: 23
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 KV Downtown Development Plan. Under this plan the area will be developed as one mixed use development Project. Project components include construction of new business buildings remodel of existing buildings faade improvements reno of streets, sidewalks & other public areas. Downtown infrastructure will be improved.

Plan/Project Status:  Fully-Operational  
Area Type:  Blight  
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 20  
Actual to Date: 10

Number of Retained Jobs:

Projected: 100  
Actual to Date: 100
Kirksville
South Highway 63 Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

Payments in Lieu of Taxes:
Total received since inception: $0.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $190,433.00  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
    - $0.00
    - $0.00
    - $0.00
    - $0.00

Total Anticipated TIF Reimbursable Project Costs: $0.00

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: 23
**Kirksville**

**South Highway 63 Corridor**

**Contact Agency:** Kirksville
**Contact Phone:** 660-627-1224
**Developer(s):** Kirksville Mall, LLC
**Senate District:** 18
**House District:** 3

**Original Date Plan/Project Approved:** 7/1/2009

**Plan Description:**
The Redevelopment Project will include private development and construction of related and necessary public infrastructure. Including construction & renovation of various commercial uses including office, general commercial, institutional & retail. Also will include construction of related & necessary public improvement.

**Plan/Project 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

**Number of Retained Jobs:**
- **Projected:** 82
- **Actual to Date:** 82
## TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of:  1/1/2014

### Payments in Lieu of Taxes:
- Total received since inception: $0.00  Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $0.00  Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $49,202,885.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $3,340,650.00
- Other: $76,270,020.00
- Other: $32,203,389.00
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $172,610,164.00

**Anticipated TOTAL Project Costs:** $857,867,672.00

**Financing Method:**
- Pay As You Go
- TIF Bonds
- Other

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 23
**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:**

<table>
<thead>
<tr>
<th></th>
<th>Projected</th>
<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2780</td>
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**Number of Retained Jobs:**

<table>
<thead>
<tr>
<th></th>
<th>Projected</th>
<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>25</td>
<td>0</td>
</tr>
</tbody>
</table>
# Lake Ozark

## The Briscoe's Ozark Development Group

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$0.00</td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $49,202,885.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $3,340,650.00
- **Other:** $76,270,020.00
- **Other:** $32,203,389.00

### Total Anticipated TIF Reimbursable Project Costs:

$172,610,164.00

### 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
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. Redevt Proj 3 allows for the dev of approx 322,000 sq.ft of add retail space on approx 37 acres of land along with assoc imp.

Plan/Project Status: Starting-Up
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
   Projected: 2780   Actual to Date: 0

Number of Retained Jobs:
   Projected: 25   Actual to Date: 0
Lake Ozark
US Highway 54 and Business US Highway 54 TIF Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $189,698.41 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $358,980.02 Amount on Hand: $358,980.02

Economic Activity Taxes:
Total received since inception: $2,109,164.20 Amount on Hand: $189,698.41

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $44,931,382.00
Property Acquisition and Relocation Costs: $6,000,000.00
Project Implementation Costs: $835,875.00
Other: $1,672,632.00
Other: $4,493,138.00
Other: $4,493,138.00
Other: $4,493,138.00
Other: $4,493,138.00
Other: $4,493,138.00
Total Anticipated TIF Reimbursable Project Costs: $60,960,028.00

Anticipated TOTAL Project Costs: $239,581,797.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**Lake Ozark**

**US Highway 54 and Business US Highway 54 TIF Plan**

- **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 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. Terrain, blight and lack of infrastructure

**Number of New Jobs:**

- **Projected:** 750  
- **Actual to Date:** 335

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  
As of: 1/1/2014  

#### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$11,560,363.6</th>
<th>Amount on Hand:</th>
<th>$11,560,363.6</th>
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</thead>
<tbody>
<tr>
<td>0</td>
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#### Economic Activity Taxes:

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</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

### 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: $0.00  
- Other: $0.00  
- Other: $0.00  

**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 & Haas LLC
Senate District: 8
House District: 52

Original Date Plan/Project Approved: 12/1/2000

Plan Description:
Redevelopment Project Area 1 is substantially complete with retail space, office space, and a hotel in place. Project Area 2 contains completed multi-family housing, single family housing in construction phase, and some office space completed with parcels still available, with some retail completed and parcels still available.

Plan/Project Status: Under Construction
Area Type: Economic Development

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 2599  Actual to Date: 744

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Lee's Summit
East U.S. Highway 50 Corridor Improvement TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $885,592.91
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $6,091,926.11
Amount on Hand: $6,091,926.11

Economic Activity Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $45,369,233.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $45,369,233.00

Anticipated TOTAL Project Costs: $250,000,000.00

Financing Method:
- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 0
Lee's Summit

East U.S. Highway 50 Corridor Improvement TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 816 969-1105
Developer(s): None
Senate District: 8
House District: 35

Original Date Plan/Project Approved: 12/1/2007

Plan Description:
The Plan anticipates four Project Areas. Project Area 1-- Medical Facilities and offices, Commercial office space Project Area 2--Mixed use on 105 acres Project Area 3--Retail mixed use on 38.77 Acres Project Area 4--Retail, mixed use on 15.17 Acres.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Lee's Summit  
Hartley Block Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $258,194.21  As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $260,574.06  Amount on Hand: $260,574.06

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: $253,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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): Hartleys Appliance and Furniture, Inc
Senate District: 8
House District: 56

**Original Date Plan/Project Approved:** 8/1/2006

**Plan Description:**
The Plan calls for the redevelopment of a former two story hardware store and Hartley's furniture store. The Plan calls for the completion of 18 new residential units and a 17,000 square foot parking garage, along with mixed used retail 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: 0  Actual to Date: 36

**Number of Retained Jobs:**
Projected: 0  Actual to Date: 0
# TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  
As of: 1/1/2014

### Payments in Lieu of Taxes:

- **Total received since inception:** $19,351,659.6  
- **Amount on Hand:** $19,351,659.6

### Economic Activity Taxes:

- **Total received since inception:** $36,032,631.3  
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $45,582,575.00
- **Property Acquisition and Relocation Costs:** $3,449,333.00
- **Project Implementation Costs:** $2,621,630.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $51,653,538.00

**Anticipated TOTAL Project Costs:** $141,744,227.00

### Financing Method:

- Pay As You Go
- TIF Bonds

### Estimated Retirement:

- **Original estimated number of years to retirement:** 23
- **Current anticipated estimated number of years to retirement:** 0
Lee's Summit

I-470 and 350 Highway Tax Increment Financing Plan

Contact Agency: Lee's Summit
Contact Phone: 816 969-1105
Developer(s): RED Capital Holdings of Lees Summit
Senate District: 8
House District: 56

Original Date Plan/Project Approved: 4/1/2000

Plan Description:
Regional Shopping Center with approximately 700,000 square feet of retail space

Plan/Project Status: District Dissolved
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project 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: 1530

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
Lee's Summit
I-470 Business & Technology Center Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $71,704.91 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $2,078,950.13 Amount on Hand: $2,078,950.13

Economic Activity Taxes:
Total received since inception: $33,748.92 Amount on Hand: $7,424.43

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $7,912,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $160,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $8,072,000.00

Anticipated TOTAL Project Costs: $70,872,183.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**Lee's Summit**

**I-470 Business & Technology Center Tax Increment**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Lee's Summit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>816 969-1105</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>LBC Development Corp, a Missouri Corporation</td>
</tr>
<tr>
<td>Senate District:</td>
<td>8</td>
</tr>
<tr>
<td>House District:</td>
<td>56</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>7/1/2006</td>
</tr>
</tbody>
</table>

**Plan Description:**

The project is expected to consist of over 975,000 square feet of office and warehouse space, approximately 29,700 square feet of retail space, 25,000 square feet of restaurant space, and a 42,250 retail center. The Plan provides for on-site improvements to facilitate storm-water runoff near the Development, wetland mitigation, and Public Road Improvements.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

**But for Determination:**

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

**Number of New Jobs:**

- **Projected:** 0
- **Actual to Date:** 102

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
**Lee's Summit**

**New Longview Tax Increment Financing Plan**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $1,496,437.01
- Amount on Hand: $1,496,437.01

**Economic Activity Taxes:**

- Total received since inception: $428,474.66
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Public Infrastructure/Site Development Costs</th>
<th>$11,542,227.00</th>
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</thead>
<tbody>
<tr>
<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
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<td>Other</td>
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<td>Other</td>
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</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
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</table>

**Total Anticipated TIF Reimbursable Project Costs:** $13,388,983.00

### Anticipated TOTAL Project Costs:

- $200,665,294.00

**Financing Method:**

- Pay As You Go
- Other

- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 0
Lee's Summit

New Longview Tax Increment Financing Plan

Contact Agency: Lee's Summit
Contact Phone: 816 969-1105
Developer(s): Gale Communities, Inc.
Senate District: 8
House District: 56
Original Date Plan/Project Approved: 3/1/2002

Plan Description:
The Plan includes the renovation of 13 historic building structures, as well as the construction of approximately 220,000 square feet of retail and 176,000 square feet of commercial office space.

Plan/Project Status: Under Construction
Area Type: Conservation
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 112

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Lee's Summit
Ritter Plaza Tax Increment Financing Plan

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation $99,622.54</th>
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**Payments in Lieu of Taxes:**

<table>
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<tr>
<th>Total received since inception: $97,723.41</th>
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**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception: $0.00</th>
<th>Amount on Hand: $0.00</th>
</tr>
</thead>
</table>

**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: $0.00
- Other: $0.00

**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**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Lee's Summit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>816 969-1105</td>
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<tr>
<td>Developer(s):</td>
<td>Ritter Plaza LLC</td>
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<td>Senate District:</td>
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<td>56</td>
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<tr>
<td>Original Date Plan/Project Approved:</td>
<td>11/1/2007</td>
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**Plan Description:**
The construction of 41,000 square feet of retail development on 7.2 acres of land. Also, necessary infrastructure improvements consisting of drainage modifications, a traffic signal, and road improvements at the intersection of Missouri Route 291 and Swann road.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- Projected: 0
- Actual to Date: 99

**Number of Retained Jobs:**
- Projected: 0
- Actual to Date: 0
## Lee's Summit
### Summit Fair Tax Increment Financing Plan

#### TIF Revenues
Current Amount of Revenue in Special Allocation $0.00

<table>
<thead>
<tr>
<th></th>
<th>As of:</th>
<th>1/1/2014</th>
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<tbody>
<tr>
<td><strong>Payments in Lieu of Taxes:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total received since inception:</td>
<td>$4,871,260.44</td>
<td>Amount on Hand: $4,871,260.44</td>
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</table>

|                                                                 |        |          |
| **Economic Activity Taxes:**                                    |        |          |
| Total received since inception:                                 | $5,304,857.36 | Amount on Hand: $0.00 |

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $17,596,248.00
- Property Acquisition and Relocation Costs: $10,243,729.00
- Project Implementation Costs: $2,082,149.00
  - Other: 0.00
  - Other: 0.00
  - Other: 0.00
  - Other: 0.00

**Total Anticipated TIF Reimbursable Project Costs:** $29,871,676.00

#### Anticipated TOTAL Project Costs:
$144,436,904.00

#### Financing Method:
- Pay As You Go
- TIF Bonds
- Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Lee's Summit

Summit Fair Tax Increment Financing Plan

Contact Agency: Lee's Summit
Contact Phone: 816 969-1105
Developer(s): RED Development LLC
Senate District: 8
House District: 56
Original Date Plan/Project Approved: 8/1/2006

Plan Description:
Project Area 1 consists of a 497,000 square foot shopping center, with related infrastructure improvements. Project Areas 2A and 2B consist of 350,000 square feet of commercial retail space with related infrastructure improvements.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 0  Actual to Date: 1106

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## Liberty Triangle Tax Increment Financing District

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
<th>Date</th>
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<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$4,009,605.00</td>
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<td>1/1/2014</td>
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### Payments in Lieu of Taxes:

<table>
<thead>
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<th>Description</th>
<th>Amount</th>
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<tbody>
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<td>$4,124,909.00</td>
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<td>Amount on Hand</td>
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### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$8,385,660.00</td>
</tr>
<tr>
<td>Amount on Hand</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

### 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:** $0.00
- **Other:** $328,457.00
- **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

### Estimated Years to Retirement:

- **Original estimated number of years to retirement:** 23
- **Current anticipated estimated number of years to retirement:** 23
Liberty
Liberty Triangle Tax Increment Financing District

Contact Agency: Liberty
Contact Phone: 816-439-4532
Developer(s): LTD EnterprisesLowes Home Center
Senate District: 17
House District: 34
Original Date Plan/Project Approved: 12/1/2002

Plan Description:
The Redevelopment Plan calls for the redevelopment of the approximate 88 acres from underutilized land into retail and mixed use together with public storm water, street, and other improvements necessary to support these uses. The property contained approximately 28 separate tracts of land by different ownerships. The TIF District is divided into several Project Areas A-H. Area A, B-2 through D, and Area B-1 are each financed by a separ

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: 968

Number of Retained Jobs:
Projected: 0  Actual to Date: 250
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $86,004.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $666,044.00 Amount on Hand: $666,044.00

Economic Activity Taxes:
Total received since inception: $483,322.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $3,036,395.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $343,348.00
- Other: $238,112.00
- Other: $788,042.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $4,405,896.00

Anticipated TOTAL Project Costs: $15,407,259.00

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: 816-439-4532
Developer(s): STAR Development
Senate District: 17
House District: 34
Original Date Plan/Project Approved: 10/1/2008

Plan Description:
Blue Jay Crossing is an amendment to the Liberty Triangle TIF Project. Since this project maintains a separate TIF fund from the Triangle, the project is being tracked independently. The project includes construction of mixed use retail and commercial buildings together with the public and/or private infrastructure facilities to support the development. A copy of the Plan was submitted with the original annual report.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 200  Actual to Date: 160

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
# Liberty

## Rober's Plaza Tax Increment Financing Dist

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$941,904.00</td>
<td>1/1/2014</td>
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</table>

### Payments in Lieu of Taxes:

- Total received since inception: $965,289.00
- Amount on Hand: $965,289.00

### Economic Activity Taxes:

- Total received since inception: $701,944.00
- 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

### Total Anticipated TIF Reimbursable Project Costs:

- $8,631,000.00

### Anticipated TOTAL Project Costs:

- $32,032,902.00

### Financing Method:

- 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:
The redevelopment plan calls for the redevelopment of 14 acres from vacant, unimproved land into a retail commercial shopping facility to include 99,500 sq ft of commercial retail space, 15,000 sq ft warehouse area and a 22,500 sq ft hotel. All but two parcels are developed with Rogers Sporting Goods, misc. retail, hotel and urgent care facility. Rogers opened their new store after relocation from the Liberty Triangle project.

Plan/Project Status: Under Construction
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 199 Actual to Date: 80
Number of Retained Jobs:
Projected: 0 Actual to Date: 30
### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
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<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$0.00</td>
<td></td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $0.00
- **Amount on Hand:** $0.00

#### Economic Activity Taxes:

- **Total received since inception:** $0.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $29,299,124.00
- **Property Acquisition and Relocation Costs:** $5,943,182.00
- **Project Implementation Costs:** $7,495,121.00
- **Other:** $3,277,533.00
- **Other:** $4,500,000.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $68,697,610.00

### Anticipated TOTAL Project Costs:

- **Anticipated TOTAL Project Costs:** $234,663,460.00

#### Financing Method:

- **TIF Bonds**

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Liberty
Whitehall Station

Contact Agency: Liberty
Contact Phone: 816-439-4532
Developer(s): Whitehall Station, LLC
Senate District: 17
House District: 34
Original Date Plan/Project Approved: 9/1/2006

Plan Description:
The Redevelopment Plan calls for the redevelopment of the approximate 72 acres from vacant, unimproved land except 1 parcel where the City Auto Sales and Salvage property is located, 8301 NE 69 Hwy into retail and mixed use, together with public storm water, street, and other improvements necessary to support these uses. Total sq ft is anticipated to be 705,109.

Plan/Project Status: Inactive
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 740  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Madison County
Redevelopment Plan for the Hwy 67/72 Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $84,765.00

As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: $2,050,351.00
Amount on Hand: $2,050,351.00

Economic Activity Taxes:

Total received since inception: $2,784,737.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $13,550,000.00
Property Acquisition and Relocation Costs: $100,000.00
Project Implementation Costs: $50,000.00
Other: $1,500,000.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $15,200,000.00

Anticipated TOTAL Project Costs: $15,200,000.00

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: 5737832176
Developer(s): none
Senate District: 27
House District: 145
Original Date Plan/Project Approved: 12/1/2001

Plan Description:
Provide infrastructure to the City of Fredericktown's industrial park and to help with hazard mitigation due to flooding of City’s water plant. Also provide a by-pass around flood prone areas and to make road and street improvements

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: 420

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Maryland Heights  
East Dorset Redevelopment District

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $303,807.00  
As of: 1/1/2014

**Payments in Lieu of Taxes:**

Total received since inception: $1,452,201.00  
Amount on Hand: $1,452,201.00

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $11,000,000.00
- Property Acquisition and Relocation Costs: $18,000,000.00
- Project Implementation Costs: $500,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**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: 314-738-2203
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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Maryland Heights
South Heights Redevelopment Area

TIF Revenues
Current Amount of Revenue in Special Allocation $1,140,370.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $19,445,703.00 Amount on Hand: $19,445,703.00

Economic Activity Taxes:
Total received since inception: $2,301,759.00 Amount on Hand: $1,140,370.00

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: 314-738-2203
Developer(s): NA
Senate District: 24
House District: 79
Original Date Plan/Project Approved: 9/1/1995

Plan Description:
The plan is to develop this 100/- acre site with a combination of light industrial, commercial, and retail uses that would encompass approximately 1 million square feet of new development.

