

2013

TAX INCREMENT FINANCING IN MISSOURI

Local TIF Project Information and Financial Data

Tax Increment Financing Annual Report

Deadline for Submission: Friday, November 15, 2013
(Note: The reporting period may cover any 12 month period prior to September 30.)

Requirements of Section 99.865, RSMo which elements (or portions thereof) are identified additional information is requested to accurately determine the impact of TIF in the report will be distributed to the Governor, Speaker of the House of Representatives and the State Auditor and will be available to the public. There are three Sections to the Plan and Project; Section 1, Tax Increment Financing Plan and Project; Section 2, Tax Increment Financing Revenues and Section 3, Tax Increment Financing Expenses. An Instruction Sheet is available. If you have any questions, please contact the Administration Division at 573-522-2453.

13. General information from Plan (99.865.1(9))

14. Brief description of Plan and Project

Approved the TIF Plan or Project: _____

_____, 20____; to _____

Annual Report _____

15. Plan and Project (Circle one which best describes the project):

a) Storage b) Security c) Other (describe): _____

If Classification is changed: _____

16. Area Type (Circle All Applicable):

a) Urban b) Conservation c) Other (describe): _____

17. How was the "but-for" determination made? (Circle All Applicable):

a) Project had unusual/extraordinary costs that made the project feasible.

b) Project required significant public infrastructure investment to be completed.

c) Project required significant public infrastructure investment to be completed.

d) Project required parcel assembly and/or relocation costs.

e) Other (describe): _____

18. Major Development Obstacles to be Overcome: _____

19. (10)

FEBRUARY 1, 2014

99.865.1(9)

MISSOURI

Department of Revenue



Jeremiah W. (Jay) Nixon
Governor

Department of Revenue

John Mollenkamp
Acting Director

2013 Annual Report Summary Local Tax Increment Financing Projects in Missouri February 1, 2014

All information is obtained from reports submitted by the authorizing municipalities and is current as of 02/01/2014. The Department of Revenue does not endorse the accuracy of the information submitted.

1. Number of projects reporting: 451
 - a. "Blight" designation: 305
 - b. "Conservation Area" designation: 72
 - c. "Blight and Economic Development" designation: 17
 - d. "Economic Development Area" designation: 18
 - e. "Blight, Conservation Area, and Economic Development Area" designation: 3
 - f. "Blight and Conservation Area" designation: 5
 - g. "Conservation Area and Economic Development Area" designation: 1
 - h. Status not designated in report: 30
2. Number of different municipalities reporting: 95
 - a. Cities: 90
 - b. Counties: 5
3. Number of new jobs:
 - a. 185,136 estimated
 - b. 67,627 created to date
4. Number of retained jobs:
 - a. 19,010 estimated
 - b. 58,988 retained to date
5. Total PILOTS and EATs received since inception: \$1,707,709,221
6. Total anticipated TIF-reimbursable project costs: \$4,919,658,493
7. Total anticipated project costs: \$24,181,041,121



Department of Revenue

Jeremiah W. (Jay) Nixon
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Acting Director

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

a. Public infrastructure:

- i. Since Inception: \$441,941,781
- ii. Report Period: \$23,857,723

b. Site development:

- i. Since Inception: \$287,377,568
- ii. Report Period: \$6,525,450

c. Rehabilitation of existing buildings:

- i. Since Inception: \$41,965,028
- ii. Report Period: \$7,696,910

d. Acquisition of land or buildings:

- i. Since Inception: \$209,567,699
- ii. Report Period: \$95,459,841

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

- i. Since Inception: \$975,181,366
- ii. Report Period: \$107,043,024

f. P & I payments on outstanding bonded debt:

- i. Since Inception: \$1,007,003,645
- ii. Report Period: \$190,406,926

g. Reimbursement to developers for eligible costs:

- i. Since Inception: \$569,312,384
- ii. Report Period: \$81,108,626

h. Reimbursement to municipalities for eligible costs:

- i. Since Inception: \$165,060,029
- ii. Report Period: \$6,561,120

9. Original assessed real property value of project: \$607,668,569

10. Assessed real property value at the end of the reporting period: \$1,425,464,087

Appleton City

First & Second Amended and Restated Appleton City

Contact Agency: Appleton City
Contact Phone: 660-476-2631
Developer(s): Food Fair of Appleton City, LLC & Farm House Kitch
Senate District: 25
House District: 128

Original Date Plan/Project Approved: 12/1/2003

Plan Description:

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.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	10	Actual to Date:	45
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Number of Retained Jobs:

Projected:	25	Actual to Date:	45
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Appleton City

First & Second Amended and Restated Appleton City

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,894.44 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$134,166.72 Amount on Hand: \$4,341.94

Economic Activity Taxes:

Total received since inception: \$244,723.60 Amount on Hand: \$3,552.50

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$2,270,093.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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:

7/7/2005

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 making it financially unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly.

Number of New Jobs:

Projected: 150

Actual to Date: 197

Number of Retained Jobs:

Projected: 300

Actual to Date: 300

Arnold

Arnold Crossroads Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$65,183.08 As of: 8/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$493,675.15 Amount on Hand: \$11,828.95

Economic Activity Taxes:

Total received since inception: \$741,844.58 Amount on Hand: \$453,354.13

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: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$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 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: 9/15/2005

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 making it financially unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly.

Number of New Jobs:

Projected:	300	Actual to Date:	783
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Number of Retained Jobs:

Projected:	5	Actual to Date:	5
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Arnold

Arnold Triangle Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$69,651.08 As of: 8/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$3,513,760.66 Amount on Hand: \$48,623.48

Economic Activity Taxes:

Total received since inception: \$8,328,201.82 Amount on Hand: \$21,027.60

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

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

Project Implementation Costs: \$11,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

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

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

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: 5/24/2005

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: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	15	Actual to Date:	35
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Number of Retained Jobs:

Projected:	25	Actual to Date:	25
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Atchison County

Exit 110 Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$122,201.19 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$122,201.19 Amount on Hand: \$0.00

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: 1

Atchison County

Hwy 136/111 Tax Increment Financing Plan

Contact Agency: Atchison County

Contact Phone: 660-744-6214

Developer(s): 5G's Inc

Senate District: 12

House District: 1

Original Date Plan/Project Approved: 6/18/2009

Plan Description:

The redevelopment project consists of the construction of an approx 10,000 sq ft grocery store and the public consist of the construction of an approximately 10,000 sq ft grocery store and the public and private infrastructure servicing the development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	3	Actual to Date:	21
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Number of Retained Jobs:

Projected:	25	Actual to Date:	21
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Atchison County

Hwy 136/111 Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$126,698.91 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: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Atchison County

I-29/Hwy 136 Tax Increment Financing Plan

Contact Agency: Atchison County
Contact Phone: 660-774-6214
Developer(s): Black Iron Grill & Saloon
Senate District: 12
House District: 1

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

Plan Description:

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

Plan/Project Status: Fully- Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	3	Actual to Date:	37
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Atchison County

I-29/Hwy 136 Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$74,069.32 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$106,151.32 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: 10

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: 10/11/1999

Plan Description:

Improved infrastructure and traffic flow throughout the area, improved use of the area, improved aesthetics of the area.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	0	Actual to Date:	281
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Ballwin Town Center TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$128,035.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$6,084,672.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,640,062.00 Amount on Hand: \$128,035.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 9

Bel-Ridge

Bel-Ridge North TIF District

Contact Agency: Bel-Ridge

Contact Phone: 314-621-5070

Developer(s): Clouds, LLC

Senate District: 14

House District: 71

Original Date Plan/Project Approved: 5/4/2006

Plan Description:

Update public infrastructure to attract stable commercial activity and residential development and redevelopment of existing properties in the area.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Bel-Ridge

Bel-Ridge North TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

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 Bond; TIF Notes

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 16

Bel-Ridge

Natural Bridge Road TIF District

Contact Agency: Bel-Ridge

Contact Phone: 314-621-5070

Developer(s): Clouds, LLC

Senate District: 14

House District: 71

Original Date Plan/Project Approved: 4/9/1991

Plan Description:

Redevelopment of the 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 it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:

Actual to Date:

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: \$45,195.43 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,240,166.43 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$612,204.77 Amount on Hand: \$45,195.43

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$5,000,000.00
Property Acquisition and Relocation Costs:	\$3,000,000.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

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

Anticipated TOTAL Project Costs: \$40,000,000.00

Financing Method: TIF Bond; TIF Notes

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: 11/28/2006

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 making it financially unfeasible in the market place, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Belton

Belton Marketplace TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$155,947.00 As of: 3/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$375,779.00 Amount on Hand: \$74,699.00

Economic Activity Taxes:

Total received since inception: \$740,920.00 Amount on Hand: \$81,248.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$375,000.00
Property Acquisition and Relocation Costs:	\$760,749.00
Project Implementation Costs:	\$1,064,251.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

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

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

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13

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: 10/23/2001

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping center totaling approximately 300,000 square feet, together with all necessary parking, utility and street lighting.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Belton

Belton Town Centre TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$675,564.00 As of: 3/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$4,445,322.00 Amount on Hand: \$4.00

Economic Activity Taxes:

Total received since inception: \$10,930,368.00 Amount on Hand: \$675,560.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$26,340,186.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

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

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

Financing Method: TIF Bond

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 indentified 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

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Belton

Boardwalk at Belton TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

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

Property Acquisition and Relocation Costs: \$555,000.00

Project Implementation Costs: \$7,703,260.00

Other: \$12,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

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

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Belton

Southtowne Plaza TIF Plan

Contact Agency: Belton

Contact Phone: 816-331-4331

Developer(s): Herman Enterprises, LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 3/27/2012

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 making it financially unfeasible in the market place, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2013

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:	\$19,347,773.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$4,000,000.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$23,347,773.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

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: 12/14/2010

Plan Description:

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

Plan/Project Status: Under Construction

Area Type: Blight, Economic Development

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Belton

Y Highway Market Place TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$259,545.00 As of: 3/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$16,225.00 Amount on Hand: \$15,143.00

Economic Activity Taxes:

Total received since inception: \$224,305.00 Amount on Hand: \$108,721.00

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:

Other:

Other:

Other:

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 Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

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: 9/25/2007

Plan Description:

To cure blighted conditions identified in the blight study, by inter alia, constructing a shopping center totaling approx 338,000 sq ft, 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 making it financially unfeasible in the market place, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Belton

Y-Belton Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,862,922.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$14,337,078.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,200,000.00

Anticipated TOTAL Project Costs: \$63,196,593.00

Financing Method: TIF Bond

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: 660-425-8675

Developer(s): N/A

Senate District: 12

House District: 3

Original Date Plan/Project Approved: 12/19/2001

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
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Bethany

Northwest Interstate Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$76,108.19 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$294,210.49 Amount on Hand: \$50,921.61

Economic Activity Taxes:

Total received since inception: \$149,657.63 Amount on Hand: \$25,186.58

Anticipated TIF Reimbursable Costs:

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

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$136,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$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

Bethany

West Interstate Area Addition - South District

Contact Agency: Bethany

Contact Phone: 660-425-8675

Developer(s): N/A

Senate District: 12

House District: 3

Original Date Plan/Project Approved: 11/21/1994

Plan Description:

Development of public infrastructure on the South side of US Hwy 136, West of Interstate 35 which includes and is limited to streets, gas, water, sewer & electrical systems.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Bethany

West Interstate Area Addition - South District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,122,914.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,259,050.67 Amount on Hand: \$1,122,914.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

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

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

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

Blue Springs

7 Highway and 40 Highway Tax Increment Project A

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): Blue Springs Developer
Senate District: 8
House District: 55

Original Date Plan/Project Approved: 6/18/2007

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).

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	54
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Blue Springs

7 Highway and 40 Highway Tax Increment Project A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$28,331.00 Amount on Hand: \$28,331.00

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: \$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

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: 6/18/2007

Plan Description:

The amended plan proposes to remediate conditions in thre Redevelopment Project Areas- Project Area A (currently existing Hy-Vee), Projecet Area B (former Wal-Mart), and Project Area C (former K-Mart). Project Area A) currenty existing Hy-Vee).

Plan/Project 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
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Number of Retained Jobs:

Projected:	0	Actual to Date:	93
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Blue Springs

7 Highway and 40 Highway Tax Increment Project B

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$93,599.32 Amount on Hand: \$462,475.74

Economic Activity Taxes:

Total received since inception: \$53,068.77 Amount on Hand: \$254,746.47

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: \$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

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: 6/18/2007

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)

Plan/Project 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
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Number of Retained Jobs:

Projected:	0	Actual to Date:	374
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Blue Springs

7 Highway and 40 Highway Tax Increment Project C

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$127,200.96 Amount on Hand: \$127,200.96

Economic Activity Taxes:

Total received since inception: \$306,229.70 Amount on Hand: \$3,889,841.85

Anticipated TIF Reimbursable Costs:

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

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,840,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$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

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.% RED Dev.

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 2/20/2007

Plan Description:

The Redevelopment Area will be developed as a series of three Redevelopment Projects. Redevelopment Project A is generally located at the southeast quadrant of Adams Dairy Parkway and Coronado Drive and will consist of approximately 569,375 square feet.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	1579	Actual to Date:	766
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Number of Retained Jobs:

Projected:	0	Actual to Date:	817
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Blue Springs

Adams Farm Tax Project A, B, &C

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: 11,174,654.62 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,109,309.29 Amount on Hand: \$2,378,131.08

Economic Activity Taxes:

Total received since inception: \$1,591,934.84 Amount on Hand: \$4,377,329.47

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$21,108,575.00
Property Acquisition and Relocation Costs:	\$1,383,933.00
Project Implementation Costs:	\$0.00
Other:	\$2,515,840.00
Other:	\$3,031,129.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$28,039,477.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

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: 8/29/2005

Plan Description:

The scope of this project involves the redevelopment of a retail center that comprises a series of current developments ranging in age from 30-45 years and impacts 8 parcels of property located along Missouri Highway 7 between R.D. Mize Road and Hearnese A

Plan/Project 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:	63
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Number of Retained Jobs:

Projected:	0	Actual to Date:	86
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Blue Springs

Copperleaf Village Shopping Center Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$266,886.42 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$198,712.44

Economic Activity Taxes:

Total received since inception: \$10,426.93 Amount on Hand: \$44,777.59

Anticipated TIF Reimbursable Costs:

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

Property Acquisition and Relocation Costs: \$794,195.00

Project Implementation Costs: \$69,696.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$1,700,068.00

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

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: 4/15/1996

Plan Description:

The Redevelopment Area contains approximately 40 acres that will be developed in separate Redevelopment Project Areas. Redevelopment Project Areas I and II will be the Developer's portion.

Plan/Project 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
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Number of Retained Jobs:

Projected:	0	Actual to Date:	160
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Blue Springs

Fall Creek Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,903,758.97 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$260,985.78 Amount on Hand: \$2,097,793.26

Economic Activity Taxes:

Total received since inception: \$126,760.68 Amount on Hand: \$2,521,011.74

Anticipated TIF Reimbursable Costs:

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

Property Acquisition and Relocation Costs: \$400,000.00

Project Implementation Costs: \$485,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$2,588,929.00

Financing Method: Other bond (CID Bonds)

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

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: 7/7/2008

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.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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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: 7/7/2008

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.

Plan/Project Status: Starting Up

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Blue Springs

Woods Chapel TIF, Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

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

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$8,254.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$0.00

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: 7/7/2008

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.

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
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Number of Retained Jobs:

Projected:	0	Actual to Date:	25
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Blue Springs

Woods Chapel TIF, Project 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$126,353.11 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$41,887.10 Amount on Hand: \$125,339.60

Economic Activity Taxes:

Total received since inception: \$689.11 Amount on Hand: \$823.85

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$4,318,264.00

Project Implementation Costs: \$0.00

Other: \$591,800.00

Other: \$927,109.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Other bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

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: 7/12/2004

Plan Description:

Project 1-41.32 acres for the construction of approx 290,000 sq ft of retail space for a Home Depot, Target, TJ Maxx, and 6 outparcels. Project II & III- 100 acres for the construction of approx 606,825 sqft shopping center.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	750	Actual to Date:	1199
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Number of Retained Jobs:

Projected:	0	Actual to Date:	1199
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Branson

Branson Hills Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$14,684,091.00 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: \$3,899,692.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

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

Financing Method: Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

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: 1/27/2003

Plan Description:

Public improvements include construction of an approx 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.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	1772
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Branson

Branson Landing Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$7,616,266.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$34,864,405.00 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: \$17,100,000.00

Other:

Other:

Other:

Other:

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

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

Financing Method: TIF Bond; Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

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: 8/28/1995

Plan Description:

Cure conditions identified by making provision for adequate street layout, utilities and other site improvements. Encourage orderly development. Encourage private investment. Eliminate potential traffic problems.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	445
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Branson

Branson Meadows TIF 1995

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,200,000.00
Property Acquisition and Relocation Costs: \$0.00
Project Implementation Costs: \$0.00
Other: \$4,644,000.00
Other: \$0.00
Other:
Other:
Other:
Other:

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

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

Financing Method: TIF Bond; Other Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 1

Brentwood

Brentwood Pointe Redevelopment Project

Contact Agency: Brentwood

Contact Phone: 314-963-8606

Developer(s): Dierbergs Brentwood, LLC

Senate District: 24

House District: 73

Original Date Plan/Project Approved: 6/17/1996

Plan Description:

The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accommodate approx 900,000 sq ft of new development comprising retail, office, entertainment, and apartment development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	0	Actual to Date:	389
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Brentwood

Brentwood Pointe Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$183,625.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,561,641.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,318,120.00 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:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$27,000,000.00

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

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 2

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: 4/7/2003

Plan Description:

The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accommodate a mixed-use project incorporating residential and retail spaces.

Plan/Project Status: Fully- Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Brentwood

Hanley Station--Hanley/Strassner TIF Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$198,939.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,296,347.00 Amount on Hand: \$159,405.00

Economic Activity Taxes:

Total received since inception: \$452,561.00 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

Other:

Other:

Other:

Other:

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

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

Financing Method: TIF Bond

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

Brentwood

Kenilworth Redevelopment Area

Contact Agency: Brentwood

Contact Phone: 314-963-8606

Developer(s): Pace-Aelman Development, LLC

Senate District: 15

House District: 87

Original Date Plan/Project Approved: 5/17/1999

Plan Description:

Acquisition and demolition of residential and commercial structures for redevelopment of retail uses.

Plan/Project Status: Fully- Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	640	Actual to Date:	722
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Number of Retained Jobs:

Projected:	50	Actual to Date:	50
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Brentwood
Kenilworth Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$427,455.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,762,615.00 Amount on Hand: \$3.00

Economic Activity Taxes:

Total received since inception: \$13,390,359.00 Amount on Hand: \$427,452.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$6,900,000.00
Property Acquisition and Relocation Costs:	\$5,400,000.00
Project Implementation Costs:	\$100,000.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

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

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

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement: 2

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: 12/18/2000

Plan Description:

This is a mixed-up 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 it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	0	Actual to Date:	860
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Brentwood

Meridian Project (Hanely/Eager TIF)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$4,553,544.00 Amount on Hand: \$4.00

Economic Activity Taxes:

Total received since inception: \$5,098,071.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

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

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

Project Implementation Costs: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

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

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 12

Bridgeton

Hilltop Plaza Redevelopment Area (T3)

Contact Agency: Bridgeton

Contact Phone: 314-739-7500

Developer(s): THF Rock Road Development

Senate District: 24, 14

House District: 70, 72, 73

Original Date Plan/Project Approved: 12/5/2007

Plan Description:

To create a process and, ultimately, funding program(s) which will enable the redevelopment of the Redevelopment Area to occur.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	400	Actual to Date:	400
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Bridgeton

Hilltop Plaza Redevelopment Area (T3)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$105,496.79 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,510,209.37 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

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

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 21

Bridgeton

St. Charles Rock Road Redevelopment Project (T4)

Contact Agency: Bridgeton

Contact Phone: 314-739-7500

Developer(s): Bridgeton Rock Development, LLC

Senate District: 24,14

House District: 70, 72, 73

Original Date Plan/Project Approved: 7/7/2010

Plan Description:

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

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	400	Actual to Date:	400
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Bridgeton

St. Charles Rock Road Redevelopment Project (T4)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$47,944.40 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$82,914.42 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$25,500,000.00

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

Wellston Heights Redevelopment Area (T2)

Contact Agency: Bridgeton

Contact Phone: 314-739-7500

Developer(s): Home Depot

Senate District: 24, 14

House District: 70, 72, 73

Original Date Plan/Project Approved: 10/5/1997

Plan Description:

Program will eliminate social liability conditions, prevent recurrence of blighting conditions, enhance tax base of the city, enhance tax base of other taxing districts, stimulate rehabilitation development, expand job creation, and a stable tax revenue

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	300	Actual to Date:	300
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Bridgeton

Wellston Heights Redevelopment Area (T2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$3,849,418.39 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,855,242.64 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$37,000,000.00

Financing Method: Pay-as-you-go; TIF Notes

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

Cabool

Cabool Tax Increment Financing Redevelopment

Contact Agency: Cabool

Contact Phone: 417-962-3136

Developer(s): N/A

Senate District: 33

House District: 147

Original Date Plan/Project Approved: 6/21/1993

Plan Description:

The TIF plan is instrumental in the creation of economic activity in the depressed central business district. The plan places the risk on the developer to invest and recover based upon their retail performance.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

Project is located in a highly distressed local economy that is struggling to survive amidst competition from retail giants in the area

Number of New Jobs:

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

Projected:	25	Actual to Date:	31
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Cabool

Cabool Tax Increment Financing Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$136,475.03 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 3

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: 3/6/2007

Plan Description:

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

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected: 800

Actual to Date:

Number of Retained Jobs:

Projected: 0

Actual to Date:

0

Camdenton

Oak Ridge Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,011.94 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$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:

Other:

Other:

Other:

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

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

Financing Method: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Carrollton

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

Contact Agency: Carrollton

Contact Phone: 660-542-1414

Developer(s): Aashay Enterprises\Agro-International

Senate District: 12

House District: 7

Original Date Plan/Project Approved: 11/6/1997

Plan Description:

To restore a blighted area and provide job opportunity.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Carrollton

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

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$60,440.82 As of: 6/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

23

Current anticipated estimated number of years to retirement:

Charleston

1-57 Redevelopment Plan

Contact Agency: Charleston

Contact Phone: 573-683-3325

Developer(s): N/A

Senate District: 27

House District: 161

Original Date Plan/Project Approved: 4/13/2004

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.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected:	95	Actual to Date:	61
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Number of Retained Jobs:

Projected:	50	Actual to Date:	50
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Charleston

1-57 Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$59,716.88 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$693,023.37 Amount on Hand: \$59,716.88

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Clayton

Carondelet Village Redevelopment Plan

Contact Agency: Clayton

Contact Phone: 314-290-8467

Developer(s): Mark S Mehlman Realty, Inc.

Senate District: 24

House District: 73

Original Date Plan/Project Approved: 12/18/2007

Plan Description:

Construction of approximately \$128 million mixed-used development including retail space, theater/performance hall, Class A office space, boutique hotel and 650 car parking structure.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

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

Number of New Jobs:

Projected:	926	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Clayton

Carondelet Village Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,523,727.00

Property Acquisition and Relocation Costs: \$6,728,249.00

Project Implementation Costs: \$26,546,870.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$127,682,318.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Columbia

10th and Locust TIF Plan

Contact Agency: Columbia

Contact Phone: 573-874-7333

Developer(s): 10th & Locust, LLC

Senate District: 19

House District: 25

Original Date Plan/Project Approved: 7/20/2009

Plan Description:

Demolition of existing structures, construction of 100,000 sq. ft. mixed-use building with 10,000 sq. ft. retail, 16,280 sq. ft. office/retail and 58 rental units and 11 parking spaces.

Plan/Project Status: Inactive, District Dissolved

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Columbia

10th and Locust TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Columbia

10th and Locust TIF Plan

Contact Agency: Columbia

Contact Phone: 573-874-7333

Developer(s): 10th & Locust, LLC

Senate District: 19

House District: 25

Original Date Plan/Project Approved: 7/20/2009

Plan Description:

Demolition of existing structures, construction of 100,000 sq. ft. mixed-use building with 10,000 sq. ft. retail, 16,280 sq. ft office/retail and 58 rental units and 11 parking spaces.

Plan/Project Status: Inactive/Dissolved

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Columbia

10th and Locust TIF Plan

TIF Revenues

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

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Columbia

10th and Locust TIF Plan

Contact Agency: Columbia

Contact Phone: 573-874-7333

Developer(s): 10th & Locust, LLC

Senate District: 19

House District: 25

Original Date Plan/Project Approved: 7/20/2009

Plan Description:

Demolition of existing structures, construction of 100,000 sq. ft. mixed-use building with 10,000 sq. ft. retail, 16,280 sq. ft. office/retail and 58 rental units and 11 parking spaces.

Plan/Project Status: Inactive/Dissolved

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Columbia

10th and Locust TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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: 2/21/2011

Plan Description:

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

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	39	Actual to Date:	0
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Number of Retained Jobs:

Projected:	23	Actual to Date:	0
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Columbia

Regency Hotel Redevelopment Plan and Project TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

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: \$2,750,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$450,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$20,300,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

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: 7/20/2009

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

Number of New Jobs:

Projected:	33	Actual to Date:	61
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Columbia

TIGER Hotel Redevelopment TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$31,660.39 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$31,660.39 Amount on Hand: \$31,660.39

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$235,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$200,000.00

Other: \$1,350,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,785,000.00

Anticipated TOTAL Project Costs: \$8,925,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

County Club Hills

Lucas-Hunt/Chandler Redevelopment Area

Contact Agency: County Club Hills

Contact Phone: 314-261-0845X-

Developer(s): N/A

Senate District: 14

House District: 70

Original Date Plan/Project Approved: 3/8/2006

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.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

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

Projected:	0	Actual to Date:	
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County Club Hills

Lucas-Hunt/Chandler Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,566.74 As of: 9/6/2006

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$44,930.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$31,860.56

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Crestwood

Watson Plaza

Contact Agency: Crestwood

Contact Phone: 314-729-4796

Developer(s): G.J. Grewe

Senate District: 1

House District: 94,95

Original Date Plan/Project Approved: 8/24/2007

Plan Description:

Renovation of existing center (parking lot, landscaping, building façade) and buyout of former Service Merchandise. Demolition of former Tippin's Restaurant and construction of freestanding Walgreens.

Plan/Project Status: Fully-Operational, District Dissolved

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	117	Actual to Date:	117
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$1,992,573.80 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

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

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

Project Implementation Costs: \$250,000.00

Other: \$450,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,000,000.00

Anticipated TOTAL Project Costs: \$2,350,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 7

Dellwood

Chambers/West Florissant Redevelopment Project

Contact Agency: Dellwood

Contact Phone: 314-521-4339

Developer(s): Dellwood Acquisitions, Inc.

Senate District: 14

House District: 80

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

Plan Description:

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 it is financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	167	Actual to Date:	90
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Dellwood

Chambers/West Florissant Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$35,670.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$107,865.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$101,040.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,650,000.00

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

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$15,555,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Dellwood

Chambers/West Florissant Redevelopment Project

Contact Agency: Dellwood

Contact Phone: 314-521-4339

Developer(s): Delwood Acquisition, Inc.

Senate District: 14

House District: 80

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

Plan Description:

Redevelopment Agreement between City of Dellwood and Koman Properties dated Oct. 24, 2005 and First Amendment to Redevelopment Agreement dated 04-14-08

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	119	Actual to Date:	90
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Dellwood

Chambers/West Florissant Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$35,670.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$60,151.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$54,040.00

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: \$4,050,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,650,000.00

Anticipated TOTAL Project Costs: \$15,555,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Desloge

Highway 67 Tax Financing District

Contact Agency: Desloge

Contact Phone: 573-431-3700

Developer(s): N/A

Senate District: 003

House District: 117

Original Date Plan/Project Approved: 4/28/1997

Plan Description:

The current plan is to improve Hwy 67 at Hwy 8 by constructing an outer road and extending Hwy 8 under the Hwy 67 overpass and connecting it to the outer road. The outer road will connect to the next overpass south, Parkway Drive.

Plan/Project Status: Under Construction

Area Type: N/A

But for Determination:

Project required significant public infrastructure investment to construct adequate capacity to support the project and required parcel assembly and/or relocation costs.

Number of New Jobs:

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

Projected:	10	Actual to Date:	190
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Desloge

Highway 67 Tax Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,964,274.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,493,902.00 Amount on Hand: \$275,270.00

Economic Activity Taxes:

Total received since inception: \$9,250,165.00 Amount on Hand: \$1,689,004.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,448,558.00

Property Acquisition and Relocation Costs: \$692,640.00

Project Implementation Costs: \$1,017,612.00

Other: \$1,490,008.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,648,824.00

Anticipated TOTAL Project Costs: \$11,648,824.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

Ellisville

Southwest Clarkson & Manchester Redevelopment Area

Contact Agency: Ellisville

Contact Phone: 636-227-9660

Developer(s): Sansone Development Co. Inc.

Senate District: 15

House District: 101

Original Date Plan/Project Approved: 5/2/2012

Plan Description:

Description provided last year. There are no changes.