Plan/Project Status: Under Construction
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 1000  Actual to Date: 1941

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Maryville
LMP Steel & Wire Expansion

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $186,516.00 Amount on Hand: $186,516.00

Economic Activity Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $196,348.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $235,000.00
Other: $40,000.00
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $471,348.00

Anticipated TOTAL Project Costs: $1,666,348.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 9
Current anticipated estimated number of years to retirement: 9
Maryville

LMP Steel & Wire Expansion

Contact Agency: Maryville
Contact Phone: 660-562-8009
Developer(s): Nucor-LMP (formerly LMP Steel & Wire Company)
Senate District: 012
House District: 004

Original Date Plan/Project Approved: 4/1/2004

Plan Description:
The developer has constructed a manufacturing facility approximately 40,000 sq feet. The company LMP developing the property will relocate into this facility & the recently acquired Excel Grinding Company from Hammond, Indiana.

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: 40   Actual to Date: 0

Number of Retained Jobs:
   Projected: 0   Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$13,778.00</th>
<th>As of:</th>
<th>1/1/2014</th>
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</table>

### Payments in Lieu of Taxes:
- Total received since inception: $728,057.00
- Amount on Hand: $728,057.00

### Economic Activity Taxes:
- Total received since inception: $885,421.00
- Amount on Hand: $13,777.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $705,000.00
- Property Acquisition and Relocation Costs: $1,000,000.00
- Project Implementation Costs: $45,000.00
- Other: $200,000.00
- 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: 23
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 as sidewalks, parking lots & other items.

Plan/Project Status: Fully-Operational
Area Type: Blight

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Miller County
Osage National Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2014

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: $0.00
- Other: $0.00
- Other: $0.00

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: 10
Current anticipated estimated number of years to retirement: 1
**Miller County**

**Osage National Project**

Contact Agency: Miller County  
Contact Phone: 573-369-1900  
Developer(s): Parkside Enterprises  
Senate District: 6  
House District: 115  
Original Date Plan/Project Approved: 10/1/1991

Plan Description:  
to enhance tax base of Miller County. Golf course and residential area.

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: 70  
Actual to Date: 70  

Number of Retained Jobs:  
Projected: 70  
Actual to Date: 70
**Miller County**

**Osage National Retail District**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

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

#### Economic Activity Taxes:

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

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $6,951,829.00
- **Property Acquisition and Relocation Costs:** $4,434,000.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $1,000,000.00

**Total Anticipated TIF Reimbursable Project Costs:** $12,385,829.00

**Anticipated TOTAL Project Costs:** $12,385,829.00

**Financing Method:**

- Pay As You Go

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 23
**Miller County**

**Osage National Retail District**

Contact Agency: Miller County  
Contact Phone: 573-369-1900  
Developer(s): Osage National Commercial Holding LLC  
Senate District: 6  
House District: 15  
Original Date Plan/Project Approved: 8/1/2006

Plan Description:

The Osage National Retail District Tax Increment Financing Planthe Redevelopment Plan proposes to convert an abandoned rock quarry and sand plant into a retail center, possibly including a major destination anchor hunting-fishing retailer, and possibly also including hotel and movie theater, and the construction of related infrastructure necessary to adequately serve the Redevelopment Area.

Plan/Project Status: Starting-Up  
Area Type: Blight  
But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 400  
Actual to Date: 0

Number of Retained Jobs:

Projected: 400  
Actual to Date: 0
**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $2,177,368.13  
As of: 1/1/2014

**Payments in Lieu of Taxes:**
- Total received since inception: $4,081,990.42  
- Amount on Hand: $4,081,990.42

**Economic Activity Taxes:**
- Total received since inception: $7,875,828.69  
- Amount on Hand: $1,212,382.38

**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: $0.00
- Other: $0.00

**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: 6
**Monett**

**TIF 1 Redevelopment Area**

**Contact Agency:** Monett  
**Contact Phone:** 417-235-3495  
**Developer(s):** NA  
**Senate District:** 29  
**House District:** 68 & 132  
**Original Date Plan/Project Approved:** 12/1/1996

**Plan Description:**

The improvements included, but were not limited to, the widening of Business Highway 60 and the removal of hills and blind spots, and the widening of U.S. Highway 60 and the installation of traffic signals, storm sewers, and storm water detention.

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

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

- **Projected:** 0  
- **Actual to Date:** 378

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
Monett

TIF 2 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $964,070.19
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $602,835.32
Amount on Hand: $602,835.32

Economic Activity Taxes:
Total received since inception: $1,955,166.98
Amount on Hand: $501,227.82

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

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: 15
**Monett**

**TIF 2 Redevelopment Area**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Monett</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
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<tr>
<td>Developer(s):</td>
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<tr>
<td>Senate District:</td>
<td>29</td>
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<tr>
<td>House District:</td>
<td>68</td>
</tr>
</tbody>
</table>

**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:** 94

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
Mound City

Mound City Tax Increment Financing District

TIF Revenues

- Current Amount of Revenue in Special Allocation Fund: $12,702.90
- As of: 1/1/2014

Payments in Lieu of Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $619,526.88
- Amount on Hand: $12,702.90

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: 16

Current anticipated estimated number of years to retirement: 15
The intent of the Plan is to use tax increment financing to pay costs associated with installation of infrastructure, commercial buildings and related improvements in the area as well as other costs associated with the elimination of blighted conditions. The three phases of the Plan include a retail store for Dollar General, a convenience store with an attached Subway restaurant, and renovation of an existing structure for a McDonald's 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: 49
- Actual to Date: 54

Number of Retained Jobs:
- Projected: 49
- Actual to Date: 54
# Neosho

**Neosho Tax Increment Finance District**

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$1,484,924.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $1,120,530.00
- **Amount on Hand:** $1,120,530.00

### Economic Activity Taxes:

- **Total received since inception:** $2,182,676.00
- **Amount on Hand:** $1,181,760.00

## 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:** $0.00
- **Other:** $0.00
- **Other:** $0.00

### 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: 417-451-8050
Developer(s): None
Senate District: 32
House District: 130
Original Date Plan/Project Approved: 7/1/1999

Plan Description:
Funding debt service and direct costs related to improvements to infrastructure, streets and utilities to new areas at the edge of the City that has 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: 226

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Normandy
Natural Bridge Road Development

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $452,283.97 As of: 1/1/2014

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: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Normandy

Natural Bridge Road Development

Contact Agency: Normandy
Contact Phone: 3147258788
Developer(s): none
Senate District: 14
House District: 07-71
Original Date Plan/Project Approved: 2/1/2005
Plan Description:
Redevelopment of blighted areas

Plan/Project Status: Seeking Developer
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

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

Number of Retained Jobs:
   Projected: 0 Actual to Date: 0
North Kansas City
Northgate Village Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation $0.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $4,555,755.00 Amount on Hand: $4,555,755.00

Economic Activity Taxes:
Total received since inception: $157,511.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $6,601,611.00
- Property Acquisition and Relocation Costs: $14,000,000.00
- Project Implementation Costs: $5,482,493.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $26,084,104.00

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

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>North Kansas City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-412-7814</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Hunt Midwest Enterprises and Rainen Companies, Inc</td>
</tr>
<tr>
<td>Senate District:</td>
<td>17</td>
</tr>
<tr>
<td>House District:</td>
<td>31</td>
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<tr>
<td>Original Date Plan/Project Approved:</td>
<td>2/1/2000</td>
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</table>

**Plan Description:**

Please see PDF of report, submitted on 11/17/14

<table>
<thead>
<tr>
<th>Plan/Project Status:</th>
<th>Under Construction</th>
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</thead>
<tbody>
<tr>
<td>Area Type:</td>
<td>Conservation</td>
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**But for Determination:**

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

Project 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 |

**Number of Retained Jobs:**

| Projected: | 0 | Actual to Date: | 0 |
# TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$0.00</td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

## Payments in Lieu of Taxes:

- **Total received since inception:** $0.00
- **Amount on Hand:** $0.00

## Economic Activity Taxes:

- **Total received since inception:** $272,808.00
- **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:

- **Total Anticipated TIF Reimbursable Project Costs:** $5,100,000.00
- **Anticipated TOTAL Project Costs:** $34,234,400.00

## Financing Method:

- **TIF Notes**

## Retirement Information:

- **Original estimated number of years to retirement:** 13
- **Current anticipated estimated number of years to retirement:** 13
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: 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: 90  Actual to Date: 165

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Osage Beach
Marina View Redevelopment Area

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
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<th>As of:</th>
<th>1/1/2014</th>
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**Payments in Lieu of Taxes:**

<table>
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<tr>
<th>Total received since inception:</th>
<th>$0.00</th>
<th>Amount on Hand:</th>
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</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$0.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

**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

**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: 573-202-2000
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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Osage Beach
Prewitt's Highway 54 Enterprises LLC

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $379,092.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $5,327,293.00 Amount on Hand: $5,327,293.00

Economic Activity Taxes:
Total received since inception: $16,776,478.00 Amount on Hand: $379,092.00

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

Number of Retained Jobs:

Projected: 0  Actual to Date: 8
### TIF Revenues

| Current Amount of Revenue in Special Allocation | $139,674.00 | As of: | 1/1/2014 |

#### Payments in Lieu of Taxes:
- **Total received since inception:** $87,216.00  
- **Amount on Hand:** $87,216.00

#### Economic Activity Taxes:
- **Total received since inception:** $168,204.00  
- **Amount on Hand:** $52,458.00

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Cost Category</th>
<th>Amount</th>
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<tr>
<td>Public Infrastructure/Site Development Costs</td>
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<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
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<tr>
<td>Other</td>
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</tr>
<tr>
<td><strong>Total Anticipated TIF Reimbursable Project Costs:</strong></td>
<td><strong>$6,100,143.00</strong></td>
</tr>
</tbody>
</table>

### Anticipated TOTAL Project Costs:

| Total Anticipated TIF Reimbursable Project Costs | $6,100,143.00 |

### Financing Method:
- Pay As You Go
- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Pagedale

Pagedale TIF Redevelopment Plan

Contact Agency: Pagedale
Contact Phone: 314-726-1200
Developer(s): Beyond Housing, Inc
Senate District: 14
House District: 72
Original Date Plan/Project Approved: 12/1/2007

Plan Description:
Redevelop the area by building a variety of mixed-use commercial, retail, residential projects. Key projects include a grocery store, branch bank, multi-family residential and health services center.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 253  Actual to Date: 120

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**Park Hills**  
**Downtown Park Hills Redevelopment Dist 4**

### TIF Revenues

| Current Amount of Revenue in Special Allocation | $7,304.00 |
| As of: | 1/1/2014 |

**Payments in Lieu of Taxes:**
- Total received since inception: $182,670.73  
  - Amount on Hand: $182,670.73

**Economic Activity Taxes:**
- Total received since inception: $567,270.82  
  - Amount on Hand: $3,652.00

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$1,459,402.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<td>Other</td>
<td>$0.00</td>
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<tr>
<td>Other</td>
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</table>

**Total Anticipated TIF Reimbursable Project Costs:** $1,459,402.00

### Anticipated TOTAL Project Costs: $1,459,402.00

**Financing Method:**
- Pay As You Go

### Original estimated number of years to retirement: 15

### Current anticipated estimated number of years to retirement: 14
Park Hills

Downtown Park Hills Redevelopment Dist 4

Contact Agency: Park Hills
Contact Phone: 573-431-3577
Developer(s): Town & Country Grocers of Fredericktown, MO
Senate District: 3
House District: 107
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 grocer 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

Number of Retained Jobs:
Projected: 30  Actual to Date: 30
Park Hills
Highway 67 Corridor Redevelopment District 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $29,843.00
As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: $260,120.30
Amount on Hand: $260,120.30

Economic Activity Taxes:

Total received since inception: $401,333.86
Amount on Hand: $14,921.50

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $1,400,000.00
Property Acquisition and Relocation Costs: $370,000.00
Project Implementation Costs: $40,000.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $1,810,000.00

Anticipated TOTAL Project Costs: $1,810,000.00

Financing Method:

Other

Original estimated number of years to retirement: 20
Current anticipated estimated number of years to retirement: 20
**Park Hills**

**Highway 67 Corridor Redevelopment District 2**

Contact Agency: Park Hills  
Contact Phone: 573-431-3577  
Developer(s): Hefner Furniture & Appliance  
Senate District: 3  
House District: 107  
Original Date Plan/Project Approved: 12/1/2003

**Plan Description:**

Plans include relocation of water and sewer utility mains to accommodate construction of a west outer road alongside U.S. Highway 67 corridor from Leadington south through Park Hills to unincorporated St. Francois County. Extension of natural gas main and three-phase electric lines, construction of potable water storage with a connecting main.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

Projected: 7  
Actual to Date: 7

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
Park Hills
Parkway Drive Redevelopment District 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $10,791.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $478,808.76
Amount on Hand: $478,808.76

Economic Activity Taxes:
Total received since inception: $219,872.72
Amount on Hand: $5,395.50

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: $0.00
- Other: $0.00
- Other: $0.00

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: 573-431-3577
Developer(s): NA
Senate District: 3
House District: 107
Original Date Plan/Project Approved: 12/1/2004

Plan Description:
Plans include extension of Parkway Drive and construction of a bridge connecting Parkway Drive to Industrial Drive. Road improvements were also planned for Industrial Drive and St. Joe Drive.

Plan/Project Status: Seeking Developer
Area Type: Blight

But for Determination:
Project required significant public infrastructure investment to construct adequate capacity to support the project.

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

Number of Retained Jobs:
Projected: 13  Actual to Date: 13
# Perry County

## Redevelopment Plan for the Highway 51/61 Tax

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
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</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
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#### Payments in Lieu of Taxes:

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<th>Amount</th>
<th>As of</th>
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</thead>
<tbody>
<tr>
<td>Total received since inception</td>
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<td>Amount on Hand</td>
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#### Economic Activity Taxes:

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<tr>
<th>Description</th>
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</tr>
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<td>Amount on Hand</td>
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### Anticipated TIF Reimbursable Costs:

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<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
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<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
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<td>Other</td>
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<td>Other</td>
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#### Total Anticipated TIF Reimbursable Project Costs:

<table>
<thead>
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<th>Description</th>
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<tbody>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
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#### Anticipated TOTAL Project Costs:

<table>
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<th>Description</th>
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<tbody>
<tr>
<td>Anticipated TOTAL Project Costs</td>
<td>$46,800,000.00</td>
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</tbody>
</table>

### Financing Method:

- Pay As You Go
- TIF Notes
- Loan
- TIF Bonds

### Estimated Number of Years to Retirement:

- 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: 5735474242
Developer(s): none
Senate District: 27
House District: 145-116

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

Plan Description:
Project 1 includes street, water lines, sewer lines, and gas main extensions to serve the Gilster-Mary Lee site, as well as property acquisition for the site. In addition, parking lot pavement is being proposed for the Gilster-Mary Lee site in order to cut down the dust associated with heavy truck traffic in and out of the Industrial 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.
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

Number of Retained Jobs:
Projected: 200  Actual to Date: 200
## Perryville

### Redevelopment Plan for downtown Perryville Tax

#### TIF Revenues

<table>
<thead>
<tr>
<th>Fund</th>
<th>Current Amount of Revenue in Special Allocation</th>
<th>As of:</th>
<th>1/1/2014</th>
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<tbody>
<tr>
<td>Payments in Lieu of Taxes:</td>
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<tr>
<td>Total received since inception:</td>
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<td>Total received since inception:</td>
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<td>$4,285.76</td>
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</table>

#### 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:**
  - $4,000,000.00
  - $1,153,750.00

**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 at present
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 streetscape, signage electrical water and sewer improvements Facade improvement grants.