Plan/Project Status: Inactive, Project is on hold and may not happen

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	225	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Ellisville

Southwest Clarkson & Manchester Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

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: \$6,500,000.00

Property Acquisition and Relocation Costs: \$4,300,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$10,800,000.00

Financing Method: Pay-as-you-go; TIF Bond; TIF Notes

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15

Elm Grove

Elm Grove (incl. Hazelwood Plaza)

Contact Agency: Elm Grove

Contact Phone: 314-513-5018

Developer(s): JDS Investments

Senate District: 14

House District: 76

Original Date Plan/Project Approved: 4/21/1999

Plan Description:

The area has been primarily retail. At the time of the plan, the K-Mart had closed and there were plans to move the Walgreen's to a new building within the site.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected:	0	Actual to Date:	262
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Number of Retained Jobs:

Projected:	0	Actual to Date:	30
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Elm Grove

Elm Grove (incl. Hazelwood Plaza)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$214,190.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$0.00 Amount on Hand: \$121,857.00

Economic Activity Taxes:

Total received since inception: \$0.00 Amount on Hand: \$92,333.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$2,905,000.00
Property Acquisition and Relocation Costs:	\$600,000.00
Project Implementation Costs:	\$125,000.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$3,630,000.00

Anticipated TOTAL Project Costs: \$120,670,000.00

Financing Method: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Eureka

Eureka S. I-44 Redevelopment Area, 2005

Contact Agency: Eureka

Contact Phone: 636-938-5233

Developer(s): CV Eureka, LLC

Senate District: 26

House District: 89

Original Date Plan/Project Approved:

8/16/2005

Plan Description:

Retail and house (see file)

Plan/Project Status: Under Construction

Area Type: Blight/Economic Development

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected: 300

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,532.96 As of: 8/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,687,929.75 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$36,047.86 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 Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Excelsior Springs

Elms Hotel TIF

Contact Agency: Excelsior Springs
Contact Phone: 816-630-0760
Developer(s): Widewaters Excelsior Springs Co.,LLC
Senate District: 17
House District: 36
Original Date Plan/Project Approved: 12/15/2008
Plan Description:
Redevelopment of the historic Elms Hotel

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	95
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Number of Retained Jobs:

Projected:	0	Actual to Date:	25
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Excelsior Springs

Elms Hotel TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$14.00 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: \$100,000.00

Other: \$2,614,587.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,714,587.00

Anticipated TOTAL Project Costs: \$15,748,226.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Excelsior Springs

Elms Hotel TIF

Contact Agency: Excelsior Springs
Contact Phone: 816-630-0760
Developer(s): Widewaters Excelsior Springs Company, LLC
Senate District: 17
House District: 36
Original Date Plan/Project Approved: 12/15/2008
Plan Description:
Redevelopment of the historic Elms Hotel

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	0	Actual to Date:	95
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Number of Retained Jobs:

Projected:	0	Actual to Date:	25
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Excelsior Springs

Elms Hotel TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$14.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$765.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$100,000.00

Other: \$2,614,587.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,714,587.00

Anticipated TOTAL Project Costs: \$15,748,226.00

Financing Method: Pay-as-you-go; Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Excelsior Springs

Paradise Playhouse

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

Developer(s): N/A

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 1/25/1999

Plan Description:

The developer built a dinner theater on a vacant piece of property.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Excelsior Springs

Paradise Playhouse

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$331,130.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$28,431.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Excelsior Springs

Paradise Playhouse TIF

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

Developer(s):

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 1/25/1999

Plan Description:

The developer built a dinner theater on a vacant piece of property.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Excelsior Springs

Paradise Playhouse TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,390.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$342,716.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$30,189.00 Amount on Hand: \$1,390.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Excelsior Springs

Vintage Plaza TIF

Contact Agency: Excelsior Springs

Contact Phone: 816-630-0760

Developer(s): CHAP Land Company, LLC

Senate District: 17

House District: 36

Original Date Plan/Project Approved: 5/6/2011

Plan Description:

Theater building construction site preparation, utilities, building and real property improvements.

Retail/commercial construction including site preparation, utilities, real property improvements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Excelsior Springs

Vintage Plaza TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

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: \$1,800,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$50,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,850,000.00

Anticipated TOTAL Project Costs: \$6,030,216.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Excelsior Springs

Vintage Plaza TIF

Contact Agency: Excelsior Springs
Contact Phone: 816-630-0760
Developer(s): CHAP Land Company, LLC
Senate District: 17
House District: 36

Original Date Plan/Project Approved: 5/6/2002

Plan Description:

Phase I- Installation of a traffic signal at the intersection of highway 69 and Vintage Drive and construction of acceleration/deceleration lanes in the same location; Phase II- Construction of Vintage Court and related storm sewers; Phase III- Extensione

Plan/Project Status: Fully- Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	0	Actual to Date:	95
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Number of Retained Jobs:

Projected:	0	Actual to Date:	25
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Excelsior Springs

Vintage Plaza TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,900.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$649,836.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$466,112.00 Amount on Hand: \$6,900.00

Anticipated TIF Reimbursable Costs:

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

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: \$85,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,660,403.00

Anticipated TOTAL Project Costs: \$26,860,080.00

Financing Method: Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Excelsior Springs

Wal-Mart/Elms TIF

Contact Agency: Excelsior Springs
Contact Phone: 816-630-0760
Developer(s): Multiple developers
Senate District: 17
House District: 36

Original Date Plan/Project Approved: 11/28/1994

Plan Description:

Phase I- Extension of a sewer line to the Wal-Mart site and highway intersection improvements; Phase #A- included acquisition and disposition of property pursuant to private developers for several individual properties.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly.

Number of New Jobs:

Projected:	150	Actual to Date:	101
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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Excelsior Springs

Wal-Mart/Elms TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$992,616.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$4,086,788.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$11,474,905.00 Amount on Hand: \$992,616.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Excelsior Springs

Wal-Mart/Elms TIF

Contact Agency: Excelsior Springs
Contact Phone: 816-630-0760
Developer(s): Multiple developers
Senate District: 17
House District: 36

Original Date Plan/Project Approved: 11/28/1994

Plan Description:

Phase I- Extension of a sewer line to the Wal-Mart site and highway intersction improvements; Phase 3A- included acquisition and disposition of property pursuant to private developers for several individual properties.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place and required significant public infrastructure investment to remedy exisiting inadequate conditions and required parcel assembly.

Number of New Jobs:

Projected:	150	Actual to Date:	101
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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Excelsior Springs

Wal-Mart/Elms TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,305,916.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,799,885.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,502,431.00 Amount on Hand: \$1,305,916.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Farmington

Highway 67 Tax Increment Finance District

Contact Agency: Farmington

Contact Phone: 573-756-1701

Developer(s): N/A

Senate District: 003

House District: 106

Original Date Plan/Project Approved: 8/4/2005

Plan Description:

1 public and 2 private development projects. Public project includes construction of a wastewater treatment plant & necessary support, addressing a radionuclide problem, property acquisition & infrastructure improvements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	450	Actual to Date:	177
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Farmington

Highway 67 Tax Increment Finance District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$202,027.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$70,500.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$278,549.00 Amount on Hand: \$202,027.00

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:

Other:

Other:

Other:

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 Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Farmington

Karsch Downtown Redevelopment District

Contact Agency: Farmington

Contact Phone: 573-756-1701

Developer(s): N/A

Senate District: 003

House District: 106

Original Date Plan/Project Approved: 12/15/2003

Plan Description:

Redevelopment plan will utilize public activities to alleviate existing conditions. Projects will convert existing deteriorated area, demolish deteriorated and dilapidated buildings and provide areas for both public and private buildings.

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	228
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Farmington

Karsch Downtown Redevelopment District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$344,046.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,338,316.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,716,493.00 Amount on Hand: \$344,046.00

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: \$500,000.00

Other: \$800,000.00

Other: \$8,000,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,800,000.00

Anticipated TOTAL Project Costs: \$66,000,000.00

Financing Method: Pay-as-you-go; Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

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: 10/19/1998

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Fenton

Dierberg's Fenton Crossing Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,872,366.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,872,366.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$9,311,553.00 Amount on Hand: \$0.00

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 Bond

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: 10/19/1998

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.

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly.

Number of New Jobs:

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

Projected:	300	Actual to Date:	300
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Fenton

Gravois Bluffs Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$31,481,895.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$49,487,967.00 Amount on Hand: \$0.00

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:

Other:

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

Anticipated TOTAL Project Costs: \$164,700,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

Ferguson

Downtown Redevelopment Plan

Contact Agency: Ferguson

Contact Phone: 314-524-5257

Developer(s): N/A

Senate District: 13,14

House District: 70,80

Original Date Plan/Project Approved: 9/10/2002

Plan Description:

The Plan has been adopted without the designation of a developer. The concept involves multiple developments and activities over the life of the plan.

Plan/Project Status: Seeking Developer

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected:	0	Actual to Date:	35
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Number of Retained Jobs:

Projected:	0	Actual to Date:	896
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Ferguson

Downtown Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,096,713.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,342,511.00 Amount on Hand: \$641,225.00

Economic Activity Taxes:

Total received since inception: \$1,663,981.00 Amount on Hand: \$455,488.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,000,000.00

Property Acquisition and Relocation Costs: \$5,500,000.00

Project Implementation Costs: \$1,000,000.00

Other: \$1,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

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

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Ferguson

Halls Ferry/I-270 Redevelopment Plan

Contact Agency: Ferguson

Contact Phone: 314-524-5257

Developer(s): Crossing at Halls Ferry LLC

Senate District: 14

House District: 75

Original Date Plan/Project Approved: 7/15/1997

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 approx 275,000 sq ft retail with Home Depot and Shop-N-Save as anchors.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	0	Actual to Date:	13
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Number of Retained Jobs:

Projected:	0	Actual to Date:	445
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Ferguson
Halls Ferry/I-270 Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$917,632.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$4,990,483.00 Amount on Hand: \$368,269.00

Economic Activity Taxes:

Total received since inception: \$7,444,521.00 Amount on Hand: \$549,363.00

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 Bond

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 18

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: 10/31/2001

Plan Description:

To facilitate redevelopment of the area for quality 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 making it financially unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Florissant

Cross Keys Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$291,294.56 As of: 12/21/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,286,108.47 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$9,367,313.01 Amount on Hand: \$291,294.56

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Industrial Revenue Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Fulton

Atkinson Road Tax Increment Financing Plan

Contact Agency: Fulton

Contact Phone: 573-592-3131

Developer(s): Dollar General Corp

Senate District: 16

House District: 20

Original Date Plan/Project Approved: 7/14/1998

Plan Description:

Construction of 1,200,000 square foot warehouse and distribution center.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	300	Actual to Date:	650
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Atkinson Road Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$573,952.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$7,115,550.00 Amount on Hand: \$573,952.00

Economic Activity Taxes:

Total received since inception: \$186,084.00 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: 20

Fulton

Fulton Commons Redevelopment Project

Contact Agency: Fulton

Contact Phone: 573-592-3131

Developer(s): LGTD, now The Fulton Group

Senate District: 16

House District: 20

Original Date Plan/Project Approved: 11/18/2003

Plan Description:

Creation of home improvement center, bowling alley, theater, grocery store, etc.

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Fulton

Fulton Commons Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$20,000.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$800,006.00 Amount on Hand: \$15,000.00

Economic Activity Taxes:

Total received since inception: \$545,505.00 Amount on Hand: \$5,000.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,500,000.00

Property Acquisition and Relocation Costs: \$2,024,000.00

Project Implementation Costs: \$1,558,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Fulton

Fulton Public Improv. Tax Increment Financing Plan

Contact Agency: Fulton

Contact Phone: 573-592-3131

Developer(s): Fulton 54 Transportation Develop. Corp.

Senate District: 16

House District: 20

Original Date Plan/Project Approved: 12/30/1996

Plan Description:

The plan consists of interchange at the intersection of Rt. HH and Hwy 54, a connecting rd from the interchange to William Woods Road, outer rd, along portions of Hwy 54 with limited access.

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Fulton

Fulton Public Improv. Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$261,339.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,044,783.00 Amount on Hand: \$261,339.00

Economic Activity Taxes:

Total received since inception: \$414,128.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$107,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$235,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$342,000.00

Anticipated TOTAL Project Costs: \$342,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Grain Valley

Grain Valley Marketplace TIF- Project #2

Contact Agency: Grain Valley
Contact Phone: 816-847-6214
Developer(s): SG Properties
Senate District: 8
House District: 55

Original Date Plan/Project Approved: 9/27/2010

Plan Description:

Redevelopment of 85 acres of blighted property into a mixed use project consisting of a movie theater, fast food, and full services restaurants, in line retail center and pad sites totaling 175,000 sq ft 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:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grain Valley

Grain Valley Marketplace TIF- Project #2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,336.62 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$9,336.62 Amount on Hand: \$9,336.62

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: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$10,283,680.00

Financing Method: Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

Grain Valley

Mall at Sni-A-Bar TIF Plan

Contact Agency: Grain Valley

Contact Phone: 816-847-6214

Developer(s): Ward Development & Investments Co.

Senate District: 8

House District: 55

Original Date Plan/Project Approved: 6/10/2002

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 approx 145,000 sq ft of retail and office space, plus 32 residential units, parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly.

Number of New Jobs:

Projected:	148	Actual to Date:	152
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Grain Valley

Mall at Sni-A-Bar TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$24,225.47 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,747,035.12 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,228,919.86 Amount on Hand: \$24,225.47

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:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs: \$4,058,497.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Grandview

TIF #10-Botts Road Industrial Redevelopment Area

Contact Agency: Grandview

Contact Phone: 816-316-4820/8

Developer(s): Botts Investment, LLC and others

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 3/10/2004

Plan Description:

Plan was developed to help fund some of the cost of constructing needed arterial and collector streets, storm sewers and sanitary sewers necessary for this industrial-zoned area of the City to continue to develop.

Plan/Project Status: Active

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Grandview

TIF #10-Botts Road Industrial Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,459.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$912,180.00 Amount on Hand: \$1,459.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,513,700.00

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:

Grandview

TIF #11-Jordan's Keep Redevelopment Area

Contact Agency: Grandview

Contact Phone: 816-316-4820/8

Developer(s): Affinity Development, Inc.

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 4/26/2005

Plan Description:

Plan was developed to turn a long-vacant and under-utilized 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 and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Grandview

TIF #11-Jordan's Keep Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$97,737.00 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: \$955,700.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$955,700.00

Anticipated TOTAL Project Costs: \$11,902,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

11

Current anticipated estimated number of years to retirement:

Grandview

TIF #12-Patel Redevelopment Area

Contact Agency: Grandview
Contact Phone: 816-316-4820/8
Developer(s): Balaji Development Corporation
Senate District: 10
House District: 45

Original Date Plan/Project Approved: 6/28/2005

Plan Description:

Plan was developed to help pay for construction of a new 38,000 SF, 3-story hotel with meeting rooms, indoor pool, spa, exercise room, business center and breakfast area.

Plan/Project Status: Active

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Grandview

TIF #12-Patel Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$307,045.00 Amount on Hand: \$0.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Grandview

TIF #13-Grandview Crossing Redevelopment Area

Contact Agency: Grandview

Contact Phone: 816-316-4820/8

Developer(s): 75th Street, LLC

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 10/11/2005

Plan Description:

Plan area contains 60 acres with a mix of developed uses and some vacant tracts of land with multiple zoning districts. The largest developed area includes a vacant, former K-Mart store with an in-line strip plaza.

Plan/Project Status: Active

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Grandview

TIF #13-Grandview Crossing Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,364.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$282,255.00 Amount on Hand: \$1,663.00

Economic Activity Taxes:

Total received since inception: \$652,900.00 Amount on Hand: \$3,701.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

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

Financing Method: Pay-as-you-go; Other Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Grandview

TIF #14-Sunrise Farms Redevelopment Area

Contact Agency: Grandview

Contact Phone: 816-316-4820/8

Developer(s): Rausch Coleman Cray, LLC

Senate District: 10

House District: 46

Original Date Plan/Project Approved: 6/23/2009

Plan Description:

Plan was developed to help pay for some of the extraordinary costs in the development of this vacant, undeveloped tract of land. The plan proposes 6 separate redevelopment projects totaling 500,000 SF of retail, specialty retail, commercial, and office.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Grandview

TIF #14-Sunrise Farms Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

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:

Grandview

TIF #15-Truman's Landing Redevelopment Area

Contact Agency: Grandview
Contact Phone: 816-316-4820/8
Developer(s): Red Legacy, LLC
Senate District: 7
House District: 37

Original Date Plan/Project Approved: 2/7/2012

Plan Description:

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

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Grandview

TIF #15-Truman's Landing Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

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

Financing Method: TIF Bond; General Obligation Bonds

Original estimated number of years to retirement:

23

Current anticipated estimated number of years to retirement:

Grandview

TIF #1-Southwest Economic Development Area

Contact Agency: Grandview

Contact Phone: 816-316-4820/8

Developer(s): There were several developers.