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.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 100  Actual to Date: 30

Number of Retained Jobs:
Projected: 50  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
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<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $48,862.43
- Amount on Hand: $48,862.43

### Economic Activity Taxes:

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

### 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: $0.00
- Other: $0.00
- Other: $0.00

### 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 at present
Senate District: 27
House District: 145-116

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

Plan Description:
The City proposes to develop a street connecting Perryville Blvd. and Sycamore Road. Also a new interchange on I-55 and water, sewer and 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: 200    Actual to Date: 50

Number of Retained Jobs:
Projected: 50    Actual to Date: 50
Platte City
Shoppes at North Gate Redevelopment Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2014

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: $0.00
Other: $0.00
Other: $0.00
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: 23
Current anticipated estimated number of years to retirement: 15
**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 area consists of approximately 7.65 acres of property located in Platte City, Missouri, generally north of Main Street and west of NW Prairie View Road. The Redevelopment Plan will consist of one Redevelopment Project including a new, first-class, high quality, pedestrian friendly commercial development containing approximately 57,100 square feet 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

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

**Foxwood Village Shops Tax Increment Finance Plan**

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $23,433.19  
As of: 1/1/2014

#### Payments in Lieu of Taxes:

- Total received since inception: $32,719.97  
  Amount on Hand: $32,719.97

#### Economic Activity Taxes:

- Total received since inception: $173,224.52  
  Amount on Hand: $23,433.19

### 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: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $2,304,117.00

### Anticipated TOTAL Project Costs:

- **$12,764,764.00**

### Financing Method:

- Pay As You Go
- TIF Bonds

### Estimated Retirement:

- 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) 892-3026
Developer(s): Foxwood Plaza, LLC
Senate District: 31
House District: 123

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

Plan Description:
The redevelopment area consists of approx 12.68 acres of property located in Raymore, generally to the south of MO Hwy 58 at its intersection with Mott Drive the Redevelopment Area. The entire Redevelopment Area will be redeveloped as one redevelopment project the Redevelopment Project to consist of a commercial development comprised of an approximately 4,507 sq ft restaurant and approximately 52,520 sq ft of strip retail space.

Plan/Project Status: Starting-Up
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
- Projected: 142
- Actual to Date: 50

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

Good Ranch Redevelopment Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: $0.00

Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $0.00

Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $17,000,000.00

Property Acquisition and Relocation Costs: $0.00

Project Implementation Costs: $0.00

Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $17,000,000.00

Anticipated TOTAL Project Costs: $17,000,000.00

Financing Method:

Pay As You Go

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0
Contact Agency: Raymore
Contact Phone: (816) 892-3026
Developer(s): Good-Otis LLC
Senate District: 31
House District: 123
Original Date Plan/Project Approved: 5/1/2006
Plan Description:
See attachment 3 - will be e-mailed.

Plan/Project Status: Starting-Up
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Rraymore
Highway 58 West Extended Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2014

Payments in Lieu of Taxes:
  Total received since inception: $1,719,121.72  Amount on Hand: $1,719,121.72

Economic Activity Taxes:
  Total received since inception: $4,090,439.02  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
  Public Infrastructure/Site Development Costs: $8,459,276.00
  Property Acquisition and Relocation Costs: $4,509,546.00
  Project Implementation Costs: $793,000.00
  Other: $0.00
  Other: $0.00
  Other:
  Other:
  Other:
  Other:
  Total Anticipated TIF Reimbursable Project Costs: $13,761,822.00

Anticipated TOTAL Project Costs: $71,800,000.00

Financing Method:
  Pay As You Go
  TIF Notes
  TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 21
Raymore

Highway 58 West Extended Redevelopment Plan

Contact Agency: Raymore
Contact Phone: (816) 892-3016
Developer(s): PDD Development, LLC & Raymore Galleria, LLC
Senate District: 31
House District: 123

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

Plan Description:
See Attachment - will be e-mailed.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
  Projected: 153  Actual to Date: 404

Number of Retained Jobs:
  Projected: 0  Actual to Date: 0
Richmond Heights
Francis Pl. Redevelopment Project Area (RPA) 1 & 4

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $424,073.24
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $4,537,666.14
Amount on Hand: $4,537,666.14

Economic Activity Taxes:
Total received since inception: $8,593,711.11
Amount on Hand: $424,062.26

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $9,146,142.28
- Property Acquisition and Relocation Costs: $3,401,343.00
- Project Implementation Costs: $3,854,709.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $15,402,194.28

Anticipated TOTAL Project Costs: $54,953,000.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 13
Current anticipated estimated number of years to retirement: 19
Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 1 & 4

Contact Agency: Richmond Heights
Contact Phone: 314-646-7658
Developer(s): Pace Properties, Inc.
Senate District: 15
House District: 87

Original Date Plan/Project Approved: 3/1/2003

Plan Description:
Redevelopment of a site that is collectively 29 acres. The redevelopment is being phased-in by four areas. RPA 1 consists of a parking garage with 750 spaces, 110,000 sq. ft. of retail space and 35 residential units. RPA 4 consists of 5,000 to 6,000 sq. ft. 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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Richmond Heights
Francis Pl. Redevelopment Project Area (RPA) 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $4,896.36
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $4,896.36
Amount on Hand: $4,896.36

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $12,460,000.00
- Property Acquisition and Relocation Costs: $7,040,000.00
- Project Implementation Costs: $200,000.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $19,700,000.00

Anticipated TOTAL Project Costs: $105,300,000.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**Richmond Heights**  
**Francis Pl. Redevelopment Project Area (RPA) 2**

<table>
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<tr>
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<td>Contact Phone:</td>
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<tr>
<td>Developer(s):</td>
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<tr>
<td>Original Date Plan/Project Approved:</td>
<td>12/1/2007</td>
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</table>

**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 sq. ft. of commercial retail, service or restaurant space 240,000 sq. ft. of Class A office space 35 to 140 multi-family units and structured parking to service these units.

**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: 1062
- Actual to Date: 0

**Number of Retained Jobs:**
- Projected: 0
- Actual to Date: 14
# Richmond Heights

## Francis Pl. Redevelopment Project Area (RPA) 3

### TIF Revenues

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#### Payments in Lieu of Taxes:

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<th>Total received since inception</th>
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#### Economic Activity Taxes:

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<th>Total received since inception</th>
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<th>Amount on Hand</th>
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</table>

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $4,344,500.00
- Property Acquisition and Relocation Costs: $1,022,600.00
- Project Implementation Costs: $68,900.00
- Other: $64,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $5,500,000.00

### Anticipated TOTAL Project Costs:

**$49,500,000.00**

- Financing Method:
  - TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Richmond Heights
Francis Pl. Redevelopment Project Area (RPA) 3

Contact Agency: Richmond Heights
Contact Phone: 314-646-7658
Developer(s): Original plan withdrawn-pending new developer
Senate District: 15
House District: 87
Original Date Plan/Project Approved: 12/1/2007

Plan Description:
Redevelopment of a site that is collectively 29 areas. The redevelopment is being phased-in by four areas. RPA 3 original plan consists of 35,000 to 45,000 sq. ft. of commercial retail, service or restaurant space 250,000 sq. ft. of Class A office space 35 to 140 multi-family units and structured parking to service these uses.

Plan/Project Status: Inactive
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 850  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 28
### TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $152,788.69 | As of: | 1/1/2014 |

### Payments in Lieu of Taxes:
- Total received since inception: $151,619.15
- Amount on Hand: $151,619.15

### Economic Activity Taxes:
- Total received since inception: $1,169.54
- Amount on Hand: $1,169.54

### 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: $0.00
- Other: $0.00
- Other: $0.00

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

### Anticipated TOTAL Project Costs:
- $0.00

**Financing Method:**
- Other

- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 23
Richmond Heights

Hadley Township Redevelopment Project Area-North

Contact Agency: Richmond Heights
Contact Phone: 314-646-7658
Developer(s): No Comprehensive Developer
Senate District: 24
House District: 72
Original Date Plan/Project Approved: 7/1/2006

Plan Description:
Sub-Area B & Sub-Area C will be redeveloped into a variety of commercial & residential uses, including retail, office, hotel, multi-family housing & in-fill single family housing. There is a 14,000 sq.ft. retail center and a Quick Trip convenience store/gas station on 3 acres fronting Hanley Rd. in Sub-Area B. A developer is trying to secure financing to build a mixed use hotel/retail space in Sub-Area C.

Plan/Project Status: 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: 85  Actual to Date: 47

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Richmond Heights
Hadley Township Redevelopment Project Area-South

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $15,750,000.00
Property Acquisition and Relocation Costs: $30,000,000.00
Project Implementation Costs: $500,000.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $46,250,000.00

Anticipated TOTAL Project Costs: $189,200,000.00

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: 314-646-7658
Developer(s): Menards
Senate District: 24
House District: 72
Original Date Plan/Project Approved: 7/1/2006

Plan Description:
Sub-Area A is available for 3 to 4 complementary retail and/or restaurants. Sub-Area M 15.4 acres will include construction of a 246,346 sq. ft. two story Menards Home Improvement store, with associated yard, covered storage and 406 parking spaces. A new City of RH Public Works facility will be constructed on 3.3 acres north & east of Menards this is not included in the TIF.

Plan/Project Status: 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: 280  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
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<th>As of:</th>
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Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
Contact Agency: Riverside
Contact Phone: 816 741-3993
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: 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

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

l-385 Levee Redevelopment Plan

**TIF Revenues**

Current Amount of Revenue in Special Allocation $810,926.00 As of: 1/1/2014

**Payments in Lieu of Taxes:**

Total received since inception: $19,584,468.00 Amount on Hand: $19,584,468.00

**Economic Activity Taxes:**

Total received since inception: $3,154,860.00 Amount on Hand: $264,427.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $79,000,000.00
- Property Acquisition and Relocation Costs: $2,000,000.00
- Project Implementation Costs: $8,600,000.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $89,600,000.00

**Anticipated TOTAL Project Costs:** $167,600,000.00

**Financing Method:**

- Pay As You Go
- TIF Bonds
- Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
**Riverside**

**I-385 Levee Redevelopment Plan**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Riverside</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-741-3993</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Northpoint Realty</td>
</tr>
<tr>
<td>Senate District:</td>
<td>34</td>
</tr>
<tr>
<td>House District:</td>
<td>32</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>7/1/1996</td>
</tr>
</tbody>
</table>

**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:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>12684</td>
<td>2000</td>
</tr>
</tbody>
</table>

**Number of Retained Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
## Riverside
### West Platte Road Redevelopment Plan

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2014

**Payments in Lieu of Taxes:**

- Total received since inception: $271,207.00  Amount on Hand: $271,207.00

**Economic Activity Taxes:**

- Total received since inception: $11,229.00  Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $3,850,000.00
- Property Acquisition and Relocation Costs: $890,000.00
- Project Implementation Costs: $0.00

Other:
- $0.00
- $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $4,740,000.00

**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**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Riverside</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-741-3993</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Briarcliff Development Company</td>
</tr>
<tr>
<td>Senate District:</td>
<td>34</td>
</tr>
<tr>
<td>House District:</td>
<td>32</td>
</tr>
</tbody>
</table>

**Original Date Plan/Project Approved:** 7/1/2007

**Plan Description:**
The plan consists of 6 projects 1 demolition of dilapidated commercial structures, removal of mobile homes and construction of the linear park along W. Platte Road 2 construction of 15 homes east of Valley Lane 3 construction of 150 residential condos 4 construction of 31 residential condos 5 construction of 41 homes west of Valley Lane and 6 construction of 75,000 sq. ft. of 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.
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: 21

**Number of Retained Jobs:**
- Projected: 0
- Actual to Date: 0
### Sedalia Midtown TIF Redevelopment Plan & Project

#### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
<td>$187,096.04</td>
<td>1/1/2014</td>
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<td><strong>Payments in Lieu of Taxes:</strong></td>
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<tr>
<td>Total received since inception:</td>
<td>$184,738.12</td>
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<td>Amount on Hand: $184,738.12</td>
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<tr>
<td><strong>Economic Activity Taxes:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total received since inception:</td>
<td>$3,757.92</td>
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<td>Amount on Hand: 3,757.92</td>
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<td><strong>Anticipated TIF Reimbursable Costs:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$500,000.00</td>
<td></td>
<td></td>
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<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$0.00</td>
<td></td>
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</tr>
<tr>
<td>Project Implementation Costs:</td>
<td>$0.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
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</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
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<td></td>
</tr>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$500,000.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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
Sedalia

Sedalia Midtown TIF Redevelopment Plan & Project

Contact Agency: Sedalia
Contact Phone: 660-827-3000
Developer(s): na
Senate District: District 28
House District: District 118

Original Date Plan/Project Approved: 11/1/2008

Plan Description:
The redevelop plan focuses resources to provide opportunities for infrastructure development & rehab, residential reinvestment, and private investment. Activities to be undertaken as part of the redevelop plan to achieve this goal include building rehab, infill development, improve streets & enhancement to pedestrian facilities. This investment is intended to spur additional private development throughout the district.

Plan/Project Status: Seeking Developer
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: 26  Actual to Date: 106

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

## The Kenrick Plaza Redevelopment Project

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>$164.57</td>
<td></td>
<td></td>
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</tbody>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $164.57
- Amount on Hand: $164.57

### 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:                | $5,365,000.00  |
| Other:                                       | $0.00          |
| Other:                                       | $0.00          |
| Other:                                       | $0.00          |
| Other:                                       | $0.00          |
| Other:                                       | $0.00          |
| Other:                                       | $0.00          |

**Total Anticipated TIF Reimbursable Project Costs:** $15,000,000.00

### Anticipated TOTAL Project Costs:

**$46,199,000.00**

**Financing Method:**
- Pay As You Go
- TIF Notes
- TIF Bonds

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 23
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:
To facilitate redevelopment of the area, alleviate conditions that cause blight and to encourage consumer-friendly commercial environment that promotes economic health by improving the property site and building new businesses. To also allow the City to carry out comprehensive redevelopment of the area as consistent with the City's comprehensive plan.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Sikeston
60/61 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,536,717.00  Amount on Hand: $1,536,717.00

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: 573-417-2511  
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

**Number of Retained Jobs:**  
Projected: 80  
Actual to Date: 100
**Sikeston**  
**Colton's Steakhouse and Grill**

### TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $9,201.00 | As of: | 1/1/2014 |

#### Payments in Lieu of Taxes:
- Total received since inception: $2.00  
- Amount on Hand: $2.00

#### Economic Activity Taxes:
- Total received since inception: $31,403.00  
- Amount on Hand: $9,199.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $381,262.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $2,500.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $383,792.00

### Anticipated TOTAL Project Costs:
- $2,800,000.00

**Financing Method:**
- Loan

**Original estimated number of years to retirement:** 8

**Current anticipated estimated number of years to retirement:** 8
**Sikeston**

**Colton's Steakhouse and Grill**

Contact Agency: Sikeston  
Contact Phone: 573-471-2511  
Developer(s): Six Thirty 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 hardieboard 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 remedy existing inadequate conditions.

**Number of New Jobs:**
- Projected: 150  
- Actual to Date: 150

**Number of Retained Jobs:**
- Projected: 0  
- Actual to Date: 0
### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $2.00
As of: 1/1/2014

**Payments in Lieu of Taxes:**
- Total received since inception: $2.00
- Amount on Hand: $2.00

**Economic Activity Taxes:**
- Total received since inception: $0.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$424,000.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Project Implementation Costs</td>
<td>$2,500.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Total Anticipated TIF Reimbursable Project Costs:** $426,500.00

**Anticipated TOTAL Project Costs:** $6,800,000.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 8
Current anticipated estimated number of years to retirement: 8
Sikeston

Holiday Inn Express

Contact Agency: Sikeston
Contact Phone: 573-471-2511
Developer(s): Select Sikeston Hospitality, LLC
Senate District: 25
House District: 149
Original Date Plan/Project Approved: 10/1/2012

Plan Description:
Construction of a new Holiday Inn Express Select Service hotel-73 rooms

Plan/Project Status: Starting-Up
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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Sikeston
North Main & Malone Development Area

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $27,688.00  As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $518,730.00  Amount on Hand: $518,730.00

Economic Activity Taxes:
Total received since inception: $696,191.00  Amount on Hand: $21,366.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $1,000,000.00
Property Acquisition and Relocation Costs: $600,000.00
Project Implementation Costs: $100,000.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $1,700,000.00

Anticipated TOTAL Project Costs: $8,250,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Sikeston

North Main & Malone Development Area

Contact Agency: Sikeston
Contact Phone: 573-471-2511
Developer(s): Sikeston Acquisitions
Senate District: 27
House District: 148

Original Date Plan/Project Approved: 5/1/2004

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: 70

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

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2014

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: $0.00
Other: $0.00
Other: $0.00

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
SMITHVILLE

SMITHVILLE COMMONS TIF REDEVELOPMENT PLAN

Contact Agency: SMITHVILLE
Contact Phone: 816-532-3897
Developer(s): BANK OWNED
Senate District: 17
House District: 35

Original Date Plan/Project Approved: 9/1/2006

Plan Description:
Construction of 280,000sf of retail, restaurant and other commercial facilities including site prep, engineering, road and highway improvements, utility extension and/or enhancements, stormwater detention and collection and other infrastructure.