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 1/10/1989

Plan Description:

Plan was approved to assist in the construction of needed collector and arterial street network additions, storm sewers, and sanitary sewers necessary for this area of the City zone for industrial development to help support the growth and location.

Plan/Project Status: District Dissolved

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	900
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Number of Retained Jobs:

Projected:	0	Actual to Date:	100
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Grandview

TIF #1-Southwest Economic Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$3,000,905.00 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: \$2,952,843.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$27,693,030.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Grandview

TIF #2-Northwest Economic Development Area

Contact Agency: Grandview

Contact Phone: 816-316-4820/8

Developer(s): There are several developers.

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 9/12/1989

Plan Description:

Plan was developed to help pay for a portion of the costs of constructing needed arterial and collector streets, storm sewers, and sanitary sewers necessary for this industrial zoned re of the City to develop.

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	10
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Grandview

TIF #2-Northwest Economic Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,348,001.00 Amount on Hand: \$0.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$9,562,048.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Grandview

TIF #3-North Economic Development Area

Contact Agency: Grandview

Contact Phone: 816-316-4820/8

Developer(s): N/A

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 3/27/1990

Plan Description:

Plan was developed to partially fund the cost of constructing needed arterial streets, storm sewers, and sanitary sewers necessary for this commercially zone area to develop.

Plan/Project Status: District Dissolved

Area Type: Blight/Conservation

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	160
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Grandview

TIF #3-North Economic Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,873,693.00 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: \$495,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$252,135.00

Other: \$2,850,000.00

Other: \$8,810,910.00

Other:

Other:

Other:

Other:

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:

Current anticipated estimated number of years to retirement:

Grandview

TIF #4-Sam's Wholesale Club

Contact Agency: Grandview

Contact Phone: 816-316-4820

Developer(s): Wal-Mart, Inc.

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 4/13/1993

Plan Description:

Plan was developed to help pay for some of the extraordinary costs in the redevelopment of the Sam's Clubs store site. These costs involved the demolition of the existing 125,000SF building and relocation of a major storm sewer ditch.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Grandview

TIF #4-Sam's Wholesale Club

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,227,308.00 Amount on Hand: \$0.00

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

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:

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, N.A.

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 12/22/1997

Plan Description:

Plan was developed to help pay for some of the extraordinary costs in the redevelopment of the 1950's era Truman Corner's Shopping Center which had become physically and functionally obsolete.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	180
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Number of Retained Jobs:

Projected:	0	Actual to Date:	100
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Grandview

TIF #5-Truman Corner's Shopping Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,227,308.00 Amount on Hand: \$0.00

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

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:

23

Current anticipated estimated number of years to retirement:

Grandview

TIF #6-West Blue Ridge Redevelopment Project

Contact Agency: Grandview

Contact Phone: 816-316-4820

Developer(s): H.T. Paul Company and McDonald's Corp

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 8/14/2001

Plan Description:

Plan was developed to help pay for signalizing the intersection at Harry Truman Drive and Blue Ridge to support construction of the new McDonald's restaurant located at this intersection and to improve the existing signalized intersection at Blue Ridge.

Plan/Project Status: District Dissolved

Area Type: Blight, Conservation, Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Grandview

TIF #6-West Blue Ridge Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$408,082.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$401,448.00 Amount on Hand: \$0.00

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

Other:

Other:

Other:

Other:

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:

Grandview

TIF #7-West Old U.S. Highway 71 Access Road Area

Contact Agency: Grandview

Contact Phone: 816-316-4820

Developer(s): Beckner Development Corp

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 4/9/2002

Plan Description:

The area consists of a mixture of vacant lots, vacant buildings, under-performing properties, and public "eyesores". Primary use of tax increments from new development would be used for payments for land assemblage.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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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: 9/30/2013

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: \$6,090,841.00

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:

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

House District: 45

Original Date Plan/Project Approved: 7/23/2002

Plan Description:

Primary focus of this Plan was to provide additional off-street (public and private), preserve existing businesses and allow for their expansion, the renovation of older buildings particularly those under-utilized.

Plan/Project Status: Active 10-yr project window is expired

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project, it also required parcel assembly and/or relocation costs.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Grandview

TIF #8- Downtown Grandview

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$20,971.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$135,726.00 Amount on Hand: \$10,276.00

Economic Activity Taxes:

Total received since inception: \$139,737.00 Amount on Hand: \$10,695.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$550,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$2,800,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

12

Current anticipated estimated number of years to retirement:

Grandview

TIF #9-Gateway Commons Redevelopment Area

Contact Agency: Grandview

Contact Phone: 816-316-4820/8

Developer(s): Gateway Plaza, LLC

Senate District: 10

House District: 45

Original Date Plan/Project Approved: 9/23/2003

Plan Description:

Plan was developed to resolve flooding issues, relocate 2 large interceptor sanitary sewer lines, and provide current transportation infrastructure (federal, state and local facilities).

Plan/Project Status: Active

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Grandview

TIF #9-Gateway Commons Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$68,990.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,859,773.00 Amount on Hand: \$62,091.00

Economic Activity Taxes:

Total received since inception: \$218,863.00 Amount on Hand: \$6,899.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,683,000.00

Property Acquisition and Relocation Costs: \$3,149,000.00

Project Implementation Costs: \$1,975,350.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$48,000,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement:

12

Current anticipated estimated number of years to retirement:

Harrisonville

Harrisonville Marketplace

Contact Agency: Harrisonville

Contact Phone: 816-380-8922

Developer(s): Simmons Investments, Inc.

Senate District: 31

House District: 124

Original Date Plan/Project Approved: 3/19/2007

Plan Description:

Harrisonville Market Place consists of 34.5 +/- acres. The project is being constructed in two phases. The project is in process of absorbing 243,8895 square feet of Gross Leasable Area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	259	Actual to Date:	172
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Number of Retained Jobs:

Projected:	30	Actual to Date:	30
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$545,286.89 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$568,418.16 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$11,520,309.00

Property Acquisition and Relocation Costs: \$2,431,396.00

Project Implementation Costs: \$1,180,204.00

Other: \$1,173,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,304,909.00

Anticipated TOTAL Project Costs: \$47,043,434.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement:

Harrisonville

Harrisonville Towne Center

Contact Agency: Harrisonville

Contact Phone: 816-380-8922

Developer(s): D.J. Christie, Inc.

Senate District: 31

House District: 124

Original Date Plan/Project Approved: 11/21/2005

Plan Description:

Harrisonville Towne Center is a two phase project consisting of 42 acres. The first phase is approximately 22.5 acres. The second phase, which has not yet been constructed, would be approx 19.5 acres.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	105	Actual to Date:	66
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Harrisonville

Harrisonville Towne Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$179,612.36 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$673,474.01 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,149,857.05 Amount on Hand: \$179,612.36

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$4,466,800.00
Property Acquisition and Relocation Costs:	\$2,075,000.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$6,541,800.00

Anticipated TOTAL Project Costs: \$22,134,800.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 15

Hazelwood

Hazelwood Logistics Center

Contact Agency: Hazelwood
Contact Phone: 314-513-5018
Developer(s): McEagle Development
Senate District: 14
House District: 76

Original Date Plan/Project Approved: 11/15/2006

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.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected:	1000	Actual to Date:	40
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Hazelwood
Hazelwood Logistics Center

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,653,511.00 Amount on Hand: \$538,042.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$11,500,000.00
Property Acquisition and Relocation Costs:	\$5,000,000.00
Project Implementation Costs:	\$500,000.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$17,000,000.00

Anticipated TOTAL Project Costs: \$43,000,000.00

Financing Method: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Hazelwood

Park 370

Contact Agency: Hazelwood
Contact Phone: 314-513-5018
Developer(s): Tristar Business Communities
Senate District: 7
House District: 78

Original Date Plan/Project Approved: 12/16/1998

Plan Description:

Project seeks to convert land in the Missouri River floodplain into a light industrial park with access from MO 370. Project included raising a small portion of land south of MO 370 in Bridgeton.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected:	3000	Actual to Date:	2852
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$303,896.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$43,642,062.00 Amount on Hand: \$3,727,494.00

Economic Activity Taxes:

Total received since inception: \$28,207,217.00 Amount on Hand: \$186,394.00

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:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$17,029,000.00

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

Financing Method: N/A

Original estimated number of years to retirement: 11

Current anticipated estimated number of years to retirement:

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: 12/10/2007

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 outlets and (3) an approximately 92-room hotel.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Herculaneum

I-55/McNutt Street Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$31,300,000.00

Property Acquisition and Relocation Costs: \$800,000.00

Project Implementation Costs: \$1,900,000.00

Other: \$3,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$37,000,000.00

Anticipated TOTAL Project Costs: \$103,681,000.00

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Hermann

Frene Creek TIF District

Contact Agency: Hermann

Contact Phone: 573-486-5400

Developer(s): N/A

Senate District: 16

House District: 112

Original Date Plan/Project Approved: 6/24/1996

Plan Description:

Construction of infrastructure improvements: streets, highway entrance, storm drainage retention and control, site grading, retention walls, water/sewer improvements & other utilities, certain development cost of constructing public parking lots.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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TIF Revenues

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

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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: 8/22/2011

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 and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Hillsboro

Hillsboro Hills Redevelopment Plan & Pro

Contact Agency: Hillsboro

Contact Phone: 636-797-3334

Developer(s): A Highway 21 LLC

Senate District: 22

House District: 110

Original Date Plan/Project Approved: 8/30/2010

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

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Hillsboro

Hillsboro Hills Redevelopment Plan & Pro

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$19,282,364.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$675,000.00

Other: \$42,636.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,000,000.00

Anticipated TOTAL Project Costs: \$56,500,000.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Blue Ridge Crossing East Tax Increment Financing

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Cinema East, LLC % MBS Manager Corp

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 2/17/2009

Plan Description:

Demolition of structures, new infrastructure and site improvement, three new platted lots, three building: 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 and required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Independence

Blue Ridge Crossing East Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

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: \$2,915,274.00

Property Acquisition and Relocation Costs: \$883,002.00

Project Implementation Costs: \$126,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,924,776.00

Anticipated TOTAL Project Costs: \$15,533,600.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Cornerstone Tax Increment Financing Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): CSI, L.L.C. and Simon Property Group

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 3/3/2003

Plan Description:

The Cornerstone TIF project included construction of 13 three-story buildings with a total of 420 apartments units. The development included a clubhouse, swimming pool, fitness center, jacuzzi and covered parking.

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

Number of New Jobs:

Projected:	36	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Cornerstone Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,585,378.00 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: \$3,540,347.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,540,347.00

Anticipated TOTAL Project Costs: \$35,989,719.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Crackerneck Creek Tax Increment Financing Plan

Contact Agency: Independence

Contact Phone: 816-325-7133

Developer(s): Crackerneck Creek, LLC

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 10/18/2004

Plan Description:

The Crackerneck Creek Redevelopment Projects 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.

Plan/Project Status: Under construction

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	2093	Actual to Date:	210
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Crackerneck Creek Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$474,480.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,332,370.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,345,970.00 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 Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Independence

Eastland Center Tax Increment Financing and Redeve

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: 1/3/2000

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, Economic Development

But for Determination:

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

Number of New Jobs:

Projected: 500

Actual to Date: 0

Number of Retained Jobs:

Projected: 0

Actual to Date:

Independence

Eastland Center Tax Increment Financing and Redeve

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,081,657.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$15,875,988.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$21,683,824.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$42,663,000.00

Anticipated TOTAL Project Costs: \$254,002,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 9

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: 12/6/1999

Plan Description:

The redevelopment project encompasses 320 acres and included a residential community of 145 single-family villas, an 18-hole golf course, clubhouse, and maintenance building.

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Independence

Golf Strategies Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$934,300.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$3,885,036.00 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: \$3,832,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$150,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,982,000.00

Anticipated TOTAL Project Costs: \$39,218,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 9

Independence

Hartman Heritage Center Tax Increment Financing Pl

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Dial Realty Development Corp.

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 5/18/1998

Plan Description:

The redevelopment project contains a combination hotel/convention center/restaurant with 200 guest rooms and 15,000 sq ft of meeting space; a 270,000 sq ft retail center and out parcel development for restaurants and other spaces.

Plan/Project Status: Fully-Operational

Area Type: Blight, Economic Development

But for Determination:

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

Number of New Jobs:

Projected:	378	Actual to Date:	854
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Hartman Heritage Center Tax Increment Financing Pl

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: 10,408,494.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$10,408,494.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,394,555.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$21,896,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$250,000.00

Other: \$35,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$22,181,000.00

Anticipated TOTAL Project Costs: \$113,026,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 8

Independence

I-70 and Little Blue Parkway Tax Increment Finance

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Crackerneck County Club. Inc. (project 3 only)

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 12/17/2012

Plan Description:

The 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.

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 the TIF.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Independence

I-70 and Little Blue Parkway Tax Increment Finance

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

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: \$22,318,463.00

Property Acquisition and Relocation Costs: \$3,061,125.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$25,379,588.00

Anticipated TOTAL Project Costs: \$48,258,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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: 12/6/2004

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, Economic Development

But for Determination:

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

Number of New Jobs:

Projected:	166	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Independence Regional Medical Center Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$935,393.00 As of: 6/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$19,961,037.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$329,278.00 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 Bond

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 15

Independence

Mid-Town Truman Road Corridor Plan & Redevelopment

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Mid-Town Truman Road Corridor Redevelopment

Senate District: 11

House District: 21

Original Date Plan/Project Approved: 11/21/1994

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.

Plan/Project Status: Fully-Operational

Area Type: Blight, Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly and/or relocation costs.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Independence

Mid-Town Truman Road Corridor Plan & Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$114,522.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$4,127,404.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$98,494.00 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:

Current anticipated estimated number of years to retirement:

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: 9/18/2000

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.

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
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Number of Retained Jobs:

Projected:	13	Actual to Date:	13
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Independence

Mount Washington Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$40,513.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$215,542.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$137,895.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,481,856.00

Anticipated TOTAL Project Costs: \$8,722,700.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Noland Road and 23rd Street Tax Increment Finance

Contact Agency: Independence

Contact Phone: 816-325-7133

Developer(s): Kansas City Properties & Investment LLC

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 12/17/2012

Plan Description:

Purposes of the plan is to incentivize redevelopment in the 6.8 acre Redevelopment Area by curing/eliminating blighting conditions through multiple projects. Project 2 provides for acquisition of vacant parcel of land, replanting, and remodeling.