Plan/Project Status: Inactive
Area Type: Blight
But for Determination:

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Ann

No Name Was Provided

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2014

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: $19,681,225.00
Property Acquisition and Relocation Costs: $6,000,000.00
Project Implementation Costs: $7,318,775.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $33,300,000.00

Anticipated TOTAL Project Costs: $106,181,225.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 21
St. Ann

No Name Was Provided

Contact Agency: St. Ann
Contact Phone: 314-428-6801
Developer(s): Raven Development
Senate District: 24
House District: 73

Original Date Plan/Project Approved: 7/1/2012

Plan Description:

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### St. Charles

#### Elm Point Redevelopment Area Phase I & II

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$11,173.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- **Total received since inception:** $12,632,508.00
- **Amount on Hand:** $12,632,508.00

**Economic Activity Taxes:**

- **Total received since inception:** $73,188.00
- **Amount on Hand:** $11,173.00

**Anticipated TIF Reimbursable Costs:**

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $8,000,000.00

**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
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: 17  
Original Date Plan/Project Approved: 10/1/1996  

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  

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
St. Charles
Fountain Lake/West 370 Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $458,005.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $19,178,925.00 Amount on Hand: $19,178,925.00

Economic Activity Taxes:
Total received since inception: $2,041,314.00 Amount on Hand: $458,005.00

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: 16
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: 17

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

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

Current Amount of Revenue in Special Allocation Fund: $604,079.00  As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $602,517.00  Amount on Hand: $602,517.00

Economic Activity Taxes:
Total received since inception: $0.00  Amount on Hand: $604,079.00

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: $250,000.00

Total Anticipated TIF Reimbursable Project Costs: $55,000,000.00

Anticipated TOTAL Project Costs: $385,000,000.00

Financing Method:
- Other

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
St. Charles

Plaza at Noah's Ark

Contact Agency: St. Charles
Contact Phone: 636-949-3302
Developer(s): Cullinan Properties, LTD
Senate District: 23
House District: 15

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

| Current Amount of Revenue in Special Allocation | $65,897.00 | As of: | 1/1/2014 |
| TIF Revenues: | | |
| Payments in Lieu of Taxes: | | |
| Total received since inception: | $2,414,669.00 | Amount on Hand: | $2,414,669.00 |
| Economic Activity Taxes: | | |
| Total received since inception: | $10,176,530.00 | Amount on Hand: | $65,897.00 |

### 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
- 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 Center/Mark Twain Mall**

**Contact Agency:** St. Charles  
**Contact Phone:** 636-949-3302  
**Developer(s):** American Commercial Realty  
**Senate District:** 23  
**House District:** 18  
**Original Date Plan/Project Approved:** 2/1/1996

**Plan Description:**
The proposed plan will expand and upgrade retail within the development area. The redevelopment projects include site improvements, new building construction, upgrades, and renovations. The TIF funding will be used for building rehab, roadway and parking lot construction, landscaping and lighting.

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

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- **Projected:** 0
- **Actual to Date:** 0

**Number of Retained Jobs:**
- **Projected:** 0
- **Actual to Date:** 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$$45,213.00$$</th>
<th>As of:</th>
<th>$$1/1/2014$$</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

| Total received since inception: | $$4,775,906.00$$ | Amount on Hand: | $$4,775,906.00$$ |

#### Economic Activity Taxes:

| Total received since inception: | $$618,200.00$$ | Amount on Hand: | $$45,213.00$$ |

### 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:** $$0.00$$
- **Other:** $$0.00$$

**Total Anticipated TIF Reimbursable Project Costs:** $$7,650,000.00$$

### Anticipated TOTAL Project Costs:

**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: 18
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

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2014

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: $6,400,000.00
- 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: $9,600,000.00

Anticipated TOTAL Project Costs: $27,950,000.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
St. Charles
West Clay Extension

Contact Agency: St. Charles
Contact Phone: 636-949-3302
Developer(s): SM Properties UV, LLC
Senate District: 23
House District: 65

Original Date Plan/Project Approved: 6/1/2012

Plan Description:
The plan includes a grocery store anchored retail and dining development. The plan also includes a post office relocation.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

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

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

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2014

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 x119
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 approved redevelopment plan.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# St. Joseph

## Cook Road Corridor

<table>
<thead>
<tr>
<th>TIF Revenues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $351,506.27
- Amount on Hand: $351,506.27

### Economic Activity Taxes:
- Total received since inception: $2,297.07
- 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
  - $2,567,000.00

### Total Anticipated TIF Reimbursable Project Costs: $5,539,786.00

### Anticipated TOTAL Project Costs: $19,375,786.00

**Financing Method:**
- Pay As You Go
- Other Bond

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 23
**St. Joseph**

**Cook Road Corridor**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Joseph</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-271-5526</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Greystone Partners Land Development, LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>34</td>
</tr>
<tr>
<td>House District:</td>
<td>28</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>3/1/2008</td>
</tr>
</tbody>
</table>

**Plan Description:**
The plan provides for 1 private project improvements that will consist of the development of a residential subdivision on approximately 185 acres of land into over 350 single-family and townhouse housing units 2 improvements to cook road resulting in a three-lane section, concrete curb & gutter, storm water drainage, medians 3 sewer system improvements including a new pump station 4 construction of a 2,000ft 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

**Number of Retained Jobs:**
- Projected: 0
- Actual to Date: 0
St. Joseph
East Hills Mall

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $2,713,220.10 Amount on Hand: $2,713,220.10

Economic Activity Taxes:
Total received since inception: $2,331,993.75 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $18,279,936.00
Property Acquisition and Relocation Costs: $1,000,000.00
Project Implementation Costs: $50,000.00
Other: $8,729,791.00
Other: $2,837,315.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $30,897,042.00

Anticipated TOTAL Project Costs: $131,056,412.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**St. Joseph**

**East Hills Mall**

**Contact Agency:** St. Joseph  
**Contact Phone:** 816-271-5526  
**Developer(s):** MD Management, Inc.  
**Senate District:** 34  
**House District:** 28  
**Original Date Plan/Project Approved:** 1/1/2008

**Plan Description:**
1 construct improvements to Belt Hwy & Frederick Blvd intersection including traffic & crosswalk signals, illuminated street signs, landscaping, streetscape, etc.  
2 Upgrade Belt entry and Frederick entry signals,  
3 demolish & 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:** 650  
- **Actual to Date:** 354

**Number of Retained Jobs:**
- **Projected:** 756  
- **Actual to Date:** 620
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,281,565.95 Amount on Hand: $1,281,565.95

Economic Activity Taxes:
Total received since inception: $1,008,272.38 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $3,656,539.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $265,954.00
- Other: $30,972.00
- Other: $1,000,000.00
- Other: $1,000,000.00
- Other: $1,000,000.00
- Other: $1,000,000.00
- Other: $1,000,000.00
- Other: $1,000,000.00
- Other: $1,000,000.00
- Other: $1,000,000.00
- Other: $1,000,000.00

Total Anticipated TIF Reimbursable Project Costs: $5,529,620.00

Anticipated TOTAL Project Costs: $31,633,074.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
St. Joseph

EBR Enterprises, LLC/HHS Properties Inc.

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): EBR Enterprises, LLC & HHS Properties, Inc.
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: 318

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  
As of: 1/1/2014

#### Payments in Lieu of Taxes:

- Total received since inception: $2,647,312.15  
- Amount on Hand: $2,647,312.15

#### Economic Activity Taxes:

- Total received since inception: $43,821.75  
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $5,093,768.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $125,000.00
- Other: $53,905.00
- Other: $0.00
- Other:
- Other:
- Other:

**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

### Years to Retirement:

- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 23
**St. Joseph**

**Mitchell Avenue Corridor**

Contact Agency: St. Joseph  
Contact Phone: 816-271-5526  
Developer(s): American Family Mutual Insurance Company  
Senate District: 34  
House District: 29  
Original Date Plan/Project Approved: 6/1/2006

Plan Description:
American Family developed plans for a new building addition to be constructed. The project will also include the construction of new gravity flow sewers & traffic improvements to Mitchell Avenue to enhance traffic safety as well to increase traffic volume capacity. The gravity flow sewers and traffic improvements will benefit not only the Company and Missouri Western State University, but all development along the corridor.

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:  
Projected: 400  
Actual to Date: 61  

Number of Retained Jobs:  
Projected: 825  
Actual to Date: 774
St. Joseph
North County Development - Project #1

TIF Revenues
Current Amount of Revenue in Special Allocation $5,727,770.16 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $8,932,336.13 Amount on Hand: $8,932,336.13

Economic Activity Taxes:
Total received since inception: $20,530,640.0 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $33,957,346.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $1,800,619.00
Other: $1,139,035.00
Other: $160,000.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $37,643,581.00

Anticipated TOTAL Project Costs:
$107,643,091.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
St. Joseph

North County Development - Project #1

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): Red Development
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 8/1/2003

Plan Description:
The plan for this Project is to construct a general retail shopping center totaling approximately 646,000 square feet, together with all necessary parking and utilities.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 1640  Actual to Date: 1141

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Joseph
Ryan's Block Redevelopment Project-Uptown

TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $328.42 | As of: | 1/1/2014 |

Payments in Lieu of Taxes:

| Total received since inception: | $2,653.28 | Amount on Hand: | $2,653.28 |

Economic Activity Taxes:

| Total received since inception: | $21.12 | Amount on Hand: | $21.12 |

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: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $317,766.86

Anticipated TOTAL Project Costs: $858,945.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
St. Joseph

Ryan's Block Redevelopment Project-Uptown

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): St. Joseph Restoration
Senate District: 34
House District: 27

Original Date Plan/Project Approved: 12/1/2006

Plan Description:
Ryans Block is the first of the TIF projects located within the Uptown Redevelopment Area. The plan will rehabilitate and restore the Ryan Block Building at 1137-1141 Frederick Avenue and demolish the existing building at 1125 Frederick Avenue to provide 20 parking spaces for the renovated building.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
- Projected: 0
- Actual to Date: 0

Number of Retained Jobs:
- Projected: 0
- Actual to Date: 0
St. Joseph

Stockyards Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: $5,012,460.49  Amount on Hand: $5,012,460.49

Economic Activity Taxes:

Total received since inception: $614,770.10  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: $167,000,000.00

Anticipated TOTAL Project Costs: $128,500,000.00

Financing Method:

TIF Bonds
Industrial Revenue Bond

Original estimated number of years to retirement: 16
Current anticipated estimated number of years to retirement: 20
St. Joseph

Stockyards Redevelopment

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): Triimph 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: 2762

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Joseph
The Center Building

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $35,591.70
Amount on Hand: $35,591.70

Economic Activity Taxes:
Total received since inception: $83,030.26
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $903,630.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $144,378.00
- Other: $1,190.00
- Other: $297,399.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $1,355,097.00

Anticipated TOTAL Project Costs: $2,737,144.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
St. Joseph

The Center Building

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): Mid-City Partnership
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 1/1/2010

Plan Description:
The approved plan consists of renovating the Center Building which encompasses 609 through 613 Edmond and 119 through 123 S 6th Street. The project will include all new infrastructure including sidewalks, utilities, and removal of non-functional vaults to compliment the sidewalks and streetscape on Felix Street.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 59  Actual to Date: 80

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$0.00</td>
<td>1/1/2014</td>
<td></td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

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

### Economic Activity Taxes:

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

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $17,855,155.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $82,000.00
- Other: $2,952,845.00
- Other: $10,000.00
- Other: $20,900,000.00
- Other: $138,841,965.00

### Anticipated TOTAL Project Costs:

- Pay As You Go

- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 23
The Tuscany Towers

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): JSC Development
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 9/1/2005

Plan Description:
The plan provides for 1 the rehabilitation 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: 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: 1500  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Joseph
Third Street Hotel Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,122,457.98 Amount on Hand: $1,122,457.98

Economic Activity Taxes:
Total received since inception: $801,947.19 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $493,000.00
Property Acquisition and Relocation Costs: $1,100,000.00
Project Implementation Costs: $100,000.00
Other: $807,000.00
Other: $50,000.00

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: 23
**St. Joseph**

**Third Street Hotel Development**

Contact Agency: St. Joseph  
Contact Phone: 816-271-5526  
Developer(s): HISJ Holdings, LLC  
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, facade 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:** 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: 132  
Actual to Date: 40

**Number of Retained Jobs:**
Projected: 0  
Actual to Date: 52
St. Louis
1133 Washington Ave. (352-48)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $648.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $552,027.00
Amount on Hand: $552,027.00

Economic Activity Taxes:
Total received since inception: $67,404.00
Amount on Hand: $16.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $1,100,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 13
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: 63

Original Date Plan/Project Approved: 8/1/2004

Plan Description:
Renovation of former Days Inn Motel into 127 apartment units for rental, commercial usage and related parking.

Plan/Project Status: Fully-Operational
Area Type: Blight

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

Number of New Jobs:
Projected: 8  Actual to Date: 12

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis
1136 Washington Avenue (A.D. Brown Bldg.) (352-58)

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $112,920.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,652,495.00 Amount on Hand: $1,652,495.00

Economic Activity Taxes:
Total received since inception: $232.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $3,650,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
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: 13
St. Louis
1136 Washington Avenue (A.D. Brown Bldg.) (352-58)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): A.D. Brown Acquisition Corp., L.L.C.
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 12/1/2004

Plan Description:
Renovation of 9-story A.D. Brown Building for 89 condominiums with ground floor commercial and related parking.

Plan/Project Status: Fully-Operational
Area Type: Blight

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

Number of New Jobs:
Projected: 40  Actual to Date: 20

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis**

**1141-51 S. 7th St. (352-23)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$375.00</td>
<td></td>
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</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $551,177.00
- Amount on Hand: $551,177.00

### Economic Activity Taxes:

- Total received since inception: $446,436.00
- Amount on Hand: $0.00

### 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: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,300,000.00

### Anticipated TOTAL Project Costs:

Total Anticipated TIF Reimbursable 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: 11
St. Louis

1141-51 S. 7th St. (352-23)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Disper-Schmitt Properties, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 12/1/2002

Plan Description:
Adapt an historic 48,000 s/f two-story industrial building for office use. Provide an expanded job source for the southern edge of downtown.

Plan/Project Status: Fully-Operational
Area Type: Blight

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

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

Current Amount of Revenue in Special Allocation Fund: $0.00  As of:  1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $198,543.00  Amount on Hand: $198,543.00

Economic Activity Taxes:
Total received since inception: $10,354.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $870,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 14
St. Louis

1300 Convention Plaza (352-47)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Convention Plaza Apartments, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2004
Plan Description: N/A

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: 5   Actual to Date: 5

Number of Retained Jobs:
Projected: 0   Actual to Date: 0
St. Louis
1312 Washington (Garment Row Lofts 352-30)

TIF Revenues

Current Amount of Revenue in Special Allocation $16,535.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $271,627.00 Amount on Hand: $271,627.00

Economic Activity Taxes:
Total received since inception: $34,041.00 Amount on Hand: $12.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $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: $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: 12
**St. Louis**

1312 Washington (Garment Row Lofts 352-30)

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): 1312 Washington Ave., LLC  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 6/1/2003

Plan Description:
Adaptive reuse of 7 story, 36,250 s/f building for 12 condos plus ground floor retail.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project 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: 15

Number of Retained Jobs:
- Projected: 0  
- Actual to Date: 0
### TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $6,161.00 |
| As of: | 1/1/2014 |

#### Payments in Lieu of Taxes:
- Total received since inception: $232,709.00
- Amount on Hand: $232,709.00

#### Economic Activity Taxes:
- Total received since inception: $4,103.00
- 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: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**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: 11
St. Louis
1505 Missouri Ave. (352-21)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Gilded Age Renovation, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 8/1/2002

Plan Description:
Adaptive reuse of an historic church for 12 condo residential units. Upgraded a deteriorating church structure in the middle of an historic neighborhood.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $88,190.00
- Amount on Hand: $88,190.00

**Economic Activity Taxes:**

- Total received since inception: $91,566.00
- Amount on Hand: $0.00

**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: $0.00
- Other: $0.00

**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:** 10
St. Louis

3800 Park Ave. (352-12)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Park Avenue Management, LLC
Senate District: 5
House District: 64
Original Date Plan/Project Approved: 8/1/2001

Plan Description:
Project has resulted in the redevelopment of a two-story, 24,000 s/f building to suit the needs of tech business, public benefit comprises the conversion of vacant and deteriorated building into productive tax-producing site, First Floor for lease.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 20 Actual to Date: 30

Number of Retained Jobs:
Projected: 30 Actual to Date: 22
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,070,389.00 Amount on Hand: $1,070,389.00

Economic Activity Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $3,000,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 14
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: 58
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 System's 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: 60  Actual to Date: 20

Number of Retained Jobs:
  Projected: 0  Actual to Date: 0
St. Louis

410 N. Jefferson (West Gate) Lofts (352-45)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $15,087.00 As of: 1/1/2014

Payments in Lieu of Taxes:

- Total received since inception: $687,650.00 Amount on Hand: $687,650.00

Economic Activity Taxes:

- Total received since inception: $7,026.00 Amount on Hand: $137.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $1,525,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 13
St. Louis

410 N. Jefferson (West Gate) Lofts (352-45)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): 410 N. Jefferson, L.L.C.
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 8/1/2004

Plan Description:
Renovation of 5-story, 85,000 s/f warehouse building into 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: 5  Actual to Date: 0

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

Current Amount of Revenue in Special Allocation Fund: $494.00  As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $549,395.00  Amount on Hand: $549,395.00

Economic Activity Taxes:
Total received since inception: $0.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $925,400.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 11
St. Louis

4200 Laclede Ave. (352-19)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): A.C. Murphy Properties & Development
Senate District: 5
House District: 64
Original Date Plan/Project Approved: 6/1/2002

Plan Description:
Project consists of renovation of 4200 Laclede Building into 18 new condominium units. This has preserved a historical building in the City and increased the tax base and resulting tax revenues for the City, and will serve as a catalyst for residential development and private investment in the Central West End.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

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

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

Current Amount of Revenue in Special Allocation Fund: $31,034.00  As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,045,957.00  Amount on Hand: $1,045,957.00

Economic Activity Taxes:
Total received since inception: $0.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $1,340,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 14
**St. Louis**

**5700 Arsenal (352-60)**

- **Contact Agency:** St. Louis
- **Contact Phone:** 314-657-3732
- **Developer(s):** The 5700 Property, L.L.C.
- **Senate District:** 4
- **House District:** 65
- **Original Date Plan/Project Approved:** 2/1/2005

**Plan Description:**

15 million redevelopment of the Area. The project involves the demolition of the former Truman Center facility and the construction of approximately 34 single-family homes and 22 town homes in the Area.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
**TIF Revenues**

<table>
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<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$1,189.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $672,779.00
- Amount on Hand: $672,779.00

**Economic Activity Taxes:**

- Total received since inception: $422,682.00
- Amount on Hand: $1,189.00

**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: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**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: 11
St. Louis

920 Olive/1000 Locust (352-24)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): 9201000 L.L.C.
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 12/1/2002

Plan Description:
Adapt two multi-level historic masonry structures for 44 apartments plus ground floor retail and parking.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 49  Actual to Date: 30

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## St. Louis

### Adler Lofts-20121-2101 Washington Ave. (352-49)

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$426.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception**: $201,450.00  
  **Amount on Hand**: $201,450.00

### Economic Activity Taxes:

- **Total received since inception**: $11,605.00  
  **Amount on Hand**: $121.00

### 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**: $0.00
- **Other**: $0.00
- **Other**: $0.00
- **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:

**14**
St. Louis

Adler Lofts-20121-2101 Washington Ave. (352-49)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Adler Lofts, L.L. C.
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 12/1/2004

Plan Description:
Project at 2021-2101 Washington Ave. renovated into 5-story, 52,461 s/f property with 32 loft condo units with commercial space and related parking.