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 and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	3	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Noland Road and 23rd Street Tax Increment Finance

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

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: \$182,500.00

Property Acquisition and Relocation Costs: \$40,000.00

Project Implementation Costs: \$90,000.00

Other: \$10,000.00

Other: \$95,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$507,500.00

Anticipated TOTAL Project Costs: \$725,500.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Noland Road and 23rd Street Tax Increment Finance

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Dodgion Street Acquisitions, LLC

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 12/3/2012

Plan Description:

Purpose of the plan is to incentivize redevelopment in the 6.8 acr Redevelopment Area by curing/eliminating blighted conditions through multiple projects. Project 1 provides for demolition of a lighted building, construction of an approximately 5,720 s.f.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	15	Actual to Date:	15
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Independence

Noland Road and 23rd Street Tax Increment Finance

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

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: \$700,000.00

Property Acquisition and Relocation Costs: \$500,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$4,500,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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: 12/16/2002

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.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Independence

Noland Road Auto Plaza Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,376.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$124,227.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,917.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$257,500.00

Property Acquisition and Relocation Costs: \$680,000.00

Project Implementation Costs: \$90,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,027,500.00

Anticipated TOTAL Project Costs: \$3,997,500.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

North Independence Redevelopment Tax Increment

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Limpus Perproperties, LLC

Senate District: 11

House District: 20

Original Date Plan/Project Approved: 5/15/2000

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, Economic Development

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	530	Actual to Date:	63
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

North Independence Redevelopment Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$22,662.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$293,034.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$318,900.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,583,410.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$376,500.00

Other: \$125,000.00

Other: \$75,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,159,910.00

Anticipated TOTAL Project Costs: \$40,592,210.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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: 9/6/2005

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.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	30	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Old Landfill Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$57,681.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$347,280.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$67,206.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$13,640,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$535,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,175,000.00

Anticipated TOTAL Project Costs: \$117,300,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Independence

Recovery Sales Outlet Tax Increment Financing Plan

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Recovery Management Corporation

Senate District: 11

House District: 29

Original Date Plan/Project Approved: 12/2/1996

Plan Description:

New construction of 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

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Independence

Recovery Sales Outlet Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$27,860.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$203,283.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,778,981.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,315,450.00

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

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: 12/22/1997

Plan Description:

Retail development will include approx 150,000 sq ft, 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, Economic Development

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	250	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Santa Fe Trail Neighborhood TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$203,774.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$688,053.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,684,523.00

Anticipated TOTAL Project Costs: \$25,567,017.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 17

Current anticipated estimated number of years to retirement: 10

Independence

Trinity Tax Increment Financing Plan and Redevelop

Contact Agency: Independence

Contact Phone: 816-325-7183

Developer(s): Trinity Real Estate Development Inc

Senate District: 11

House District: 30

Original Date Plan/Project Approved: 11/7/2005

Plan Description:

Build several free-standing retail stores, including restaurants, comprising appx. 33,200 sq ft, approx 98,250 sq ft of general commercial space, and a five-story class. A office building containing approx. 50,000 sq ft.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	172	Actual to Date:	155
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Independence

Trinity Tax Increment Financing Plan and Redevelop

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$206,651.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$914,583.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$401,422.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,765,000.00

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

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: 12/28/1998

Plan Description:

The Interstate 55 corridor Redevelopment Area contains two separate projects areas, Redevelopment Project Area One("RPA 1") and Redevelopment Project Area 2 (RPA 2"). To date, however, only RPA 1 has been approved by the Jackson Board of Aldermen.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

N/A

Number of New Jobs:

Projected:	875	Actual to Date:	510
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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The Interstate 55 Corridor Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,793,469.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,328,620.00 Amount on Hand: \$480,874.00

Economic Activity Taxes:

Total received since inception: \$3,626,601.00 Amount on Hand: \$1,312,595.00

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: \$5,300,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,000,000.00

Anticipated TOTAL Project Costs: \$86,411,523.00

Financing Method: Pay-as-you-go; TIF Bond; TIF Notes; Loan

Original estimated number of years to retirement:

23

Current anticipated estimated number of years to retirement:

Jefferson City

High Street Tax Increment Financing Plan

Contact Agency: Jefferson City

Contact Phone: 573-634-6459

Developer(s): Juanita Donehue

Senate District: 6

House District: 60

Original Date Plan/Project Approved: 12/5/2002

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

Number of New Jobs:

Projected:	15	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Jefferson City

High Street Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$30,537.91 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$64,352.44 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:

Other:

Other:

Other:

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: 15

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: 11/17/2009

Plan Description:

Redevelopment of a commercial area to include sidewalk replacement, curbs, gutters, sewer line and under ground stormwater system repairs.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	0	Actual to Date:	42
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Number of Retained Jobs:

Projected:	38	Actual to Date:	53
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Jefferson City
Southside Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$50,304.18 Amount on Hand: \$0.00

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:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$530,000.00

Anticipated TOTAL Project Costs: \$530,000.00

Financing Method: Loan

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 20

Jennings

'Buzz Westfall' Plaza on the Boulevard

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): Sansone Group

Senate District: 69

House District: 13

Original Date Plan/Project Approved: 7/26/1999

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.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place and hazardous waste clean-ups.

Number of New Jobs:

Projected:	123	Actual to Date:	350
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Number of Retained Jobs:

Projected:	25	Actual to Date:	20
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Jennings

'Buzz Westfall' Plaza on the Boulevard

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,558,397.00 As of: 3/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,594,295.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,765,336.00 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: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$17,000,000.00

Anticipated TOTAL Project Costs: \$38,937,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

Jennings

Jennings Station Crossing

Contact Agency: Jennings
Contact Phone: 314-388-1164
Developer(s): Jennings Station Crossing, LLC
Senate District: 69
House District: 13

Original Date Plan/Project Approved: 11/12/2002

Plan Description:

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(s) and effect redevelopment in a comprehensive manner.

Plan/Project Status: Starting-Up

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	31934
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$52,293.00 As of: 3/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$31,934.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,091.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$400,000.00
Property Acquisition and Relocation Costs: \$2,000,000.00
Project Implementation Costs: \$100,000.00
Other: \$0.00
Other: \$0.00
Other:
Other:
Other:
Other:

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

Anticipated TOTAL Project Costs: \$10,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

Jennings

Jennings Tax Increment Financing Area #1

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): Stout Industries, Inc.

Senate District: 70

House District: 14

Original Date Plan/Project Approved: 5/12/1997

Plan Description:

All work necessary to demolish and remove the current "front office area" of existing building and of other improvements located on the property, cleaning, grading and relocation of existing utilities; construction of office space including the surface.

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:	75
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Number of Retained Jobs:

Projected:	50	Actual to Date:	50
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Jennings

Jennings Tax Increment Financing Area #1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$270,309.00 As of: 3/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,118,955.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$83,475.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$300,000.00
Property Acquisition and Relocation Costs:	\$600,000.00
Project Implementation Costs:	\$500,000.00
Other:	\$100,000.00
Other:	\$1,000,000.00
Other:	
Other:	
Other:	
Other:	

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

Anticipated TOTAL Project Costs: \$7,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

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: 9/22/1997

Plan Description:

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.

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
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Number of Retained Jobs:

Projected:	20	Actual to Date:	20
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$28,878.00 As of: 3/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$382,172.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$60,371.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$100,000.00
Property Acquisition and Relocation Costs: \$100,000.00
Project Implementation Costs: \$1,000,000.00
Other: \$200,000.00
Other: \$0.00
Other:
Other:
Other:
Other:

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

Anticipated TOTAL Project Costs: \$3,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 7

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: 11/12/2002

Plan Description:

The area includes approx. 23 acres, a portion of which is the former North Twin Drive-In and the remainder is other commercial activities.

Plan/Project Status: Inactive

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Redevelopment Project Area No. 8

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$108,936.00 As of: 3/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$89,969.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$23,615.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$150,000.00
Property Acquisition and Relocation Costs: \$0.00
Project Implementation Costs: \$50,000.00
Other: \$600,000.00
Other: \$250,000.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,050,000.00

Anticipated TOTAL Project Costs: \$3,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

Jennings

River Roads Estates

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): SWH Investment, LLC

Senate District: 70

House District: 14

Original Date Plan/Project Approved: 11/12/2002

Plan Description:

Redevelopment Project 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.

Plan/Project Status: Starting-Up

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Jennings

River Roads Estates

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$173,608.00 As of: 3/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$341,748.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$116,854.00 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: \$0.00

Anticipated TOTAL Project Costs: \$1,425,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Jennings

River Roads Estates

Contact Agency: Jennings

Contact Phone: 314-388-1164

Developer(s): SWH Investment, LLC

Senate District: 70

House District: 14

Original Date Plan/Project Approved: 11/12/2002

Plan Description:

Redevelopment Project (Plat 7B) containing 46.40 acres will have two hundred (200), three (3) & four (4) bedrooms single family homes. A new city pocket park, a ninety-four (94) unit independent living facility and an existing three (3) story brick bank.

Plan/Project Status: Seeking Developer, Inactive

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$85,216.00 As of: 3/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$694,541.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$23,892.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,000,000.00
Property Acquisition and Relocation Costs: \$3,450,000.00
Project Implementation Costs: \$125,000.00
Other: \$0.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,275,000.00

Anticipated TOTAL Project Costs: \$30,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Joplin

1717 Marketplace Tax Increment Financing Plan

Contact Agency: Joplin

Contact Phone: 417-624-0820 ex

Developer(s): Richard Gregg, J. Scott Schaefer, & Michael Mellin

Senate District: 32

House District: 128

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

Plan Description:

The Redevelopment Plan called for the redevelopment of approximate 38.80 acres from vacant and deteriorating property into individual commercial developments.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	200
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Joplin

1717 Marketplace Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$250,878.04 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,003,098.61 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,623,651.00

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

Project Implementation Costs: \$1,792,429.00

Other: \$3,127,805.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

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

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Joplin

Northpark Crossing Tax Increment Financing Plan

Contact Agency: Joplin
Contact Phone: 417-624-0820 ex
Developer(s): Jeffrey L. Ungerer
Senate District: 32
House District: 128

Original Date Plan/Project Approved: 6/7/2004

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 t

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and 16 of the 18 structures within the Redevelopment Area were over 35 years old. 8 of the 13 single family homes were rental units.

Number of New Jobs:

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

Projected:	0	Actual to Date:	97
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Joplin

Northpark Crossing Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,116,695.80 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,744,733.30 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:

Current anticipated estimated number of years to retirement:

Kansas City

11 Street TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): 11th Street Corridor Redevelopment Corporation

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 12/10/1992

Plan Description:

The Eleventh Street Corridor TIF Plan called for the rehabilitation of historic structures for residential and commercial office space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	895	Actual to Date:	5430
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Number of Retained Jobs:

Projected:	0	Actual to Date:	1143
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Kansas City
11 Street TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: 58,261,205.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$21,629,516.59 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$39,044,928.94 Amount on Hand: \$3,515,974.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$24,263,534.00
Property Acquisition and Relocation Costs:	\$3,827,999.00
Project Implementation Costs:	\$49,421,385.00
Other:	\$347,385.00
Other:	\$100,000.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$77,960,303.00

Anticipated TOTAL Project Costs: \$211,203,368.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

11th Street TIF Plan/Project B- Blossom House

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Walnut Creek Ranch, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 12/10/1992

Plan Description:

The Redevelopment Project included the historic preservation and renovation of five historic buildings, the Blossom House, expansion of the Blossom House, the Brockett, Griffen House, and the Brockett Carriage House.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected:	0	Actual to Date:	5
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Number of Retained Jobs:

Projected:	16	Actual to Date:	16
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Kansas City

11th Street TIF Plan/Project B- Blossom House

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$28,305.95 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$63,062.05 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

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

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): President Hotel, LC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

The Plan proposes to acquire, develop, construct, rehabilitate & improve office space, parking garages, public improvements, streetscape, park development, residential development, and retail development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	6
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Number of Retained Jobs:

Projected:	123	Actual to Date:	128
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Kansas City

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

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,244,482.47 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,752,209.57 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,213,607.00

Project Implementation Costs: \$720,000.00

Other: \$13,299,793.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$15,233,400.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

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

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Cordish

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

The 1200 Main/South Loop TIF Plan facilitated the development of nine city blocks in Kansas City's downtown into an entertainment district featuring commercial office spaces, restaurants, retail businesses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

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

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$3,286,539.58 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,152,880.69 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

1200 Main/South TIF Plan-Project 13/14

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Andrews McMeel Universal

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/4/2007

Plan Description:

Renovation of approx 84,271 sq ft of headquarter space within projects 13 and 14.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	165	Actual to Date:	165
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Kansas City

1200 Main/South TIF Plan-Project 13/14

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$513,050.95 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$308,851.49 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,457,181.00

Property Acquisition and Relocation Costs: \$1,776,961.00

Project Implementation Costs: \$565,858.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,800,000.00

Anticipated TOTAL Project Costs: \$19,641,840.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

1200 Main/South TIF Plan-Project 2

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): H & R Block

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/4/2004

Plan Description:

Facilitate the development and construction of the world headquarters of H & R Block.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	1100	Actual to Date:	0
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Kansas City

1200 Main/South TIF Plan-Project 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$8,469,710.39 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$26,795,711.19 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$59,439,790.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$3,845,869.00

Other: \$50,442,179.00

Other: \$178,589,986.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$292,317,824.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

12th & Wyandotte TIF/Aladdin Hotel

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Kansas City, MO Hotel Partners, LP
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 12/10/1992

Plan Description:

The TIF Plan called for the redevelopment of a historic hotel located at 1215 Wyandotte, KC MO with improvements to sidewalks and a pedestrian tunnel.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

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

Projected:	65	Actual to Date:	54
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Kansas City

12th & Wyandotte TIF/Aladdin Hotel

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$173.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$494,652.23 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$568,354.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

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

Project Implementation Costs: \$120,000.00

Other: \$565,000.00

Other: \$1,510,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$370,000.00

Anticipated TOTAL Project Costs: \$3,720,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

19th Terrace & Central, project 2a, 2b, and 2c

Contact Agency: Kansas City
Contact Phone: 816-661-2109
Developer(s): Broadway Development, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 6/3/1999

Plan Description:

The project improvements consisted of the development of appx 279,870 sf of residential space, 11,000 sf of warehouse space, 142,500 sf of office and commercial space, 49,700 sf of retail, 726 new and rehabilitated parking spaces.

Plan/Project Status: Starting-Up

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected:	31	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

19th Terrace & Central, project 2a, 2b, and 2c

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$62.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$346,273.17 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$145,762.94 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$650,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$175,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$825,000.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

22nd & Main - Project 27, Arthel Building TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Botwin and Company

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/19/1998

Plan Description:

The Plan provided for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

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

Projected:	15	Actual to Date:	15
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Kansas City

22nd & Main - Project 27, Arthel Building TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$955.00 As of: 4/30/2013

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: \$84,036.00

Other: \$296,104.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$380,140.00

Anticipated TOTAL Project Costs: \$1,549,940.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

22nd & Main TIF Plan/Project 10

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): McFamily Properties, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/19/1998

Plan Description:

Project 10 within the 22nd & Main TIF Plan called for the rehabilitation of an existing bldg to house 3,000 sq ft a restaurant, 330 sq ft of commercial & 7,800 sq ft of office space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected:	47	Actual to Date:	45
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

22nd & Main TIF Plan/Project 10

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$36,358.40 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$444,247.84 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: \$274,000.00

Other: \$76,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$459,723.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

22nd & Main TIF/Candle Bldg-Project 28

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): 2101 Broadway LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/19/1998

Plan Description:

The Candle Bldg located @2101 Broadway is being renovated for commercial use & expanded through the addition of a fourth floor.

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:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

22nd & Main TIF/Candle Bldg-Project 28

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

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: \$150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$40,000.00

Other: \$1,689,550.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$1,879,550.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

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

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): DST Realty, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/19/1998

Plan Description:

The Plan provided for the rehabilitation of a historic bldg, the Morr Transfer Bldg to 79,773 sq ft. The Project is one of many projects located within a larger historically and culturally significant area within the urban community.