Plan/Project Status: Fully-Operational
Area Type: Blight

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis

Argyle Redevelopment Plan (352-07)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $4,533,520.00

As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $7,647,042.00
Amount on Hand: $7,647,042.00

Economic Activity Taxes:
Total received since inception: $6,911,645.00
Amount on Hand: $629,268.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $14,500,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $14,500,000.00

Anticipated TOTAL Project Costs: $14,500,000.00

Financing Method:
Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 7
St. Louis

Argyle Redevelopment Plan (352-07)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Treasurer, City of St. Louis
Senate District: 4
House District: 64
Original Date Plan/Project Approved: 12/1/1998

Plan Description:
TIF is being used to back up bonds issued by the City Treasurer to build the Argyle Garage to serve the surrounding commercial district, including the renovated Chase Park Plaza Apartments and Hotel. The availability of parking is expected also to help market other commercial buildings in the district, which have been unoccupied for a long time.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 25  Actual to Date: 30

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis
Barton Street-2401 S. 12th St. (Tabernacle Lofts)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $507.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $271,645.00
Amount on Hand: $271,645.00

Economic Activity Taxes:
Total received since inception: $3,614.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $370,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 13
St. Louis

Barton Street-2401 S. 12th St. (Tabernacle Lofts)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Tabernacle Lofts, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 8/1/2004

Plan Description:
Renovation of a three-story, 26,000 s/f church and school property into 14 loft condominium units.

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

Plan/Project Status: Fully-Operational
Area Type: Blight

Number of New Jobs:
Projected: 2  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$2,318.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $325,088.00  
- Amount on Hand: $325,088.00

#### Economic Activity Taxes:
- Total received since inception: $357,735.00  
- Amount on Hand: $473.00

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $1,350,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 14
St. Louis

Bee Hat Building (352-76)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): BHAT Development, L.L.C.
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 8/1/2005

Plan Description:
Renovation of the Historic Bee Hat Building into a mixed use building featuring 1st floor commercial space and 36 1-1 bedroom market rate apartments.

Plan/Project Status: Fully-Operational
Area Type: Blight

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

Number of New Jobs:
Projected: 22  Actual to Date: 22

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis**

**Bottle District (352-59)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$62,564.00</th>
<th>As of:</th>
<th>1/1/2014</th>
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</table>

#### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$53,236.00</th>
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#### Economic Activity Taxes:

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<th>$9,328.00</th>
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<th>$9,328.00</th>
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### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $51,500,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

#### 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: 13
### St. Louis

**Bottle District (352-59)**

<table>
<thead>
<tr>
<th>Contact Agency</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone</td>
<td>314-657-3732</td>
</tr>
<tr>
<td>Developer(s)</td>
<td>Northside Regeneration</td>
</tr>
<tr>
<td>Senate District</td>
<td>5</td>
</tr>
<tr>
<td>House District</td>
<td>63</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved</td>
<td>12/1/2004</td>
</tr>
</tbody>
</table>

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

**Number of New Jobs:**
- **Projected:** 1400
- **Actual to Date:** 0

**Number of Retained Jobs:**
- **Projected:** 0
- **Actual to Date:** 0
## TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  
As of: 1/1/2014

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>Amount on Hand:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$640,665.00</td>
<td>$640,665.00</td>
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### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>Amount on Hand:</th>
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</thead>
<tbody>
<tr>
<td>$1,284,905.00</td>
<td>$0.00</td>
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### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$3,600,000.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$0.00</td>
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<tr>
<td>Project Implementation Costs</td>
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<tr>
<td>Other</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
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### Anticipated TOTAL Project Costs:

<table>
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<tr>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>$14,502,400.00</td>
</tr>
</tbody>
</table>

Financing Method:

- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7
St. Louis

Chouteau/Compton Industrial Center (352-6)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Chouteau Compton, L.L.C.
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 s/f office building, is completed. Phase II, a 300,000 s/f 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: 1000  Actual to Date: 600

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis**  
*Convention Headquarters Hotel (352-03)*

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$4,375,738.00</td>
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### Payments in Lieu of Taxes:

<table>
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<th>Amount</th>
<th>As of:</th>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$27,763,811.00</td>
<td>0</td>
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<td>Amount on Hand</td>
<td>$27,763,811.00</td>
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### Economic Activity Taxes:

<table>
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<tr>
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<tr>
<td>Amount on Hand</td>
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### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$41,240,000.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
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<td>Other:</td>
<td>$0.00</td>
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<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**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:  8
St. Louis

Convention Headquarters Hotel (352-03)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): HRI
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 2/1/1999

Plan Description:
Rehabilitate two historic buildings, add a new hotel tower, ballrooms, retail and parking garage. Since 1992, the City has been without a Convention Headquarters Hotel. To be competitive with other cities, St. Louis has not only needed a state of the art Convention Center, but also a 1000 room hotel adjacent to the Convention Center. Renaissance Suites 180 units in the former Lennox Hotel and the remainder of hotel, including renovated

Plan/Project 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: 1000  Actual to Date: 600

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>1/1/2014</th>
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<tbody>
<tr>
<td><strong>Current Amount of Revenue in Special Allocation Fund:</strong></td>
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<td></td>
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<tr>
<td><strong>Payments in Lieu of Taxes:</strong></td>
<td>$153,888.00</td>
<td>Amount on Hand: $153,888.00</td>
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<td>Total received since inception:</td>
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<td><strong>Anticipated TIF Reimbursable Costs:</strong></td>
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<td>Public Infrastructure/Site Development Costs:</td>
<td>$415,000.00</td>
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<td>Property Acquisition and Relocation Costs:</td>
<td>$0.00</td>
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<td></td>
</tr>
<tr>
<td>Project Implementation Costs:</td>
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</tr>
<tr>
<td>Other:</td>
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<tr>
<td>Other:</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$415,000.00</td>
<td></td>
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<tr>
<td><strong>Anticipated TOTAL Project Costs:</strong></td>
<td>$2,700,000.00</td>
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</tr>
</tbody>
</table>

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 14
**St. Louis**

**Dogtown Walk II-6815-29 Waldemer Ave. (352-62)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-657-3732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Saaman Development, L.L.C.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>4</td>
</tr>
<tr>
<td>House District:</td>
<td>64</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>2/1/2005</td>
</tr>
</tbody>
</table>

**Plan Description:**
The project consists of approximately 2.7 million in development and preparation of three lots for the construction of approximately 10 residential townhouse units, each approximately 1,900 s/f in size.

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

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
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</table>

**Number of Retained Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
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</table>
## TIF Revenues

| Current Amount of Revenue in Special Allocation | $48,394.00 | As of: | 1/1/2014 |
| Payments in Lieu of Taxes: | | |
| Total received since inception: | $1,003,571.00 | Amount on Hand: | $1,003,571.00 |
| Economic Activity Taxes: | | |
| Total received since inception: | $1,265,818.00 | Amount on Hand: | $45,248.00 |

### 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

**Total Anticipated TIF Reimbursable Project Costs:** $2,250,000.00

**Anticipated TOTAL Project Costs:** $6,913,000.00

**Financing Method:**
- Industrial Revenue Bond

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 11
**St. Louis**

**Dr. Martin Luther King Plaza (352-18)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Page Partners, LLC  
Senate District: 5  
House District: 60  
Original Date Plan/Project Approved: 3/1/2002

**Plan Description:**
Project consists of approximately 40,000-43,000 s/f of new retail space constructed at the intersection of Grand Blvd., Martin Luther King Dr., and Page Blvd. Project is anchored by 13,000 s/f Save-A-Lot grocery store. Project also includes several in-line retailers and on out-lot. The Strip Center is 100 leased.

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

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**
- Projected: 100  
- Actual to Date: 100

**Number of Retained Jobs:**
- Projected: 5  
- Actual to Date: 5
TIF Revenues

Current Amount of Revenue in Special Allocation $1,060.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $196,408.00 Amount on Hand: $196,408.00

Economic Activity Taxes:
Total received since inception: $15,736.00 Amount on Hand: $1,060.00

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: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 14
St. Louis

East Bank Lofts-1511 Washington Ave. (352-64)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): CHD Design Development, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 2/1/2005

Plan Description:
The project consists of commercial space on the first two floors and residential rentals units on floors 3-8. Fifteen parking spaces are located underneath the building.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 25  Actual to Date: 25

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

**Current Amount of Revenue in Special Allocation Fund:**

<table>
<thead>
<tr>
<th></th>
<th>$</th>
<th>As of:</th>
<th>1/1/2014</th>
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</thead>
<tbody>
<tr>
<td>$14.00</td>
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**Payments in Lieu of Taxes:**

<table>
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<tr>
<th>Total received since inception:</th>
<th>$6,547,265.00</th>
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**Economic Activity Taxes:**

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<tr>
<th>Total received since inception:</th>
<th>$1,788,653.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
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</thead>
</table>

**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:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**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:** 8
**St. Louis**

**Edison Brothers Warehouse (352-8)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
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<tr>
<td>Developer(s):</td>
<td>Breckenridge Edison Development, L.C.</td>
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<tr>
<td>Senate District:</td>
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<td>House District:</td>
<td>63</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>2/1/1999</td>
</tr>
</tbody>
</table>

**Plan Description:**
Conversion of unoccupied warehouse into a 300 room Sheraton Hotel with four levels of parking and recreation/meeting facilities. Though not part of the TIF, a portion of the 900,000 s/f building has been used for 76 condos. This project will provide great economic gain for the City and its downtown saving and reusing a prominent building.

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

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**
- **Projected:** 300
- **Actual to Date:** 300

**Number of Retained Jobs:**
- **Projected:** 0
- **Actual to Date:** 0
### St. Louis

#### Ely Walker Lofts-1520 Washington Ave.(352-73)

<table>
<thead>
<tr>
<th>TIF Revenues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $1,994,565.00
- Amount on Hand: $1,994,565.00

#### Economic Activity Taxes:
- Total received since inception: $2,203.00
- Amount on Hand: $0.00

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $6,000,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

#### 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: 14
**St. Louis**


<table>
<thead>
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<th>St. Louis</th>
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<tbody>
<tr>
<td>Contact Phone:</td>
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<tr>
<td>Developer(s):</td>
<td>Orchard Development Group</td>
</tr>
<tr>
<td>Senate District</td>
<td>5</td>
</tr>
<tr>
<td>House District</td>
<td>63</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>8/1/2005</td>
</tr>
</tbody>
</table>

**Plan Description:**

The project consists of the conversion of a seven-story building into 168 residential units, commercial space and parking.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>125</td>
<td>35</td>
</tr>
</tbody>
</table>

**Number of Retained Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $168,411.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,445,797.00 Amount on Hand: $1,445,797.00

Economic Activity Taxes:
Total received since inception: $865,001.00 Amount on Hand: $29,675.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $3,700,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 12
St. Louis

Fashion Square Lofts-1301 Washington Ave. (352-37)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Fashion Square, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 7/1/2003

Plan Description:
Renovate existing eleven story structure for 122,400 s/f of residential use 96 apartments and approximately 48,600 s/f of commercial and retail uses.

Plan/Project Status: Fully-Operational
Area Type: Blight

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

Number of New Jobs:
Projected: 30  Actual to Date: 30

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis
Gaslight Square East-41xx Olive St. (352-51)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $45,102.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,107,255.00
Amount on Hand: $1,107,255.00

Economic Activity Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $1,500,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

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: 13
**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, L.L.C.  
Senate District: 4  
House District: 58  
Original Date Plan/Project Approved: 12/1/2004

Plan Description:
Construct public improvements to support construction of 44 townhouses and a lot for a condominium development in addition to two buildings for later development.

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

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

Number of Retained Jobs:
Projected: 0  
Actual to Date: 0
St. Louis
Georgian Square (352-36 RPA 2)

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $1,217.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $188,548.00
Amount on Hand: $188,548.00

Economic Activity Taxes:
Total received since inception: $402,800.00
Amount on Hand: $186.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $7,100,000.00
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: $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: 17
Georgian Square (352-36 RPA 2)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Chris Goodson
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 7/1/2003

Plan Description:
Rehabilitation of the outbuildings, i.e., power plant, laundry building of the former City Hospital

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$3,964.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $208,312.00  
  **Amount on Hand:** $208,312.00

#### Economic Activity Taxes:

- **Total received since inception:** $311,861.00  
  **Amount on Hand:** $1,044.00

#### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $12,200,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**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: 16
St. Louis

Georgian Square (352-36 RPA 3)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Gilded AgeKomen Properties
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 7/1/2003
Plan Description:
Construction of new retail

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 30  Actual to Date: 30

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

| Current Amount of Revenue in Special Allocation | $42,035.00 | As of: | 1/1/2014 |

### Payments in Lieu of Taxes:

| Total received since inception: | $465,304.00 | Amount on Hand: | $465,304.00 |

### Economic Activity Taxes:

| Total received since inception: | $357,683.00 | Amount on Hand: | $7,235.00 |

### 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: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**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:

- 12
St. Louis

Grace Lofts-1324 Washington Ave. (352-28)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): McGowan Brothers Development, L.L.C.
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 2/1/2003

Plan Description:
Adaptive reuse of eight story 60,000 s/f building for 24 loft apartments plus first and second floor commercial.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project 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: 76  Actual to Date: 60

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis**

**Grand Center (352-20)**

**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$2,151,734.00</td>
<td>1/1/2014</td>
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</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$6,345,061.00</td>
<td>Amount on Hand: $6,345,061.00</td>
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</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$7,730,472.00</td>
<td>Amount on Hand: $921.00</td>
</tr>
</tbody>
</table>

**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:** $0.00
- **Other:** $0.00

**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:** 11
**St. Louis**

**Grand Center (352-20)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Grand Center, Inc.  
Senate District: 5  
House District: 58  

**Original Date Plan/Project Approved:** 12/1/2002

**Plan Description:**
A TIF Deistrict to engage some 20-30 interrelated arts, entertainment, commercial, and residential projects. The project support the City's performing arts center connecting Downtown with the Central West End.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

- **Projected:** 3900  
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$54,647.00</td>
</tr>
<tr>
<td>As of</td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $1,796,841.00
- Amount on Hand: $1,796,841.00

### Economic Activity Taxes:

- Total received since inception: $3,136,956.00
- Amount on Hand: $53,779.00

### 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: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $4,049,000.00

**Anticipated TOTAL Project Costs:** $1,820,000.00

### Financing Method:

- TIF Notes

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 10
St. Louis
Gravois Plaza (352-13)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Kimco Realty Corp.
Senate District: 5
House District: 67
Original Date Plan/Project Approved: 11/1/2001

Plan Description:
Demolition of existing Gravois Plaza. Reconstruct shopping mall anchored by 125,000 s/f Shop 'n' Save supermarket with adjacent retail ships. New mall replaces aging shopping center suffering from excessive vacancies. New center will create jobs, increase real estate values, promote sales and other economic activity taxes, and help to stabilize the neighborhood.

Plan/Project Status: 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: 120  Actual to Date: 200

Number of Retained Jobs:
Projected: 102  Actual to Date: 102
**St. Louis**

**Hampton Inn @ the Highlands (352-38)**

**TIF Revenues**

Current Amount of Revenue in Special Allocation $18,270.00
As of: 1/1/2014

**Payments in Lieu of Taxes:**

Payments in Lieu of Taxes: Total received since inception: $1,809,791.00
Amount on Hand: $1,809,791.00

**Economic Activity Taxes:**

Economic Activity Taxes: Total received since inception: $0.00
Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: $2,400,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,400,000.00

**Anticipated TOTAL Project Costs:**

Anticipated TOTAL Project Costs: $14,036,000.00

**Financing Method:**

TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 13
**St. Louis**

*Hampton Inn @ the Highlands (352-38)*

- **Contact Agency:** St. Louis
- **Contact Phone:** 314-657-3732
- **Developer(s):** Hampton Hotel, L.L.C.
- **Senate District:** 4
- **House District:** 64
- **Original Date Plan/Project Approved:** 3/1/2004

**Plan Description:**
Construction of a 118 room hotel on vacant land.

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

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**
- **Projected:** 50
- **Actual to Date:** 178

**Number of Retained Jobs:**
- **Projected:** 0
- **Actual to Date:** 0
St. Louis
Lafayette Square Historic District (352-14)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $82,543.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $2,319,002.00 Amount on Hand: $2,319,002.00

Economic Activity Taxes:
Total received since inception: $2,079,417.00 Amount on Hand: $0.00

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: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
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: 10
St. Louis

Lafayette Square Historic District (352-14)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Near Southside Improvement Corp
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2001

Plan Description:
Implement Lafayette Square Neighborhood Plan by restoring vacant buildings and sites improving access, circulation and parking make basic improvements to the streets, sidewalks, and parks and improving neighborhood services and amenities.

Plan/Project Status: Fully-Operational
Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 350  Actual to Date: 300

Number of Retained Jobs:
Projected: 75  Actual to Date: 75
St. Louis
Loop Hotel (352-80A)

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $71,131.00

Payments in Lieu of Taxes:
Total received since inception: $677,545.00  Amount on Hand: $677,545.00

Economic Activity Taxes:
Total received since inception: $392,229.00  Amount on Hand: $3,020.00

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: $0.00
Other: $0.00
Other: $0.00

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: 15
St. Louis

Loop Hotel (352-80A)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Loop Hotel, L.L.C.
Senate District: 4
House District: 57
Original Date Plan/Project Approved: 1/1/2006

Plan Description:
Construction of 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: 65  Actual to Date: 65

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis

Louderman Building (352-25)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $1,651.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,100,696.00
Amount on Hand: $1,100,696.00

Economic Activity Taxes:
Total received since inception: $532,511.00
Amount on Hand: $904.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $2,400,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 11
St. Louis

Louderman Building (352-25)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Louderman Building, L.L.C.
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 12/1/2002

Plan Description:
Adaptive reuse of multi-level office building for condo, 3 floors of office, ground floor retail plus parking.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project 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: 137  Actual to Date: 85

Number of Retained Jobs:

Projected: 5  Actual to Date: 5
**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2014

**Payments in Lieu of Taxes:**

- Total received since inception: $257,409.00  Amount on Hand: $257,409.00

**Economic Activity Taxes:**

- Total received since inception: $132,816.00  Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $850,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 15
**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:** 58
- **Original Date Plan/Project Approved:** 3/1/2006

**Plan Description:**

The plan calls for rehabbing two buildings in downtown St. Louis into first floor retail and condos in the upper floors.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

- **Projected:** 52
- **Actual to Date:** 60

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
St. Louis
Marquette Building-413-27 Olive St. (352-57)

## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$45,305.00</td>
<td>1/1/2014</td>
</tr>
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### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,704,250.00</td>
<td>$1,704,250.00</td>
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### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$83,645.00</td>
<td>$1,776.00</td>
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### Anticipated TIF Reimbursable Costs:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$4,000,000.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
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</tr>
<tr>
<td>Project Implementation Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
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<td>Other</td>
<td>$0.00</td>
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<tr>
<td>Other</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
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### Anticipated TOTAL Project Costs:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td></td>
<td>$54,000,000.00</td>
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</table>

### Financing Method:

- TIF Notes

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 13
**St. Louis**

**Marquette Building-413-27 Olive St. (352-57)**

- **Contact Agency:** St. Louis
- **Contact Phone:** 314-657-3732
- **Developer(s):** TLG Marquette, L.L.C.
- **Senate District:** 5
- **House District:** 63
- **Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**

In 2014, apartment 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.

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

**Number of New Jobs:**

Projected: 81  
Actual to Date: 81

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$921.00</th>
<th>As of: 1/1/2014</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $763,280.00
- Amount on Hand: $763,280.00

### Economic Activity Taxes:

- Total received since inception: $3,033.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $4,000,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- 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: 13
St. Louis
Maryland Plaza North (352-7p1)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Rothschild Development, LTD
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 8/1/2004

Plan Description:
Renovation of seven townhomes on 14 lots into approximately 20 condominiums.

Plan/Project Status: Fully-Operational
Area Type: 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: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$1,743.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

| Total received since inception: | $1,148,183.00 | Amount on Hand: | $1,148,183.00 |

**Economic Activity Taxes:**

| Total received since inception: | $937,569.00 | Amount on Hand: | $1,743.00 |

**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: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $4,850,000.00

**Anticipated TOTAL Project Costs:** $20,571,935.00

**Financing Method:**

- TIF Notes
St. Louis

Maryland Plaza South (352-7p2)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Kolar Properties, Inc.
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 8/1/2004

Plan Description:
Redevelopment of former Saks Store and Medical Arts Building and Greenberg Gallery into commercial and retail/office use.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>As of:</th>
<th>Amount on Hand:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>1/1/2014</td>
<td>$182.00</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $287,266.00
- **Amount on Hand:** $287,266.00

#### Economic Activity Taxes:

- **Total received since inception:** $0.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $825,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

- **Total Anticipated TIF Reimbursable Project Costs:** $825,000.00

### Anticipated TOTAL Project Costs:

- **Total Anticipated TIF Reimbursable 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:

- **14**
**St. Louis**

**Mississippi Place-1602-26 Mississippi Ave. (352-56)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-657-3732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Gilded Age Renovation, L.L.C.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>63</td>
</tr>
</tbody>
</table>

| 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

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
St. Louis
Old Post Office Building (352-15)

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

- Total received since inception: $1,082,018.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $6,655,220.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**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: 11
**St. Louis**

**Old Post Office Building (352-15)**

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Old Post Office Developers, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 7/1/2007

Plan Description:
Renovation of 5-level, 242,000 s/f Old Post Office, acquired from GSA and developed for office and retail, including the Missouri Court of Appeals and Webster University.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
- Projected: 300
- Actual to Date: 330

Number of Retained Jobs:
- Projected: 0
- Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $66.00 As of: 1/1/2014

Payments in Lieu of Taxes:
  Total received since inception: $158,212.00 Amount on Hand: $158,212.00

Economic Activity Taxes:
  Total received since inception: $129,179.00 Amount on Hand: $66.00

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: $0.00
  Other: $0.00
  Other: $0.00
  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: 17
St.Louis

1001 Locust (352-108)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Kinloch LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 7/1/2008

Plan/Project Status: Fully-Operational
Area Type: Blight

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

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

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

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $308,844.00
Amount on Hand: $308,844.00

Economic Activity Taxes:
Total received since inception: $100,922.00
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
- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 19

Total Anticipated TIF Reimbursable Project Costs: $2,350,000.00

Anticipated TOTAL Project Costs: $11,750,583.00

Financing Method:
- TIF Notes
St.Louis
1111 Olive (352-127)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Infomedia, Inc.
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 3/1/2010

Plan Description:
The mixed-use development on .56 acres includes the renovation of a five-story structure originally used to house the Post-Dispatch printing presses, and more recently used by KSDK and the United Way. It is anticipated it will be used for approximately 7,900 sq. ft. of first floor retail, 77,000 sq. ft of office and 10,000 sq. ft. of storage.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 80  Actual to Date: 80

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

Current Amount of Revenue in Special Allocation Fund: $815.00  As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $160,396.00  Amount on Hand: $160,396.00

Economic Activity Taxes:
Total received since inception: $950,474.00  Amount on Hand: $815.00

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: $0.00
- Other: $0.00

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: 18
St.Louis

1225 Washington (352-122)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): McGowan Brothers Development
Senate District: 4
House District: 54

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

Plan Description:
The project will involve the rehabilitation of approx. 45 residential apts., featuring high-end amenities and design elements. Unit size is anticipated to average approx. 1,050 s/f in size, renting for an ave. price of .90 per s/f 940 per month. Additionally, this project seeks to rehabilitate 11,800 s/f for mixed commercial activity an restaurant/bar or chain retailer is expected to occupy this space for an ave. rent of 26 per s/f

Plan/Project Status: Fully-Operational
Area Type: Blight

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

Number of New Jobs:
Projected: 115  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**TIF Revenues**

**Current Amount of Revenue in Special Allocation Fund:**
- **$27,978.00**
- **As of:** 1/1/2014

**Payments in Lieu of Taxes:**
- **Total received since inception:** $22,368.00
- **Amount on Hand:** $22,368.00

**Economic Activity Taxes:**
- **Total received since inception:** $35,610.00
- **Amount on Hand:** $5,610.00

**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:** $0.00
- **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:** 20
**St.Louis**

**1449-1601 S. Jefferson (352-132)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St.Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-657-3732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Green Street Development Group, LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>63</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>12/1/2011</td>
</tr>
</tbody>
</table>

**Plan Description:**
Renovate 47,000 s/f commercial building for new tenants and construct a new 5,000-8,000 s/f commercial building on out lot.

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

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- Projected: 76
- Actual to Date: 50

**Number of Retained Jobs:**
- Projected: 0
- Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

#### 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: | $500,000.00 |
| Property Acquisition and Relocation Costs: | $0.00 |
| Project Implementation Costs: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |
| Total Anticipated TIF Reimbursable Project Costs: | $500,000.00 |

#### Anticipated TOTAL Project Costs:

$10,271,105.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 17
St. Louis

1900 Washington (352-107)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): 1900 Retail Partners LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 6/1/2008

Plan Description:
The project is to rehabilitate the existing commercial building into approximately 26 residential units and approximately 8,000 s/f of commercial space.

Plan/Project Status: District Dissolved
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
  Projected: 28  Actual to Date: 0

Number of Retained Jobs:
  Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$38,246.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $155,711.00
- Amount on Hand: $155,711.00

### Economic Activity Taxes:
- Total received since inception: $151,306.00
- Amount on Hand: $0.00

### 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: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $1,400,000.00

**Anticipated TOTAL Project Costs:** $8,756,326.00

### Financing Method:
- TIF Notes

### Estimated Number of Years to Retirement:
- Original estimated number to retirement: 23
- Current anticipated estimated number of years to retirement: 16
St.Louis

1910 Locust (352-102)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): 1891 Locust, LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 12/1/2007

Plan Description:
The project consist of the renovation and rehabilitation of the building located on 1910 Locust for the relocation of Paradowski Creative. Paradowski Creative will occupy about 24,532 s/f and the rest of the 4,623 s/f will be used for retail and restaurant space, which will most likely be used for a coffee house and will be rented at 14 per s/f.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 35  Actual to Date: 35

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $0.00  
As of: 1/1/2014

**Payments in Lieu of Taxes:**
- Total received since inception: $233,579.00  
  Amount on Hand: $233,579.00

**Economic Activity Taxes:**
- Total received since inception: $29,425.00  
  Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $1,000,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**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: 15
St. Louis

2200 Gravois (352-85)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): 2200 Gravois, LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 8/1/2006

Plan Description:
Rehabilitation of a historic structure into mixed use commercial and residential uses.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

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

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

Current Amount of Revenue in Special Allocation Fund: $13.00

Payments in Lieu of Taxes:

Total received since inception: $16,304.00
Amount on Hand: $16,304.00

Economic Activity Taxes:

Total received since inception: $8,424.00
Amount on Hand: $13.00

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: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

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: 20
**St.Louis**

**2727 Washington (352-133)**

<table>
<thead>
<tr>
<th>Contact Agency</th>
<th>St.Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone</td>
<td>314-657-3732</td>
</tr>
<tr>
<td>Developer(s)</td>
<td>Birch LLC</td>
</tr>
<tr>
<td>Senate District</td>
<td>5</td>
</tr>
<tr>
<td>House District</td>
<td>63</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved</td>
<td>1/1/2012</td>
</tr>
</tbody>
</table>

**Plan Description:**
Rehabilitate unoccupied two story 13,000 s/f building for use as a V.A. Medical Clinic.

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

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- **Projected:** 32  
- **Actual to Date:** 0

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $155.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $150,385.00
Amount on Hand: $150,385.00

Economic Activity Taxes:
Total received since inception: $55,904.00
Amount on Hand: $155.00

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: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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: 17
**St.Louis**

**3693 Forest Park (352-115)**

*Contact Agency:* St.Louis  
*Contact Phone:* 314-657-3732  
*Developer(s):* McGowan Brothers Management Corporation, LLC  
*Senate District:* 4  
*House District:* 54  

**Original Date Plan/Project Approved:** 12/1/2008

**Plan Description:**

Project consists of the rehabilitation of building into a mix of residential apts. 2nd and 3rd flrs. and commercial/retail space with parking on the ground fl. The residential component consists of 48 residential apts., where each apt. is approx. 1,125 s/f at 1,350/ mo. Retail space will consists of approx. 6,000 s/f, renting at 12 per s/f, or 6,000/mo of total potential revenue. Site also provides 48 parking spaces located on ground fl.

**Plan/Project 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:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
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</thead>
<tbody>
<tr>
<td>20</td>
<td>20</td>
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</table>

**Number of Retained Jobs:**

<table>
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<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
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<tbody>
<tr>
<td>0</td>
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</table>
### St. Louis

#### 374 South Grand (352-113)

**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$29,394.00</td>
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**Payments in Lieu of Taxes:**

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<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$842,037.00</td>
<td>$842,037.00</td>
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**Economic Activity Taxes:**

<table>
<thead>
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<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$11,571.00</td>
<td>$18.00</td>
</tr>
</tbody>
</table>

**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: $0.00
- Other: $0.00

**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:** 17
St. Louis

374 South Grand (352-113)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Union Square Enterprises, LLC
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 12/1/2008

Plan Description:
The redevelopment project proposes the rehabilitation of the building into a mix of residential units and commercial space. This will include 129 student housing units with a total of 298 beds 1,2,3 bedroom types, and 7,200 s/f of commercial space for dining and coffee shops. The building will house 380 parking spaces beneath the project, which will include 100 for public use.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 22 Actual to Date: 20

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
St.Louis 4100 Forest Park (352-86)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $13,901.00  As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,583,186.00  Amount on Hand: $1,583,186.00

Economic Activity Taxes:
Total received since inception: $44,090.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $6,036,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
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: 15
### St. Louis

**4100 Forest Park (352-86)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-657-3732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Acme Developer, LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>58</td>
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</tbody>
</table>

**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:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>125</td>
<td>86</td>
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</table>

**Number of Retained Jobs:**

<table>
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<tr>
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<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
# TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2014

## Payments in Lieu of Taxes:
- Total received since inception: $39,200.00
- Amount on Hand: $39,200.00

## Economic Activity Taxes:
- Total received since inception: $7,088.00
- Amount on Hand: $0.00

## Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $367,640.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $367,640.00

## Anticipated TOTAL Project Costs:
- $2,394,283.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 19
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

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

Current Amount of Revenue in Special Allocation Fund: $40,935.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $167,132.00 Amount on Hand: $167,132.00

Economic Activity Taxes:
Total received since inception: $106,965.00 Amount on Hand: $0.00

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: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,320,000.00

Anticipated TOTAL Project Costs: $6,395,500.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 17
**St.Louis**

**4900 Manchester (352-112)**

- **Contact Agency:** St.Louis
- **Contact Phone:** 314-657-3732
- **Developer(s):** BDG Reality, LLC
- **Senate District:** 4
- **House District:** 54
- **Original Date Plan/Project Approved:** 11/1/2008

**Plan Description:**

Construction of a 6.39 million, 50,000 s/f commercial property, includes St. Louis Science Center in addition to maintaining a headquarters for Boxes, Inc. Public benefit is to eliminate blight through the construction of a new building.