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

Number of New Jobs:

Projected:	0	Actual to Date:	241
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Number of Retained Jobs:

Projected:	365	Actual to Date:	0
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Kansas City

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

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$254,653.32 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$840,976.95 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$1,053,193.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$1,078,693.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

22nd & Main TIF/Rainen Bldg-H.D. Lee

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): HD Lee Building, LLC c/o Blueurban

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/19/1998

Plan Description:

The HD Lee Bldg has been rehabited as a mixed-use project. Project 12-C consists of the commercial space on the first two floors and basement; it is in "activated" TIF project.

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 and required significant public infrastructure investment to remedy exisiting inadequate conditions.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

22nd & Main TIF/Rainen Bldg-H.D. Lee

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$66,058.47 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,146.99 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: \$4,658,138.00

Other: \$430,600.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,088,738.00

Anticipated TOTAL Project Costs: \$45,974,656.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

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

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Lidia's Freight House, LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/19/1998

Plan Description:

The Plan called for the development of three exceptional quality, destination restaurants and hospitality, and entertainment uses by rehabilitation of the Historic Freight House Building, together with parking and appurtenances.

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:	140	Actual to Date:	279
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Number of Retained Jobs:

Projected:	0	Actual to Date:	270
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Kansas City

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

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$976,534.92 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,903,618.44 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,416,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$921,100.00

Other: \$390,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$3,457,100.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

45th and Main TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Marty Development, LLC
Senate District: 10
House District: 39

Original Date Plan/Project Approved: 12/14/2006

Plan Description:

The Redevelopment Plan proposes to redevelop the Holiday Inn Hotel at 45th Street. The Plan includes replacing the hotel with 274,500 sq ft of Class A office space, 47,000 sq ft. of specialty grocery and retail space, a 160 room boutique hotel

Plan/Project Status: Inactive

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

45th and Main TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

811 Main, Project 1 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Commerce Bank
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 1/5/2006

Plan Description:

The Plan provided for the rehabilitation and renovation of the 215,000 sf, twelve-story, 811 Main office building, together with all necessary utilities, street improvements and appurtenances necessary to adequately address the conditions.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	772	Actual to Date:	753
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Kansas City

811 Main, Project 1 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$45,318.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$223,558.88 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$258,654.22 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$246,000.00

Other: \$6,085,400.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$6,331,400.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

87th & Hillcrest Road TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Foley Industries, Inc.
Senate District: 9
House District: 44

Original Date Plan/Project Approved: 3/3/2005

Plan Description:

The site has been improved with a state of the art facility for Dean Machinery, a heavy equipment and machinery dealership. The main building is a two story structure with 139,833 sq. ft. on the first floor and 32,712 sq. ft. on the 2nd floor.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	0	Actual to Date:	29
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Number of Retained Jobs:

Projected:	0	Actual to Date:	154
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Kansas City

87th & Hillcrest Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$85.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,116,468.21 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,583,929.03 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,667,876.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$18,999,908.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$28,667,784.00

Anticipated TOTAL Project Costs: \$63,379,426.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Americana TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): The Hotel Group

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 1/28/1993

Plan Description:

This plan called for the renovation and market reposition of a downtown hotel. The Americana, vacant since 1994, originally consisted of 496 rooms. The renovation of the hotel and the parking structure has provided 299 upscale rooms.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	0	Actual to Date:	170
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Number of Retained Jobs:

Projected:	128	Actual to Date:	128
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Kansas City

Americana TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$71.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,787,405.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,215,308.62 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$561,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$260,000.00

Other: \$8,200,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$9,021,950.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Baltimore Place TIF/Project 3- Nelkin Bldg

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Gee Whiz Development
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 2/2/2006

Plan Description:

The Plan provided for the rehabilitation and construction of office space, the renovation and construction of parking spaces, façade enhancements, residential development, public improvements, streetscapes, and retail development.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected:	3	Actual to Date:	3
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Number of Retained Jobs:

Projected:	39	Actual to Date:	39
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Kansas City

Baltimore Place TIF/Project 3- Nelkin Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$25,186.62 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$35,636.46 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$2,515,513.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,515,513.00

Anticipated TOTAL Project Costs: \$2,703,147.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

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

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): MD Management c/o Lewis, Rice, and Fingersh, LC

Senate District: 17

House District: 38

Original Date Plan/Project Approved: 6/6/1996

Plan Description:

The Barry Towne TIF Plan provides to construct 1,872,467 sf of commercial retail and 114,957 sf of office space, approx 696 residential units, 31,800 sf of recreation space for an athletic facility (YMCA), widen Barry Road bridge over US Route 169.

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

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

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$337,051.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$10,727,627.40 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$15,532,934.08 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,514,556.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,299,958.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,814,524.00

Anticipated TOTAL Project Costs: \$37,655,036.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Blue Ridge Mall TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): MBS Mall Investor-98,LLC

Senate District: 10

House District: 39

Original Date Plan/Project Approved: 2/24/2005

Plan Description:

The Plan razed the shopping center commonly known as the Blue Ridge Mall, acquired an office building commonly known as the Kaiser Building, and constructed 570,000 sf retail center and redeveloped the the 40,000 sf office together.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	1535	Actual to Date:	0
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Number of Retained Jobs:

Projected:	75	Actual to Date:	68
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Kansas City

Blue Ridge Mall TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$71.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$3,384,878.10 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$10,575,336.17 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,996,928.00

Property Acquisition and Relocation Costs: \$5,217,382.00

Project Implementation Costs: \$481,564.00

Other: \$4,514,447.00

Other: \$500,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$29,710,322.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Briarcliff West TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-2109

Developer(s): Briarcliff West Development Company

Senate District: 17

House District: 38

Original Date Plan/Project Approved: 5/3/1990

Plan Description:

Provided for the construction of 941,864 sq ft of office space, 309,809 sq ft of retail space, 151 single family homes, 84 villas, 366 condos, 2 structured parking garages, 136,355 sq ft of construction of Briarcliff 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 and required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	4000	Actual to Date:	1540
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Number of Retained Jobs:

Projected:	22	Actual to Date:	22
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Kansas City

Briarcliff West TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$126,095.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$30,137,401.24 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$12,564,892.03 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$46,960,046.00

Property Acquisition and Relocation Costs: \$1,711,840.00

Project Implementation Costs: \$1,986,004.00

Other: \$1,358,849.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$52,016,739.00

Anticipated TOTAL Project Costs: \$116,567,038.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Brush Creek- Plaza East TIF

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): N/A

Senate District: 9

House District: 42

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

The proposed project was intended to provide for four phases of commercial and retail development along Brush Creek between Troost Ave and The Paseo.

Plan/Project Status: N/A

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

Brush Creek- Plaza East TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,000.00 As of: 4/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

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

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Brush Creek TIF Plan/Plaza Library

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Plaza Development, LLC
Senate District: 10
House District: 39
Original Date Plan/Project Approved: 3/11/1999
Plan Description:

Plan/Project 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:	736
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Number of Retained Jobs:

Projected:	0	Actual to Date:	20
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Kansas City

Brush Creek TIF Plan/Plaza Library

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$8,076,034.73 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,986,372.76 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,560,566.00

Other: \$11,935,302.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,495,868.00

Anticipated TOTAL Project Costs: \$72,859,123.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

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

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Swope Community Builders

Senate District: 9

House District: 42

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

The Plan provided for the construction of 114,000 sq ft of retail space; 210,000 sq ft of office space; 14,000 sq ft of restaurant space and 18,000 sq ft of Post Office space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	419	Actual to Date:	497
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

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

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$23,407.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$3,931,804.55 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,548,748.51 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$139,411.00

Property Acquisition and Relocation Costs: \$2,146,179.00

Project Implementation Costs: \$9,130,786.00

Other: \$300,000.00

Other: \$50,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,766,376.00

Anticipated TOTAL Project Costs: \$29,535,678.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Brywood Centre TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Tri-Land Properties
Senate District: 43
House District: 9

Original Date Plan/Project Approved: 7/31/2008

Plan Description:

Proposes to renovate the existing Brywood Shopping Center, including enlarging and remodeling existing buildings in order to retain current tenants in the current location & attract new anchor tenants.

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:	131	Actual to Date:	38
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Number of Retained Jobs:

Projected:	272	Actual to Date:	220
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Kansas City

Brywood Centre TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$146,079.26 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,895.95 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$542,436.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$376,329.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$918,765.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Carondolet Drive

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): FQ Real Estate Holdings LLC
Senate District: 007
House District: 24

Original Date Plan/Project Approved: 8/2/2012

Plan Description:

Redevelopment Plan allowed for the construction of approx 200,000 sq ft of office space along with 1800 parking spaces all necessary parking, infrastructure, and appurtenances.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	1225	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Carondolet Drive

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

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: \$1,968,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$653,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,621,500.00

Anticipated TOTAL Project Costs: \$44,203,654.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Chouteau/I-35 TIF- Project 3

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Chouteau Crossings West, LLC

Senate District: 17

House District: 31

Original Date Plan/Project Approved: 4/23/1998

Plan Description:

Project 3 provided the necessary infrastructure improvements and site development to allow commercial development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

Chouteau/I-35 TIF- Project 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$193,772.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$217,810.80 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$597,703.50 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$205,444.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$259,133.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$464,577.00

Financing Method: Other Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Civic Mall-422 Admiral

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): 422 Admiral, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 12/8/1994

Plan Description:

The proposed Redevelopment Project provided for (i) the renovation and restoration of 422 Admiral, a corporate headquarters and employee parking lot and (ii) the inclusion of certain Redevelopment Project costs for streetscape.

Plan/Project 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:	16	Actual to Date:	16
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Number of Retained Jobs:

Projected:	90	Actual to Date:	90
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Kansas City

Civic Mall-422 Admiral

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,637,152.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$364,575.48 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$144,854.76 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: \$247,800.00

Other: \$715,073.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$962,873.00

Anticipated TOTAL Project Costs: \$962,873.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Civic Mall-Whittake Courthouse (Project 46-47)

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): City of Kansas City Missouri
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 12/8/1994

Plan Description:

The Illus. Davis Project allowed for the construction of the FAA office building, the construction of the Illus. Davis Mall between the Federal Courthouse located at 9th Street and Locust Street and City Hall.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

Civic Mall-Whittake Courthouse (Project 46-47)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$364,575.48 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$144,854.76 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$65,189,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Country Club Plaza (Proj 1, Seville Square) TIF

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Highwoods Properties

Senate District: 10

House District: 39/44

Original Date Plan/Project Approved: 4/17/1997

Plan Description:

The Plan includes construction of approx 780,000 sq ft of new construction of commercial space; rehabilitation of 180,000 sq ft of existing commercial structures; construction of 350 market rate apartments, and construction of 3.965 parking spaces.

Plan/Project Status: N/A

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

Country Club Plaza (Proj 1, Seville Square) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,736,711.92 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,814,353.06 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,598,629.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,598,629.00

Anticipated TOTAL Project Costs: \$50,000,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Country Club Plaza (Project 2, Granada & Saks) TIF

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Highwoods Properties

Senate District: 10

House District: 39/44

Original Date Plan/Project Approved: 4/17/1997

Plan Description:

The Plan includes construction of approx 780,000 sq ft of new construction of commercial space; rehabilitation of 180,000 sq ft of existing commercial structures; construction of 350 market rate apartments; and construction of 3,965 parking spaces.

Plan/Project Status: N/A

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

Country Club Plaza (Project 2, Granada & Saks) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,962,914.37 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,541,249.33 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,815,000.00

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: \$12,815,000.00

Anticipated TOTAL Project Costs: \$12,815,000.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Country Club Plaza (Project 7, Park Lane) TIF

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Winn Limited Partnership
Senate District: 10
House District: 39/44

Original Date Plan/Project Approved: 4/17/1997

Plan Description:

The Plan includes construction of approx 780,000 sq ft of new construction of commercial space; rehabilitation of 180,000 sq ft of existing commercial structures; construction of 350 market rate apartments; and construction of 3,965 parking spaces.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected:	2	Actual to Date:	0
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Number of Retained Jobs:

Projected:	23	Actual to Date:	0
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Kansas City

Country Club Plaza (Project 7, Park Lane) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,401,721.33 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$48,033.14 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,961,138.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$18,577,382.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Country Club Plaza- Kirkwood Circle

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Kirkwood Realty Co. LLC

Senate District: 10

House District: 39/44

Original Date Plan/Project Approved: 4/17/1997

Plan Description:

The Kirkwood Circle Project created a new neighborhood, unique in Kansas City, by constructing Class A condominium residential units plus substantial infrastructure and other improvements, including a park along Wornall Rd (Wornall Park).

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

Country Club Plaza- Kirkwood Circle

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$8,690,163.44 Amount on Hand: \$0.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$10,908,175.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,106,670.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,014,845.00

Anticipated TOTAL Project Costs: \$17,061,320.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Country Club Plaza/4900 Main TIF

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): DST Realty, Inc

Senate District: 10

House District: 39

Original Date Plan/Project Approved: 4/17/1997

Plan Description:

The Country Club Plaza TIF called for the construction of aprox 780,000 sq ft of new construction of commercial space, rehabilitation of 180,000 sq ft of existing commercial structures, construction of market rate apts, and construction of parking spaces.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place and required significant public infrastructure investment to remedy exisiting inadequate conditions.

Number of New Jobs:

Projected:	650	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Country Club Plaza/4900 Main TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$40,729.00 As of: 4/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Downtown Library District Project 1 & 2 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Library TIF LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 11/26/2002

Plan Description:

The Plan created & enhanced a downtown neighborhood anchored by the new central library facility, located in the renovated First National Bank Building at the northeast corner of 10th & Baltimore.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

East Village- (Project 1) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-2109

Developer(s): J. E. Dunn

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 5/4/2006

Plan Description:

The Redevelopment Plan provided for the construction of approx 150,000 sq ft of office space, constructions of approx 2300 publicly/privately owned parking spaces, as well as all necessary appurtenances and utilities.

Plan/Project Status: Starting-Up

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	791	Actual to Date:	0
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Kansas City

East Village- (Project 1) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$18,257.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$754,135.05 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,454,505.87 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: \$14,000,000.00

Other: \$5,232,755.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,232,755.00

Anticipated TOTAL Project Costs: \$49,425,864.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

East Village (Project 2 and 3) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-2109
Developer(s): Swope Community Builders
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 5/4/2006

Plan Description:

The Redevelopment Plan provides for the construction of approx 150,000 sq ft of office space, the construction of approx 2300 publicly/privately owned parking spaces, construction of approx 1183 residential housing units.

Plan/Project Status: Starting-Up

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

East Village (Project 2 and 3) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

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: \$19,235,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$19,235,000.00

Anticipated TOTAL Project Costs: \$307,390,486.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Hickman Mills TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Sanofi-Aventis U.S., LLC
Senate District: 9
House District: 45/50

Original Date Plan/Project Approved: 12/3/1992

Plan Description:

The plan provides for construction of approx 1 million sq ft of office 200,000 sq ft of R&D space and 274,000 sq ft of commercial redevelopment; improvements to Hickman Mills Road; acquisition and clean up; and infrastructure improvements.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	0	Actual to Date:	260
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Number of Retained Jobs:

Projected:	0	Actual to Date:	2564
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Kansas City

Hickman Mills TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$18,380,930.19 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$14,487,609.95 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$177,644,408.00

Project Implementation Costs: \$1,483,645.00

Other: \$43,613,947.00

Other: \$7,362,500.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$230,104,500.00

Anticipated TOTAL Project Costs: \$655,199,595.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Hotel Phillips, Project A TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Marcus Hotels, Inc.