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

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

- **Projected:** 75
- **Actual to Date:** 50

**Number of Retained Jobs:**

- **Projected:** 140
- **Actual to Date:** 140
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $315,495.00
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $3,010,365.00
Amount on Hand: $3,010,365.00

Economic Activity Taxes:
Total received since inception: $14,203.00
Amount on Hand: $163,733.00

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
- Total Anticipated TIF Reimbursable Project Costs: $30,600,000.00
- Anticipated TOTAL Project Costs: $109,906,221.00

Financing Method:
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 15
**St.Louis**

**600 Washington Ave.-St.Louis Centre (352-88)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St.Louis</th>
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</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-657-3732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Spinnaker Corporation</td>
</tr>
<tr>
<td></td>
<td>Environmental Operations</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>58</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>8/1/2006</td>
</tr>
</tbody>
</table>

**Plan Description:**

The plan calls for converting the old St. Louis Centre Mall into a parking structure with retail on the first floor. The existing bridges that radiate our from the mall and tower will be removed. The plan also calls for the renovation of the One City Centre office tower and renaming it to 600 Washington.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

- **Projected:** 0
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$46,589.00</td>
<td></td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $46,589.00
- **Amount on Hand:** $46,589.00

### Economic Activity Taxes:

- **Total received since inception:** $0.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $4,227,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $4,227,000.00

### Anticipated TOTAL Project Costs:

- **Total Anticipated TIF Reimbursable Project Costs:** $4,227,000.00
- **Anticipated TOTAL Project Costs:** $32,855,633.00

### Financing Method:

- **TIF Notes**

### Estimated Years to Retirement:

- **Original estimated number of years to retirement:** 23
- **Current anticipated estimated number of years to retirement:** 17
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: 110
- Actual to Date: 0

Number of Retained Jobs:
- Projected: 0
- Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $147,026.00  As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $2,230,029.00  Amount on Hand: $2,230,029.00

Economic Activity Taxes:
Total received since inception: $598,733.00  Amount on Hand: $21,751.00

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: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

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: 15
**St.Louis**

**Ballpark Lofts (352-84)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St.Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-657-3732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Ballpark Lofts I, LLCBpL, LLCBpL III, LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>58</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>8/1/2006</td>
</tr>
</tbody>
</table>

**Plan Description:**
Rehabilitate 3 historic 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: 400
- Actual to Date: 50

**Number of Retained Jobs:**
- Projected: 0
- Actual to Date: 0
**St.Louis**

**Carondelet Coke (352-140)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$0.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

#### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$0.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### 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:**

<table>
<thead>
<tr>
<th>Total Anticipated TIF Reimbursable Project Costs:</th>
<th>$7,000,000.00</th>
</tr>
</thead>
</table>

### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Anticipated TOTAL Project Costs:</th>
<th>$68,675,000.00</th>
</tr>
</thead>
</table>

#### Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21
### St.Louis

#### Carondelet Coke (352-140)

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St.Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-657-3732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Green Street Developer, LLC.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>93</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>2/1/2013</td>
</tr>
</tbody>
</table>

#### Plan Description:

After brownfield clean-up of industrial site, a new access road will be constructed east of S. Broadway and some 650,000 s/f of new LEED-certified industrial/commercial buildings will be constructed by both rail and river.

#### Plan/Project Status:

Starting-Up

#### Area Type:

Blight

#### But for Determination:

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

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

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

Project required parcel assembly and/or relocation costs.

#### Number of New Jobs:

- **Projected:** 900
- **Actual to Date:** 0

#### Number of Retained Jobs:

- **Projected:** 0
- **Actual to Date:** 0
**St.Louis**  
*Carondelet South-District #1 (352-110a)*

## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$61,968.00</td>
<td>1/1/2014</td>
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### Payments in Lieu of Taxes:

<table>
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<th>Description</th>
<th>Amount</th>
<th>Hand on</th>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$285,665.00</td>
<td>$285,665.00</td>
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### Economic Activity Taxes:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
<th>Hand on</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$38,305.00</td>
<td>$100.00</td>
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</tbody>
</table>

### 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:** $0.00  
- **Other:** $0.00  

**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:** 17
St. Louis

Carondelet South-District #1 (352-110a)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Steins Broadway, Inc.
Senate District: 5
House District: 58

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

Plan Description:
The project consists of the rehabilitation of a former Coca-Cola syrup manufacturing plant at 8125 Michigan Ave. into approximately 78 market-rate apartments and 22,200 s/f of commercial space, and construction on vacant land of approximately 16 residential units.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:
Projected: 110  Actual to Date: 50

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

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $20,531.00  Amount on Hand: $20,531.00

Economic Activity Taxes:
Total received since inception: $22,745.00  Amount on Hand: $0.00

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: $0.00
- Other: $0.00
- Other: $0.00

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: 17
St. Louis

Carondelet South-District #2 (352-110b)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Steins Broadway, Inc.
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 7/1/2008

Plan Description:
The project consists of the rehabilitation of the former Carondelet School into classroom and meeting room use for Grace Hill Community Center

Plan/Project Status: Fully-Operational
Area Type: Blight

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

Number of New Jobs:
Projected: 10  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 10
**St. Louis**  
**Carondelet South-District #3 (352-110c)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
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**Payments in Lieu of Taxes:**

<table>
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<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Total received since inception:</td>
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**Economic Activity Taxes:**

<table>
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<tr>
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<tbody>
<tr>
<td>Total received since inception:</td>
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### Anticipated TIF Reimbursable Costs:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$2,195,644.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs:</td>
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<tr>
<td>Project Implementation Costs:</td>
<td>$0.00</td>
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<tr>
<td>Other:</td>
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<td>Other:</td>
<td>$0.00</td>
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<tr>
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</table>

**Total Anticipated TIF Reimbursable Project Costs:** $2,195,644.00

**Anticipated TOTAL Project Costs:** $14,897,500.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 17
**St. Louis**

*Carondelet South-District #3 (352-110c)*

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Steins Broadway

Senate District: 5

House District: 58

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

Plan Description:

The project consists of the rehabilitation of approximately 9 market-rate apartments, approximately 18,000s/f commercial space and the construction of approximately 124 market rate apartments.

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: 90  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: $24,931.00
Amount on Hand: $24,931.00

Economic Activity Taxes:

Total received since inception: $2,953.00
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: $0.00
Other: $0.00
Other: $0.00

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: 17
St. Louis

Carondelet South-District #4 (352-110d)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Steins Broadway, Inc.
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 7/1/2008

Plan Description:
The project consists of the rehabilitation of the property into approximately 8 market-rate apartments and approximately 8,520 s/f of commercial space.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 24  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### St. Louis

#### Chouteau Crossing (352-118)

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $253,447.00
- Amount on Hand: $253,447.00

**Economic Activity Taxes:**

- Total received since inception: $5,565.00
- Amount on Hand: $0.00

**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: $0.00
- Other: $0.00
- Other: $0.00

**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:** 18
**St.Louis**

**Chouteau Crossing (352-118)**

Contact Agency: St.Louis  
Contact Phone: 314-657-3732  
Developer(s): Green Street Properties, LLC  
Senate District: 4  
House District: 54  
Original Date Plan/Project Approved: 2/1/2009  

Plan Description:
2303 Papin will result in 120,000 square feet of LEED-certified commercial-flex space including office and warehousing. 2602 Papin will provide approx. 5,000 square feet of retail space.

Plan/Project Status: Fully-Operational  
Area Type: Blight  

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
- Projected: 170  
  Actual to Date: 170

Number of Retained Jobs:
- Projected: 0  
  Actual to Date: 0
### St. Louis

#### Euclid/Buckingham Garage (352-81)

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

| Total received since inception | $976,611.00 | Amount on Hand | $976,611.00 |

**Economic Activity Taxes:**

| Total received since inception | $259,545.00 | Amount on Hand | $0.00 |

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $2,000,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $2,000,000.00

**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:** 15
St.Louis

Euclid/Buckingham Garage (352-81)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Treasurer, City of St. Louis
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 3/1/2006

Plan Description:
Construction of a parking garage with 130-140 parking spaces. The development also includes 45 loft style residential condominium units above the garage and approximately 6100 s/f street level retail space, but they will not be TIF assisted.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:

Number of New Jobs:
Projected: 3 Actual to Date: 20

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

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$808.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

Payments in Lieu of Taxes:

- Total received since inception: $139,657.00  
  Amount on Hand: $139,657.00

Economic Activity Taxes:

- Total received since inception: $9,172.00  
  Amount on Hand: $0.00

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: $0.00
- Other: $0.00
- Other: $0.00

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: 18
**St.Louis**

**Ford Building (352-121)**

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Blue Shutters Development
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 2/1/2009

Plan Description:
This project has created approx. 6,000 square feet of first floor retail space. Floors 2-14 have been rehabilitated into three two-bedroom units on each floor. Monthly rents for residential units average approx. 1,050 per month. Commercial space is designed to capture 18 per square foot.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
- Projected: 18
- Actual to Date: 0

Number of Retained Jobs:
- Projected: 0
- Actual to Date: 0
# TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2014

<table>
<thead>
<tr>
<th>Payments in Lieu of Taxes:</th>
<th>Total received since inception: $600,667.00</th>
<th>Amount on Hand: $600,667.00</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Economic Activity Taxes:</th>
<th>Total received since inception: $37,543.00</th>
<th>Amount on Hand: $0.00</th>
</tr>
</thead>
</table>

## 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:** $0.00
- **Other:** $0.00

**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: 15
**St.Louis**


- **Contact Agency:** St.Louis
- **Contact Phone:** 314-657-3732
- **Developer(s):** The George E. Walsh Building
- **Senate District:** 5
- **House District:** 58
- **Original Date Plan/Project Approved:** 2/1/2007

**Plan Description:**
Renovate the Tudor Building into first floor retail and second floor residential condominiums.

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

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- **Projected:** 100
- **Actual to Date:** 0

**Number of Retained Jobs:**
- **Projected:** 0
- **Actual to Date:** 0
**St.Louis**

**Grand & Shenandoah (352-94)**

---

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**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: $2,500,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $2,500,000.00

**Anticipated TOTAL Project Costs:** $7,053,437.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 16
**St.Louis**

**Grand & Shenandoah (352-94)**

- **Contact Agency:** St.Louis
- **Contact Phone:** 314-657-3732
- **Developer(s):** First & Main Properties, LLC
- **Senate District:** 5
- **House District:** 58
- **Original Date Plan/Project Approved:** 2/1/2007

**Plan Description:**

The project will involve construction a new mixed-use commercial building with 14,000 s/f of retail space, and 16,000 s/f of office space. The second part of the project calls for the rehabilitation of the Pelican Building on the site into retail space.

**Plan/Project Status:** 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:** 125
- **Actual to Date:** 0

**Number of Retained Jobs:**
- **Projected:** 0
- **Actual to Date:** 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $133,627.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $131,240.00 Amount on Hand: $131,240.00

Economic Activity Taxes:
Total received since inception: $2,387.00 Amount on Hand: $2,387.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $8,750,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $8,750,000.00

Anticipated TOTAL Project Costs: $80,133,007.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 15
**St.Louis**

**Jefferson Arms-401-15 N. Tucker (352-87)**

Contact Agency: St.Louis  
Contact Phone: 314-657-3732  
Developer(s): unavailable  
Senate District: 5  
House District: 58  
Original Date Plan/Project Approved: 8/1/2006  

Plan Description:  
Rehabilitate the existing residential structure into a mixed-use structure.

Plan/Project Status: 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: 400  
Actual to Date: 0

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$38,172.00</th>
<th>Amount on Hand:</th>
<th>$38,172.00</th>
</tr>
</thead>
</table>

#### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$153.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $2,142,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $2,142,000.00

**Anticipated TOTAL Project Costs:** $11,722,084.00

**Financing Method:**
- TIF Notes

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 17
**St.Louis**

**Laclede Power House (352-101)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St.Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-657-3732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Metropolitan Development - Laclede Power House, LL</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>58</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>2/1/2008</td>
</tr>
</tbody>
</table>

**Plan Description:**

The project consists of the renovation of the four-story structure of approximately 74,825 s/f which will include a first floor commercial/entertainment venue as well as remain the trailhead for the TrailNet North Riverfront bike trail.

**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:** 150  
  - **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0  
  - **Actual to Date:** 0
**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $14,352.00 As of: 1/1/2014

**Payments in Lieu of Taxes:**
- Total received since inception: $14,352.00
- Amount on Hand: $14,352.00

**Economic Activity Taxes:**
- Total received since inception: $0.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $1,200,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $1,200,000.00

**Anticipated TOTAL Project Costs:** $6,609,000.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 17
**St.Louis**

**LaSalle Building (352-111)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St.Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-657-3732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>LaSalle Development LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>58</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>7/1/2008</td>
</tr>
</tbody>
</table>

**Plan Description:**
The project consists of the rehabilitation of a 13-story building into approximately 1,750 s/f of retail space on the first floor and approximately 30,250 s/f of office space on floors 2-13.

**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: 127
- Actual to Date: 0

**Number of Retained Jobs:**
- Projected: 0
- Actual to Date: 0
### St. Louis

**Leather Trades Building-1600 Locust St. (352-99)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $65,624.00  
  - Amount on Hand: $65,624.00

#### Economic Activity Taxes:

- Total received since inception: $4,955.00  
  - Amount on Hand: $0.00

### 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: $0.00
- Other: $0.00
- Other: $0.00

#### 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:** 16
Plan Description:
The plan calls for rehabilitating the former warehouse into commercial and residential uses. The project calls for 86 artists lofts residential units with the first floor being reserved for commercial.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 20  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### St. Louis Magnolia-Thurman (352-103)

#### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$12,909.00</td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $103,525.00
- **Amount on Hand:** $103,525.00

#### Economic Activity Taxes:

- **Total received since inception:** $3,105.00
- **Amount on Hand:** $0.00

#### 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:** $0.00
- **Other:** $0.00
- **Other:** $0.00

- **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:** 17
**St.Louis**

*Magnolia-Thurman (352-103)*

**Contact Agency:** St.Louis  
**Contact Phone:** 314-657-3732  
**Developer(s):** Paramount Property Development, LLC  
**Senate District:** 5  
**House District:** 58  
**Original Date Plan/Project Approved:** 4/1/2008

**Plan Description:**

The project is to renovate and rehabilitate the building and adjacent lot into approximately 24 residential condominium units and related parking.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Blight  
**But for Determination:**

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

**Number of New Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$126,517.00</td>
<td>1/1/2014</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $124,751.00
- Amount on Hand: $124,751.00

#### Economic Activity Taxes:
- Total received since inception: $46,156.00
- Amount on Hand: $1,766.00

#### 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: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- **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: 18
St. Louis

Midtown Lofts (352-116)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Midtown, LLC
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 2/1/2009

Plan Description:
Project proposes renovation of properties into a variety of residential, office, and commercial uses. Included as part of the plan, developer will provide 10,373 s/f of commercial space and 7,015 s/f of residential space.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 58  Actual to Date: 30

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### St. Louis

#### N. Broadway Carrie (352-130)

<table>
<thead>
<tr>
<th>TIF Revenues</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Amount of Revenue in Special Allocation Fund:</strong></td>
<td>$10,327.00</td>
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<tr>
<td><strong>As of:</strong></td>
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<tr>
<th>Payments in Lieu of Taxes:</th>
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<tbody>
<tr>
<td><strong>Total received since inception:</strong></td>
<td>$10,327.00</td>
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<td><strong>Amount on Hand:</strong></td>
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<table>
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<tr>
<th>Economic Activity Taxes:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total received since inception:</strong></td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Amount on Hand:</strong></td>
<td>$0.00</td>
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<table>
<thead>
<tr>
<th>Anticipated TIF Reimbursable Costs:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public Infrastructure/Site Development Costs:</strong></td>
<td>$3,500,000.00</td>
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<tr>
<td><strong>Property Acquisition and Relocation Costs:</strong></td>
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<td><strong>Project Implementation Costs:</strong></td>
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<td><strong>Total Anticipated TIF Reimbursable Project Costs:</strong></td>
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<tr>
<th>Anticipated TOTAL Project Costs:</th>
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<tbody>
<tr>
<td><strong>Total Anticipated TIF Reimbursable Project Costs:</strong></td>
<td>$3,500,000.00</td>
</tr>
<tr>
<td><strong>Anticipated TOTAL Project Costs:</strong></td>
<td>$13,216,000.00</td>
</tr>
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</table>

**Financing Method:**
- TIF Notes

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 20
St. Louis

N. Broadway Carrie (352-130)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Broadway Carrie TIF, Inc.
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 2/1/2011

Plan Description:
Assemble and clear multiple parcels and develop commercial uses

Plan/Project Status: 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: 90  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis

Nadira Place (352-104)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2014

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: $2,175,000.00

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: $2,175,000.00

Anticipated TOTAL Project Costs: $8,249,978.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16
St. Louis

Nadira Place (352-104)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Kwame Building Group Inc.
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 12/1/2007

Plan Description:
The project will be to construct a new, seven-story multi-use building. The development will consist of 24,000 s/f of residential space, 3,000 s/f of retail and 9,000 s/f of off street parking.

Plan/Project Status: District Dissolved
Area Type: Blight
But for Determination:

Number of New Jobs:
Projected: 108  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

### 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:** $2,850,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $2,450,000.00
- **Other:** $100,000.00
- **Other:** $300,000.00
- **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: 21
St. Louis

Northeast Hampton/Berthold (32-138)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Northeast Hampton Berthold TIF, Inc.
Senate District: 4
House District: 77
Original Date Plan/Project Approved: 1/1/2013

Plan Description:
Demolish unoccupied TV station and construct Tri-Star Mercedes Dealership.