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 4/6/2000

Plan Description:

Restoration, renovation and improvement of the 213 room historic Hotel Phillips on downtown Kansas City.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected:	0	Actual to Date:	3
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Number of Retained Jobs:

Projected:	109	Actual to Date:	109
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Kansas City

Hotel Phillips, Project A TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,188,867.68 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,767,745.68 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,366,881.00

Project Implementation Costs: \$4,475,648.00

Other: \$377,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,219,529.00

Anticipated TOTAL Project Costs: \$7,318,507.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Hotel Phillips, Project B and C TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): City Center Square Equities, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 4/6/2000

Plan Description:

Redevelopment Project B allowed for the construction of a parking garage and the commercial space on the ground level of the parking garage. Redevelopment Project C is City Center Square office building.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place and required parcel assembly and/or relocation costs.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

Hotel Phillips, Project B and C TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

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: \$3,016,731.00

Project Implementation Costs: \$1,366,881.00

Other: \$1,010,630.00

Other: \$825,287.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,219,529.00

Anticipated TOTAL Project Costs: \$7,318,507.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Judicial Square TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Judicial Square, LLC
Senate District: 10
House District: 37

Original Date Plan/Project Approved: 5/22/2003

Plan Description:

The Judicial Square TIF Redevelopment Plan renovated the Griffith Building, originally called the Mutual Building, a seven story brick building located at the southeast corner of the 13th and Oak Streets.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	75
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Kansas City

Judicial Square TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$85.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$189,890.28 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$209,740.90 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: \$87,498.00

Other: \$600,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$687,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

KCI Corridor

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): MD Management
Senate District: 34
House District: 32

Original Date Plan/Project Approved: 3/11/1999

Plan Description:

Project improvements to be financed by the Plan consists of reconstruction of Tiffany Springs Pkwy Interchange at I-29, construction of a half diamond interchange at MO 152 & Ambassador Drive, construction of Ambassador Dr.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	1000	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

KCI Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,852,593.00 As of: 4/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$8,532,473.46 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$61,422,571.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$21,388,695.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$82,281,266.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

New England Bank Building TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): 21 W. 10th L.C.

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 11/2/2000

Plan Description:

Provided for the rehabilitation of the eighteen-story New England National Bank Building. The Plan called for the rehabilitation approx. 7,000 sf of restaurant use on the first three floors and 70,000 sf of office use on the remaining floors.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected:	21	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

New England Bank Building TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,179,515.86 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$32.62 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: \$435,522.00

Other: \$2,681,156.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,116,678.00

Anticipated TOTAL Project Costs: \$11,842,661.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

North Oak TIF/Projects 3, 4, 5a, 5b, & 6

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Hunt Midwest

Senate District: 17

House District: 31

Original Date Plan/Project Approved: 2/24/2005

Plan Description:

Projects 3-6 were developed as 211,000 sq. ft. of retail space. Significant improvements were made to the infrastructure

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected:	56	Actual to Date:	56
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Number of Retained Jobs:

Projected:	241	Actual to Date:	297
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Kansas City

North Oak TIF/Projects 3, 4, 5a, 5b, & 6

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,006,069.94 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,528,928.10 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,963,143.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,632,808.00

Other: \$2,840,252.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,436,203.00

Anticipated TOTAL Project Costs: \$11,436,203.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

North Oak-Cerner (Project 1) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Cerner Corp

Senate District: 17

House District: 31

Original Date Plan/Project Approved: 2/24/2005

Plan Description:

Project 1 of the North Oak Corridor TIF Plan consists of the acquisition and improvement of 3301 North Oak Trafficway, which formerly housed Farmland Industries.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected:	400	Actual to Date:	448
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

North Oak-Cerner (Project 1) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$311,717.00 As of: 4/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$328,123.24 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$6,067,640.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$350,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,417,640.00

Anticipated TOTAL Project Costs: \$34,797,600.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Parvin Road TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Hunt Midwest Real Estate
Senate District: 17
House District: 34

Original Date Plan/Project Approved: 12/14/2000

Plan Description:

Expansion and improvement of the public infrastructure in the Redevelopment area to accommodate an expansion of the existing above-ground industrial park and the Developer's underground industrial and commercial complex known as the Subtropolis.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	5673	Actual to Date:	0
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Number of Retained Jobs:

Projected:	4793	Actual to Date:	4793
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Kansas City
Parvin Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$351,358.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$12,029,680.36 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,961,037.54 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$36,711,094.00
Property Acquisition and Relocation Costs:	\$411,000.00
Project Implementation Costs:	\$4,737,079.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$41,859,173.00

Anticipated TOTAL Project Costs: \$871,049,981.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Pershing Road (IRS) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-0636

Developer(s): Pershing Road Development Co., L.L.C.

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 4/3/2003

Plan Description:

The Plan provided for the redevelopment of the Post Office, construction of office space, the construction of a parking garage for public use adjacent to the Union Station, and the construction of a pedestrian bridge between that and Freighthouse District

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	4000	Actual to Date:	5846
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Number of Retained Jobs:

Projected:	340	Actual to Date:	119
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Kansas City

Pershing Road (IRS) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$114.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$22,658,778.74 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$27,375,867.84 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$125,598,794.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$525,255.00

Other: \$3,788,022.00

Other: \$184,522,528.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$314,434,599.00

Anticipated TOTAL Project Costs: \$589,057,605.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

River Market-Project 16 TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-2109

Developer(s): 4th and Locust LLC

Senate District: 10

House District: 40

Original Date Plan/Project Approved: 12/16/1999

Plan Description:

The River Market TIF Proposed to capture the increase in property taxes generated by several properties in the area in order to accomplish redevelopment goals established for the area.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected:	50	Actual to Date:	25
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Number of Retained Jobs:

Projected:	70	Actual to Date:	70
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Kansas City

River Market-Project 16 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$154,628.02 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$126,676.31 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$317,344.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$18,000.00

Other: \$385,250.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$720,594.00

Anticipated TOTAL Project Costs: \$1,296,967.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Santa Fe TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-221-2109
Developer(s): Damon Pursell Construction
Senate District: 9
House District: 44

Original Date Plan/Project Approved: 9/30/1993

Plan Description:

The Plan provides for the reclamation of a quarry site as well as the construction of commercial and industrial uses and construction of 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 and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

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

Projected:	0	Actual to Date:	18
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Kansas City

Santa Fe TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$58,095.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$364,031.67 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,510,878.35 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Savoy Hotel TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-2109

Developer(s): N/A

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 3/18/1999

Plan Description:

The plan proposed to restore and renovate the historic Savoy Hotel, provide surface parking and build a new 200-room hotel and provide structured parking.

Plan/Project Status: District Dissolved

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

Savoy Hotel TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Searcy Creek TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-221-2109

Developer(s): City of Kansas City, Missouri

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 3/11/1993

Plan Description:

Construction of a sanitary sewer trunk line.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

Searcy Creek TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$817,294.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$3,784,702.03 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: \$2,350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$46,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,936,000.00

Anticipated TOTAL Project Costs: \$3,146,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Shoal Creek

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Hunt Midwest

Senate District: 17

House District: 34/35

Original Date Plan/Project Approved: 11/10/1994

Plan Description:

Construction of residential and commercial properties; infrastructure improvements including construction of portions of the streets.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

Shoal Creek

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$576,891.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$3,224,469.53 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$101,655,922.90 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$148,310,365.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$1,000,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$149,310,365.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Southtown/31st and Baltimore (Project I) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Tax Increment Financing Commission

Senate District: 9/10

House District: 37/43

Original Date Plan/Project Approved: 12/19/1994

Plan Description:

Improve the Main Street Corridor through public infrastructure improvements and to increase the usability of Penn Valley Park so that it will become a substantial benefit and attraction for the neighborhood residents and possible new tenants and owners.

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:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kansas City

Southtown/31st and Baltimore (Project I) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,602,825.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$22,373,122.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,103,725.94 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: \$8,878,278.00

Other: \$250,000.00

Other: \$476,546.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,604,824.00

Anticipated TOTAL Project Costs: \$9,604,824.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Southtown/31st and Baltimore TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): HCA

Senate District: 9/10

House District: 37/43

Original Date Plan/Project Approved: 12/19/1994

Plan Description:

Rehabilitation and new construction of commercial, residential, and institutional structures.

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

Number of New Jobs:

Projected:	187	Actual to Date:	0
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Number of Retained Jobs:

Projected:	2412	Actual to Date:	0
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Kansas City

Southtown/31st and Baltimore TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$42.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$13,787,249.02 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$16,977,412.09 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$6,103,904.00

Project Implementation Costs: \$1,992,721.00

Other: \$9,775,573.00

Other: \$146,200.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$47,929,794.00

Anticipated TOTAL Project Costs: \$121,862,577.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Summit-Output Technologies (Project 1, 2, 21, 26)

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Output Technologies, Inc

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 8/31/1995

Plan Description:

Creation of a technology campus through adaptive reuse of existing structures and construction of new office/warehouse and light industrial structures; parking; landscape improvements.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kansas City

Summit-Output Technologies (Project 1, 2, 21, 26)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,199,153.13 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,907,520.96 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kansas City

Summit-Pershing Building (Project 8-9A) TIF Plan

Contact Agency: Kansas City

Contact Phone: 816-691-2109

Developer(s): Pershing Building LLC

Senate District: 10

House District: 37

Original Date Plan/Project Approved: 8/10/2000

Plan Description:

The Summit TIF Plan, as amended, provides for the rehabilitation of and adaptive reuse of the Pershing Building as commercial office and retail 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 and required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	242
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Kansas City

Summit-Pershing Building (Project 8-9A) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1.00 As of: 4/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$983,021.29 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$92.55 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: \$915,000.00

Other: \$1,952,500.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$2,867,500.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Kearney

Northland Development Redevelopment Area

Contact Agency: Kearney

Contact Phone: 816-628-4142

Developer(s): Platte Clay Industrial Development Corp

Senate District: 21

House District: 35

Original Date Plan/Project Approved: 9/5/1995

Plan Description:

Platte Clay Electric Cooperative headquarters/warehouse facility (100,000 sq. ft.) required water and sewer extensions, Hwy 92 widening improvements, and new street construction in order to locate site in Kearney. A second phase4 was approved 11/19/2001

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place Required significant public infrastructure investment to remedy existing inadequate conditions & to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Kearney

Shoppes at Kearney

Contact Agency: Kearney

Contact Phone: 816-628-4142

Developer(s): Star Acquisitions, LLC

Senate District: 21

House District: 35

Original Date Plan/Project Approved: 1/19/2010

Plan Description:

Construct a 170,000 sq ft. retail area including a grocery store on 37 acres, costing \$39,000,000.00 of which \$13,828,752.00 is being sought from TIF and CID Revenues to be funded as a pay as you go project over 19 years.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	322	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Kearney

Shoppes at Kearney

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2013

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:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$13,828,752.00

Anticipated TOTAL Project Costs: \$13,828,752.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 19

Current anticipated estimated number of years to retirement: 19

Kirksville

Kirksville Downtown Improvement TIF Plan

Contact Agency: Kirksville

Contact Phone: 660-627-1224

Developer(s): N/A

Senate District: 18

House District: 3

Original Date Plan/Project Approved: 12/27/1999

Plan Description:

Plan is intended to fund the implementation of the Kirksville Downtown Development Plan. Under this plan the area will be redeveloped as one project. The project is a mixed-use development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	25	Actual to Date:	15
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Number of Retained Jobs:

Projected:	100	Actual to Date:	100
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Kirksville

Kirksville Downtown Improvement TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$389,485.00 As of: 12/31/2012

Payments in Lieu of Taxes:

 Total received since inception: \$1,910,691.00 Amount on Hand: \$398,485.00

Economic Activity Taxes:

 Total received since inception: \$932,363.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

 Public Infrastructure/Site Development Costs: \$0.00

 Property Acquisition and Relocation Costs: \$0.00

 Project Implementation Costs: \$0.00

 Other: \$0.00

 Other: \$0.00

 Other:

 Other:

 Other:

 Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$15,052,479.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

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: 7/20/2009

Plan Description:

The Redevelopment Project will include private development and construction of related and necessary public infrastructure. This will include construction and renovation of various commercial uses, including office, and general commercial.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	82	Actual to Date:	82
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Kirksville

South Highway 63 Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$126,868.00 As of: 12/31/2012

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$137,903.00 Amount on Hand: \$126,868.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$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: 19

Lake Ozark

Horseshoe Bend Interior District

Contact Agency: Lake Ozark

Contact Phone: 573-365-5378

Developer(s): Horseshoe Bend Development Group, LLC

Senate District: 6

House District: 124

Original Date Plan/Project Approved: 7/13/2006

Plan Description:

The Redevelopment area contains approx 450 acres and is contains nine (9) redevelopment projects, the project call for the construction of various commercial uses, including without limitation, office, general commercial, institutional and retail

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	2780	Actual to Date:	0
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Number of Retained Jobs:

Projected:	25	Actual to Date:	0
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Lake Ozark

Horseshoe Bend Interior District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2013

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: \$43,796,609.00
Other:
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 Bond; Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lake Ozark

The Briscoe's Ozark Development Group

Contact Agency: Lake Ozark

Contact Phone: 573-365-5378

Developer(s): The Briscoe's Ozark Development Group, LLC

Senate District: 006

House District: 124

Original Date Plan/Project Approved: 1/22/2008

Plan Description:

The redevelopment project area comprises approx 88 acres. The TIF Plan proposes to develop the project in three separate redevelopment projects.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	1916	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lake Ozark

The Briscoe's Ozark Development Group

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/14/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$18,850,534.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$6,057,171.00

Other: \$688,725.00

Other: \$4,863,322.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,459,862.00

Anticipated TOTAL Project Costs: \$140,268,862.00

Financing Method: TIF Bond

Original estimated number of years to retirement:

21

Current anticipated estimated number of years to retirement:

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: 4/24/2007

Plan Description:

Under the proposed TIF Plan, the redevelopment area will be developed into four (4) redevelopment projects briefly described as: Phase 1- 4 construct retail space.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support project. Blight.

Number of New Jobs:

Projected:	750	Actual to Date:	237
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Lake Ozark

US Highway 54 and Business US Highway 54 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$216,929.47 As of: 11/14/2013

Payments in Lieu of Taxes:

Total received since inception: \$101,865.97 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,229,016.15 Amount on Hand: \$216,784.13

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: \$7,520,139.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$60,960,028.00

Anticipated TOTAL Project Costs: \$239,581,797.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

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: 52,55

Original Date Plan/Project Approved: 12/7/2000

Plan Description:

Redevelopment Project Area 1 is substantially complete with retail space, office space, a hotel in place.

Redevelopment Project Area 2 contains completed multi-family housing, single family housing in construction, and some office space completed.