Plan/Project Status: 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: 60  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

| Current Amount of Revenue in Special Allocation | $293,433.00 | As of: | 1/1/2014 |

### Payments in Lieu of Taxes:
- **Total received since inception:** $34,817.00
- **Amount on Hand:** $34,817.00

### Economic Activity Taxes:
- **Total received since inception:** $258,616.00
- **Amount on Hand:** $258,616.00

### 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:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $390,648,325.00

**Anticipated TOTAL Project Costs:** $8,153,965,758.00

**Financing Method:**
- **TIF Notes**

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 22
St. Louis

Northside Regeneration (352-126)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Northside Regeneration, LLC
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 11/1/2009

Plan Description:
Projects are located immediately north of downtown St. Louis, containing 4,634 parcels, and comprising approximately 1,112 acres of land. In total, developer proposes the construction of 4.5 million square feet of office and business space, 1 million square feet of retail and entertainment space, 2,200 new single family homes and approximately 7,800 apartments and condominiums. In addition, approximately 170 residential units are to be cre

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: 65245  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# Ste. Genevieve

## Redevelopment plan for the Downtown Ste. Genevieve

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of: 1/1/2014</th>
</tr>
</thead>
</table>

### 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:** $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:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $24,368,750.00

### Anticipated TOTAL Project Costs:

**Anticipated TOTAL Project Costs:** $33,638,750.00

**Financing Method:**
- Pay As You Go
- TIF Notes
- Loan
- TIF Bonds

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 23
**Ste. Genevieve**

**Redevelopment plan for the Downtown Ste. Genevieve**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Ste. Genevieve</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>(573) 883-5400</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>none presently</td>
</tr>
<tr>
<td>Senate District:</td>
<td>3</td>
</tr>
<tr>
<td>House District:</td>
<td>116</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>4/1/2013</td>
</tr>
</tbody>
</table>

**Plan Description:**
The projects include converting existing deteriorated and vacant buildings into retail, office and service 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: 150
- Actual to Date: 0

**Number of Retained Jobs:**
- Projected: 100
- Actual to Date: 0
Ste. Genevieve
Valle Springs Tax Increment Financing Dist.

TIF Revenues

Current Amount of Revenue in Special Allocation $785,974.00 As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $4,161,232.00 Amount on Hand: $4,161,232.00

Economic Activity Taxes:
Total received since inception: $4,652,073.00 Amount on Hand: $341,124.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $4,129,134.00
- Property Acquisition and Relocation Costs: $2,729,000.00
- Project Implementation Costs: $83,124.00
- Other: $458,742.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $7,400,000.00

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: 23
Ste. Genevieve

Valle Springs Tax Increment Financing Dist.

Contact Agency: Ste. Genevieve
Contact Phone: (573) 883-5400
Developer(s): none presently
Senate District: 3
House District: 116

Original Date Plan/Project Approved: 12/1/1992

Plan Description:
The original TIF provided water, sewer and sidewalks to serve a developing industrial/commercial area. The amended plan provides for property assembly, water, sewer, storm drainage, site improvement and relocation assistance to redevelop a shopping center and an industrial/commercial 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 parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 120  Actual to Date: 406

Number of Retained Jobs:

Projected: 200  Actual to Date: 200
## Ste. Genevieve County
### Redevelopment Plan for the Ozora Area TIF

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$97.63</td>
<td>1/1/2014</td>
<td></td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $4,423.39
- Amount on Hand: $4,423.39

**Economic Activity Taxes:**

- Total received since inception: $19,697.54
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $4,850,000.00
- Property Acquisition and Relocation Costs: $100,000.00
- Project Implementation Costs: $580,000.00
- Other: $400,000.00
- Other: $0.00

**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
- Loan
- TIF Bonds

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 Co. Inc.
Senate District: 3
House District: 116
Original Date Plan/Project Approved: 9/1/2012

Plan Description:
Project 1 includes rehabilitation of the Ozora truck stop, restaurant and country store complex, including environmental remediation, building repair or replacement, parking lot replacements, signage and 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.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 70  Actual to Date: 70

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

LCM/Courtney Atherton Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation $71,446.84
As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: $236,826.36
Amount on Hand: $236,826.36

Economic Activity Taxes:

Total received since inception: $1,368,881.06
Amount on Hand: $46,114.45

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
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: 23
Sugar Creek

LCM/Courtney Atherton Tax Increment Financing Plan

Contact Agency: Sugar Creek
Contact Phone: 816-252-4400
Developer(s): Talon Companies (formerly Lafarge Construction)
Senate District: 11
House District: 20
Original Date Plan/Project Approved: 5/1/2003

Plan Description:
Project includes relocation of regional sales office, rehabilitation of a closed abandoned elementary school containing hazardous materials, and the purchase of plant equipment.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 20  Actual to Date: 36

Number of Retained Jobs:
Projected: 10  Actual to Date: 10
Sugar Creek
Sugarland Center Tax Increment Financing Redevelop

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2014

Payments in Lieu of Taxes:
  Total received since inception: $0.00 Amount on Hand: $0.00

Economic Activity Taxes:
  Total received since inception: $0.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
  Public Infrastructure/Site Development Costs: $11,103,888.00
  Property Acquisition and Relocation Costs: $5,857,000.00
  Project Implementation Costs: $9,278,339.00
  Other: $1,485,289.00
  Other: $0.00
  Other:
  Other:
  Other:
  Other:

Total Anticipated TIF Reimbursable Project Costs: $23,983,276.00

Anticipated TOTAL Project Costs: $43,603,666.00

Financing Method:
  Pay As You Go
  TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Sugar Creek

Sugarland Center Tax Increment Financing Redevelop

Contact Agency: Sugar Creek
Contact Phone: 816-252-4400
Developer(s): Edwards Management Group, LLC
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 uses. Project 1 Supermarket, 5 commercial/retail sites, Community center. Project 2 National retail store, 2 commercial/retail sites, existing Sonic and Taco Bell.

Plan/Project Status: Starting-Up
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required significant public infrastructure investment to construct adequate capacity to support the project. Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 61   Actual to Date: 0

Number of Retained Jobs:
Projected: 0   Actual to Date: 0
**Sugar Creek**

**The Bluffs at Sugar Creek Tax Increment Financing**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

#### 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:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$43,660,105.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs:</td>
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<td>Project Implementation Costs:</td>
<td>$115,000.00</td>
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<td>Other:</td>
<td>$0.00</td>
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<td>$0.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$43,775,105.00</td>
</tr>
</tbody>
</table>

### Anticipated TOTAL Project Costs:
- $170,306,630.00

**Financing Method:**
- Pay As You Go
- TIF Bonds
- Other

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 23
**Sugar Creek**

**The Bluffs at Sugar Creek Tax Increment Financing**

Contact Agency: Sugar Creek  
Contact Phone: 816-252-4400  
Developer(s): NA  
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.

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: 1045  
- Actual to Date: 0

Number of Retained Jobs:
- Projected: 0  
- Actual to Date: 0
Unity Village

Unity Village Tax Increment Financing Redevelopment

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2014

Payments in Lieu of Taxes:
  Total received since inception: $0.00 Amount on Hand: $0.00

Economic Activity Taxes:
  Total received since inception: $0.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
  Public Infrastructure/Site Development Costs: $17,106,642.00
  Property Acquisition and Relocation Costs: $5,610,449.00
  Project Implementation Costs: $5,522,906.00
  Other: $378,620.00
  Other: $0.00
  Other:
  Other:
  Other:
  Other:
  Total Anticipated TIF Reimbursable Project Costs: $28,618,617.00

Anticipated TOTAL Project Costs: $181,940,892.00

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
Unity Village

Unity Village Tax Increment Financing Redevelopment

Contact Agency: Unity Village
Contact Phone: 816-347-5500
Developer(s): NA
Senate District: 8
House District: 52

Original Date Plan/Project Approved: 2/1/2007

Plan Description:
The Redevelopment of the area includes the construction of office, industrial, commercial and retail facilities, together with street, water, sanitary sewer and other infrastructure improvements necessary to support these uses.

Plan/Project Status: Inactive
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Village of Sunrise Beach
Sunrise Beach Market Center Tax Increment

**TIF Revenues**

| Current Amount of Revenue in Special Allocation Fund: | $225,217.36 | As of: | 1/1/2014 |

**Payments in Lieu of Taxes:**

| Total received since inception: | $12,188.69 | Amount on Hand: | $12,188.69 |

**Economic Activity Taxes:**

| Total received since inception: | $225,217.36 | Amount on Hand: | $225,217.36 |

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $5,142,600.00
- Property Acquisition and Relocation Costs: $1,100,000.00
- Project Implementation Costs: $867,400.00
- Other: $240,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $7,350,000.00

**Anticipated TOTAL Project Costs:** $19,184,394.00

**Financing Method:**

Pay As You Go

Original estimated number of years to retirement: 19

Current anticipated estimated number of years to retirement: 20
Village of Sunrise Beach
Sunrise Beach Market Center Tax Increment

Contact Agency: Village of Sunrise Beach
Contact Phone: (573) 374-8782
Developer(s): Super Market Developers, Inc.
Senate District: 16
House District: 124

Original Date Plan/Project Approved: 6/1/2012

Plan Description:
A supermarket with approximately 53,540 square feet of retail space has been constructed. Future construction is expected to include a fast-food restaurant or convenience store with approximately 3,000 square feet, an approximately 13,000 square foot strip center, other commercial uses permitted by the Comprehensive Plan in the Redevelopment Project Area.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 50  Actual to Date: 120

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

Downtown Washington Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $289,652.26  As of: 1/1/2014

Payments in Lieu of Taxes:

Total received since inception: $708,600.89  Amount on Hand: $708,600.89

Economic Activity Taxes:

Total received since inception: $115,523.95  Amount on Hand: $115,523.95

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: $525,900.00
- Other: $4,650,000.00
- 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: 23
Washington

Downtown Washington Redevelopment Plan & Project

Contact Agency: Washington
Contact Phone: 636-390-1000
Developer(s): Bank of Washington
Senate District: 26
House District: 109

Original Date Plan/Project Approved: 2/1/2007

Plan Description:
The Redevelopment Program and Project concept involves multiple developments and activities including rehabilitation/expansion of the Bank of Washington, relocation of the Franklin County Recycling facility, redevelopment of the Ready-Mix Cement Plant into a mixed use dev., relocation of railroad switch and maint. facility, location of the overhead electrical power lines to below ground, a streetscape program & grant/loan program for facade

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: 13  Actual to Date: 14

Number of Retained Jobs:
Projected: 95  Actual to Date: 95
**Washington**

**Rhine River Redevelopment Plan & Project**

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $894.31  
As of: 1/1/2014

### Payments in Lieu of Taxes:

- Total received since inception: $17,806.35  
- Amount on Hand: $17,806.35

### Economic Activity Taxes:

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

### 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: $0.00  
- Other: $0.00  
- Other: $0.00

**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:** 23
Washington

Rhine River Redevelopment Plan & Project

Contact Agency: Washington
Contact Phone: 636-390-1000
Developer(s): Rhine River Development, LLC
Senate District: 26
House District: 109
Original Date Plan/Project Approved: 7/1/2010

Plan Description:
This plan consists of residential and commercial uses that would entail rehabilitation of certain existing site improvements and provide for the construction of new buildings and site improvements on the property.

Plan/Project Status: Under Construction
Area Type: 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: 24  Actual to Date: 24

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# Webster Groves

## Tax Increment plan for the Shoppes at Old Webster

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$430,780.00</th>
<th>As of:</th>
<th>1/1/2014</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $3,226,241.00
- Amount on Hand: $3,226,241.00

**Economic Activity Taxes:**

- Total received since inception: $1,405,545.00
- Amount on Hand: $170,630.00

### 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: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $3,520,000.00

### Anticipated TOTAL Project Costs:

**Total 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:** 7
Webster Groves

Tax Increment plan for the Shoppes at Old Webster

Contact Agency: Webster Groves
Contact Phone: (314) 963-5320
Developer(s): Novus Companies
Senate District: 15
House District: 87 & 91
Original Date Plan/Project Approved: 2/1/1999

Plan Description:
On June 12, 2000, the City of Webster Groves and Novus Development company entered into a Redevelopment Agreement calling for construction of office and retail buildings and certain public improvements, including a parking structure and surface parking lot. Developer and City amended the agreement in 2001 to facilitate the creation of a Transportation Development District and the imposition of a sales tax.

Plan/Project 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: 155  Actual to Date: 215

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

**Current Amount of Revenue in Special Allocation Fund:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Payments in Lieu of Taxes:</strong></td>
<td>$0.00</td>
<td>1/1/2014</td>
</tr>
<tr>
<td>Total received since inception</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Economic Activity Taxes:</strong></td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total received since inception</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Anticipated TIF Reimbursable Costs:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development</td>
<td>$0.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Project Implementation Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
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<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Total Anticipated TIF Reimbursable Project Costs:</strong></td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Anticipated TOTAL Project Costs:**

<table>
<thead>
<tr>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Financing Method:**

- Other

**Original estimated number of years to retirement:**

15

**Current anticipated estimated number of years to retirement:**

0
Wentzille

South 70 Commercial Area-East

Contact Agency: Wentzille
Contact Phone: 636-327-5102
Developer(s): NA
Senate District: 2
House District: 63
Original Date Plan/Project Approved: 10/1/2004

Plan Description:
There IS NOT and WILL NOT be a Plan or Project

Plan/Project Status: Inactive
Area Type: Blight
But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.

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

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

**I-70 Corporate Parkway**

**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
<td>$0.00</td>
<td>As of:</td>
</tr>
<tr>
<td>Payments in Lieu of Taxes:</td>
<td>$0.00</td>
<td>Amount on Hand: $0.00</td>
</tr>
<tr>
<td>Economic Activity Taxes:</td>
<td>$0.00</td>
<td>Amount on Hand: $0.00</td>
</tr>
<tr>
<td>Anticipated TIF Reimbursable Costs:</td>
<td>$0.00</td>
<td></td>
</tr>
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<td></td>
</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
<td></td>
</tr>
</tbody>
</table>

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

**Anticipated TOTAL Project Costs:** $0.00

Financing Method:

- Other

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 0


**Wentzville**

**I-70 Corporate Parkway**

Contact Agency: Wentzville  
Contact Phone: 636-327-5102  
Developer(s): na  
Senate District: 2  
House District: 107  

Original Date Plan/Project Approved: 5/1/2004

Plan Description:
There IS NOT and WILL NOT be a plan or project.

Plan/Project Status: Inactive  
Area Type: Blight  

But for Determination:  
Project required significant public infrastructure investment to remedy existing inadequate conditions.

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

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

M&B Sachs Business Park Extension

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $24.78
As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $213,708.21
Amount on Hand: $213,708.21

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: $0.00
- Other: $0.00

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: 636-327-5102
Developer(s): Doyle W. Shockley
Senate District: 2
House District: 63

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

Plan Description:
Building of the public infrastructure necessary to create sites for industrial activities. The provision of roadways, sanitary sewers and storm sewers and drainage-ways adequately sized and constructed to handle anticipated users.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 113  Actual to Date: 30

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
West Plains
S. US Hwy 160

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $1,161,769.75  Amount on Hand: $1,161,769.75

Economic Activity Taxes:
Total received since inception: $367,999.43  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:** 417-256-7176
- **Developer(s):** Kevin Guffey-West Plains Prop, Games People Play-Al
- **Senate District:** 33
- **House District:** 154 formerly 151
- **Original Date Plan/Project Approved:** 10/1/2005

**Plan Description:**

1. RPA 1, Proj 1, WP Properties Strip mall, 2 stand alone restaurants, stand alone auto parts retailer, outer road to connect business area to K Hwy and 63 Bypass
2. RPA 1, Proj 2-Games People Play strip mall, remove rock
3. RPA 1, Proj 5-Guffey/Hall major box store or other retail
4. RPA 2, Proj 1&2-Ramseur Prop mixed use residential and retail development with commercial front K Hwy
5. Phase II & III-outer road connecting K to US 63 Bypa

**Plan/Project 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

**Number of Retained Jobs:**

  - **Projected:** 0
  - **Actual to Date:** 0
**TIF Revenues**

Current Amount of Revenue in Special Allocation | $1,685.50 | As of: | 1/1/2014
---|---|---|---

**Payments in Lieu of Taxes:**

Total received since inception: | $0.00 | Amount on Hand: | $0.00
---|---|---|---

**Economic Activity Taxes:**

Total received since inception: | $2,870,985.72 | Amount on Hand: | $1,685.50
---|---|---|---

**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: $0.00
- Other: $0.00

**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: 417-256-7176
Developer(s): Walmart, Hoover Prop, Silvey Prop, Stewart constru
Senate District: 33
House District: 154 formerly 151

Original Date Plan/Project Approved: 5/1/1994

Plan Description:
Phase I-Walmart, install traffic light to improve traffic flow Phase II-Harlin Drive, widen and rebuild street Phase III-Hoover Mall, street utility, water soil/erosion improvements, commercial development Phase IV-Downtown, upgrade existing infrastructure and make parking changes and sidewalk improvements Phase V & VI-Missouri State University, 5 parcels of land for classroom construction Phase VII-Stewart Mall Phase VIII-Silvey Mall

Plan/Project 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: 701  Actual to Date: 701

Number of Retained Jobs:
Projected: 30  Actual to Date: 30
West Plains
U.S. Highway 63 Bypass

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2014

Payments in Lieu of Taxes:
Total received since inception: $85,024.31  Amount on Hand: $85,024.31

Economic Activity Taxes:
Total received since inception: $450,019.04  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: $0.00
- Other: $0.00
- Other: $0.00

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: 417-256-7176
Developer(s): Rick Hoover
Senate District: 33
House District: 154 formerly 151
Original Date Plan/Project Approved: 11/1/2006

Plan Description:
Phase I - contains a national restaurant chain, strip mall, and stand alone pharmacy
Phase II - 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

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