Plan/Project Status: Under Construction

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	2599	Actual to Date:	744
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Number of Retained Jobs:

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

Chapel Ridge Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$10,215,575.27 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,751,368.06 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$32,140,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,274,160.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$34,414,160.00

Anticipated TOTAL Project Costs: \$101,846,800.00

Financing Method: Pay-as-you-go; Other Bond; Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Lee's Summit

East U.S. Highway 50 Corridor Improvement TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 816-969-1105
Developer(s): N/A City initiated TIF District
Senate District: 8
House District:

Original Date Plan/Project Approved: 12/13/2007

Plan Description:

There will be four Project Areas: Project Area 1- Medical office and commercial space; Project Area 2- Mixed use on 105 acres; Project Area 3-Retail, mixed use on 38.7 acres; Project Area 4- retail and office space on 15-17 Acres.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Lee's Summit
East U.S. Highway 50 Corridor Improvement TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,524,479.21 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$5,134,390.80 Amount on Hand: \$1,524,479.21

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:	
Other:	
Other:	
Other:	

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 Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Lee's Summit

Hartley Block Tax Increment Financing Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Kurt Pycior

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 8/17/2006

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 squ ft parking garage, along with mixed use 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
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Number of Retained Jobs:

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

Hartley Block Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$216,571.54 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$218,719.90 Amount on Hand: \$216,571.54

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,980,360.00

Property Acquisition and Relocation Costs: \$310,000.00

Project Implementation Costs: \$253,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,543,860.00

Anticipated TOTAL Project Costs: \$7,653,984.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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 Lee's Summit

Senate District:

House District:

Original Date Plan/Project Approved: 6/4/2000

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 making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	1530
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Number of Retained Jobs:

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

I-470 and 350 Highway Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$19,351,659.63 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$36,032,631.39 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:

Other:

Other:

Other:

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 Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0

Lee's Summit

I-470 Business & Technology Center Tax Increment

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): LBC Development Corp. A Missouri Corporation

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 7/27/2006

Plan Description:

The project will consist of over 975,000 sq ft of office and warehouse space, approx 29,700 sq ft of general retail development 25,000 sq ft of restaurant development, and a 42,250 sq ft retail strip center.

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
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Number of Retained Jobs:

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

I-470 Business & Technology Center Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$62,990.15 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,641,131.65 Amount on Hand: \$62,896.60

Economic Activity Taxes:

Total received since inception: \$17,927.41 Amount on Hand: \$93.55

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,912,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$160,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,072,000.00

Anticipated TOTAL Project Costs: \$70,872,183.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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: 3/21/2002

Plan Description:

The Plan includes the renovation of 13 historic bldg structures, as well as the construction of approx. 220,000 sq ft of retail and 176,000 sq ft 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
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,249,607.43 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$353,477.72 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$11,542,227.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$1,846,756.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$13,388,983.00

Anticipated TOTAL Project Costs: \$200,665,294.00

Financing Method: Pay-as-you-go; Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement:

Lee's Summit

Ritter Plaza Tax Increment Financing Plan

Contact Agency: Lee's Summit

Contact Phone: 816-969-1105

Developer(s): Ritter Plaza LLC

Senate District: 8

House District: 56

Original Date Plan/Project Approved: 11/15/2007

Plan Description:

The construction of 41,000 sq ft 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 Hwy 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
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Number of Retained Jobs:

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

Ritter Plaza Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$39,621.96 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$37,500.63 Amount on Hand: \$36,909.77

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,899,650.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$434,102.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,333,752.00

Anticipated TOTAL Project Costs: \$13,319,998.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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: 8/24/2006

Plan Description:

The Project improvements will consist of a 497,000 square foot "upscale" shopping center, realignment of Blue Parkway, improvements in Chipmand Road, and 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
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$3,507,699.10 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$4,005,000.39 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:	
Other:	
Other:	
Other:	

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 Bond; Other

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 Enterprises/Lowe's Home Centers

Senate District: 17

House District: 34

Original Date Plan/Project Approved: 12/19/2002

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, and other improvements necessary to support these uses.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected:	0	Actual to Date:	956
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Number of Retained Jobs:

Projected:	0	Actual to Date:	250
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Liberty

Liberty Triangle Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,475,919.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,299,570.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,237,725.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,934,371.00

Property Acquisition and Relocation Costs: \$4,995,271.00

Project Implementation Costs: \$0.00

Other: \$328,458.00

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: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

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: 10/27/2008

Plan Description:

Blue Jay Crossing is an amendment to the Liberty Triangle TIF Project. Since the project maintains a separate TIF Fund from the Triangle, the project is being tracked independently.

Plan/Project Status: Under Construction

Area Type: Blight, Economic Development

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Liberty

Liberty Triangle(Blue Jay crossing-Area I) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$74,857.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$468,535.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$445,048.00 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: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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: 12/11/2026

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 of warehouse area and a 22,500 sq ft hotel.

Plan/Project Status: Under Construction

Area Type: Blight, Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place and extensive removal of rock resulted in the property being undevelopable and econ unavailable.

Number of New Jobs:

Projected:	199	Actual to Date:	80
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Number of Retained Jobs:

Projected:	0	Actual to Date:	30
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Liberty

Rober's Plaza Tax Increment Financing Dist

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,143,994.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$753,784.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$609,638.00 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: \$530,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,361,000.00

Anticipated TOTAL Project Costs: \$32,032,902.00

Financing Method: N/A

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: 9/25/2006

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.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected:	740	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Liberty

Whitehall Station

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

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: \$22,682,650.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$68,697,610.00

Anticipated TOTAL Project Costs: \$234,663,460.00

Financing Method: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Madison County

Redevelopment Plan for the Hwy 67/72 Tax Increment

Contact Agency: Madison County

Contact Phone: 573-783-2176

Developer(s): N/A

Senate District: 27

House District: 145

Original Date Plan/Project Approved: 12/26/2001

Plan Description:

This TIF District was set up to assist in providing the infrastructure to a business park owned by the City of Fredericktown. TIF also was to assist in helping to locate the electrical coop that serves Madison County.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	500	Actual to Date:	420
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Madison County
Redevelopment Plan for the Hwy 67/72 Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$359,151.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,842,972.00 Amount on Hand: \$163,267.00

Economic Activity Taxes:

Total received since inception: \$2,309,506.00 Amount on Hand: \$181,534.00

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
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$15,200,000.00

Financing Method: Pay-as-you-go; TIF; TIF notes; Loan	
Original estimated number of years to retirement:	23
Current anticipated estimated number of years to retirement:	23

Manchester

Highway 141/Manchester Road Redevelopment Area

Contact Agency: Manchester

Contact Phone: 636-227-1385 x

Developer(s): Pace Properties, Inc.

Senate District: 15

House District: 88,92

Original Date Plan/Project Approved: 11/21/2005

Plan Description:

Clearance of low-density, under-utilized properties to redevelop for a large-scale retail project, know as Manchester Highlands, by taking advantage of the accessibility and visibility provided by the newly widened Highland 141 corridor from 2 to 6 lanes.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	0	Actual to Date:	5
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Number of Retained Jobs:

Projected:	0	Actual to Date:	785
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Manchester

Highway 141/Manchester Road Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,769,427.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$3,629,528.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$11,937,740.00 Amount on Hand: \$9,769,427.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$10,500,000.00
Property Acquisition and Relocation Costs:	\$23,500,000.00
Project Implementation Costs:	\$3,500,000.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

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

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

Financing Method: TIF Notes; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

Maryland Heights

East Dorsett Redevelopment District

Contact Agency: Maryland Heights

Contact Phone: 314-738-2203

Developer(s): N/A

Senate District: 24

House District: 79

Original Date Plan/Project Approved:

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 it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Maryland Heights

East Dorsett Redevelopment District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$155,580.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$1,303,974.00 Amount on Hand: \$67,100.00

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:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$29,500,000.00

Anticipated TOTAL Project Costs: \$29,500,000.00

Financing Method: Pay-as-you-go; TIF Bond; TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Maryland Heights

South Heights Redevelopment Area

Contact Agency: Maryland Heights

Contact Phone: 314-738-2203

Developer(s): N/A

Senate District: 24

House District: 79

Original Date Plan/Project Approved: 9/21/1995

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 it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	1000	Actual to Date:	1941
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Maryland Heights
South Heights Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$155,580.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$18,020,170.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,198,765.00 Amount on Hand: \$2,380,375.00

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 Bond

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 23

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: 4/14/2004

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: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Maryville

LMP Steel & Wire Expansion

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$164,864.00 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: \$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:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$471,348.00

Anticipated TOTAL Project Costs: \$1,666,348.00

Financing Method: N/A

Original estimated number of years to retirement: 9

Current anticipated estimated number of years to retirement: 9

Maryville

Maryville Town Center- Redevelopment Area I

Contact Agency: Maryville
Contact Phone: 660-562-8009
Developer(s): Maryville Partners, L.L.C.
Senate District: 12
House District: 004

Original Date Plan/Project Approved: 2/28/2005

Plan Description:

The redevelopment project is divided into 2 areas commonly referred to as Area 1 and Area 2. Area 1 project costs were estimated at \$7.531 million & involve the demolition of the 2 existing anchor spaces & construction of a new anchor space

Plan/Project Status: N/A
Area Type: N/A
But for Determination:
N/A

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

Contact Agency: Miller County

Contact Phone: 573-369-1900

Developer(s): Parkside Enterprises

Senate District: 6

House District: 115

Original Date Plan/Project Approved: 10/8/1991

Plan Description:

To enhance tax base of Miller County. Golf course and residential area

Plan/Project Status: Fully-Operational

Area Type: Blight, Economic Dev

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
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Number of Retained Jobs:

Projected:	70	Actual to Date:	70
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Miller County

Osage National Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 10

Current anticipated estimated number of years to retirement: 2

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: 8/25/2006

Plan Description:

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.

Plan/Project Status: Starting-UP

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	400	Actual to Date:	0
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Miller County
Osage National Retail District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

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: \$1,000,000.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

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: 17

Miner

Miner Gateway Redevelopment Project

Contact Agency: Miner

Contact Phone: 573-471-8520

Developer(s): Joseph Pereless

Senate District: 27

House District: 160

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Demolition of old. Blighted Hotel building and constructions of a new Drury Hotel and Complimentary Commercial Properties.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected:	0	Actual to Date:	27
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Miner Gateway Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 8/31/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$297,752.95 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

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

Property Acquisition and Relocation Costs: \$950,000.00

Project Implementation Costs: \$200,000.00

Other: \$100,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$15,050,000.00

Financing Method: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Moline Acres

St.Cyr Road Redevelopment Project

Contact Agency: Moline Acres
Contact Phone: 314-868-2433
Developer(s): St.Cyr Investment Company
Senate District: 013
House District: 069
Original Date Plan/Project Approved: 2/10/2004
Plan Description:
N/A

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	100	Actual to Date:	75
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Moline Acres
St.Cyr Road Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$48,097.00 As of: 12/31/2012

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$1,035,830.00 Amount on Hand: \$191,467.00

Anticipated TIF Reimbursable Costs:

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

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

Anticipated TOTAL Project Costs: \$9,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Monett

TIF 1 Redevelopment Area

Contact Agency: Monett

Contact Phone: 417-235-3495

Developer(s): N/A

Senate District: 29

House District: 68 & 132

Original Date Plan/Project Approved: 12/30/1996

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 sewer, and storm water detention.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	407
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF 1 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$868,854.92 As of: 3/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,648,109.04 Amount on Hand: \$448,250.91

Economic Activity Taxes:

Total received since inception: \$6,186,171.24 Amount on Hand: \$420,604.01

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6

Monett

TIF 2 Redevelopment Area

Contact Agency: Monett

Contact Phone: 417-235-3495

Developer(s): N/A

Senate District: 29

House District: 68

Original Date Plan/Project Approved: 3/2/2005

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 making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	110	Actual to Date:	94
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF 2 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$160,895.62 As of: 3/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$199,042.13 Amount on Hand: \$2,971.70

Economic Activity Taxes:

Total received since inception: \$1,389,105.80 Amount on Hand: \$157,923.92

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

Mound City

Mound City Tax Increment Financing District

Contact Agency: Mound City
Contact Phone: 660-442-3447
Developer(s): M.C. Dev. Corp, Custom Convenience LLC & McDonalds
Senate District: 012
House District: 001

Original Date Plan/Project Approved: 2/1/830

Plan Description:

The intent of the Plan is to use 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.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected:	49	Actual to Date:	58
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Number of Retained Jobs:

Projected:	49	Actual to Date:	58
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Mound City

Mound City Tax Increment Financing District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$12,427.52 As of: 6/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$563,756.47 Amount on Hand: \$12,427.52

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:

Anticipated TOTAL Project Costs: \$822,989.01

Financing Method: N/A

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 15

Neosho

Neosho Tax Increment Finance District

Contact Agency: Neosho
Contact Phone: 417-451-8050
Developer(s): N/A
Senate District: 32
House District: 130

Original Date Plan/Project Approved: 7/6/1999

Plan Description:

Funding debt service and direct costs related to improvements to infrastructure, street 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 and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	226
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$887,657.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$950,867.24 Amount on Hand: \$294,525.00

Economic Activity Taxes:

Total received since inception: \$1,973,558.78 Amount on Hand: \$593,132.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$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

Normandy

Natural Bridge Road Development

Contact Agency: Normandy

Contact Phone: 314-725-8788

Developer(s): N/A

Senate District: 14

House District: 71/70

Original Date Plan/Project Approved: 2/7/2005

Plan Description:

To eliminate and/or reduce the presence of conditions that are an economic liability, to eliminate areas that qualify in the plan as a "Conservation Area", to stimulate redevelopment through private investment in new commercial, residential and other land

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Normandy

Natural Bridge Road Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$236,019.42 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$166,634.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$99,509.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

North Kansas City

Northgate Village Tax Increment Financing Plan

Contact Agency: North Kansas City

Contact Phone: 816-412-7814

Developer(s): Hunt-Midwest Enterprises & Rainen Companies Inc.

Senate District: 17

House District: 31

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

Plan Description:

The Northgate Redevelopment involved the replacement of 666 single-story "garden style" apartments with a mixed use redevelopment that includes 125 single-family homes, 94 town homes, a 6 acre retail site, 258 senior apartments, and 395 units, etc.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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North Kansas City

Northgate Village Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$4,046,270.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$152,836.00 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: \$0.00

Other: \$5,508,214.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,109,825.00

Anticipated TOTAL Project Costs: \$28,240,995.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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: 12/16/2010

Plan Description:

The project calls for the construction of approx 142,000 square feet of retail space. There is no residential development included in this project. Dierbergs Market will be the anchor tenant occupying approx 76,500 square feet of the space.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

The Redevelopment Area as a whole is blighted, and has not been subject to growth and development through investment by private enterprise and will not be reasonable be expected to be developed without the adoption of tax increment financing.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Osage Beach

Dierbergs Osage Beach Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

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: \$1,944,877.00

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

Project Implementation Costs: \$155,123.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,100,000.00

Anticipated TOTAL Project Costs: \$34,234,400.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 13

Current anticipated estimated number of years to retirement: 13

Osage Beach

Marina View Redevelopment Area

Contact Agency: Osage Beach

Contact Phone: 573-302-2000

Developer(s): JQH-Lake of the Ozarks Development, LLC

Senate District: 4

House District: 155

Original Date Plan/Project Approved: 11/1/2007

Plan Description:

The Redevelopment Plan proposes to completely redevelop the Area by elimination blighting conditions through the demolition of existing structures, regarding and resurfacing of the Area, installation of utilities, installation of access drives

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Osage Beach

Marina View Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,700,000.00

Property Acquisition and Relocation Costs: \$2,000,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,700,000.00

Anticipated TOTAL Project Costs: \$98,888,200.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Osage Beach

Prewitt's Highway 54 Enterprises LLC

Contact Agency: Osage Beach
Contact Phone: 573-302-2000
Developer(s): Prewitt's Hwy 54 Enterprises LLC
Senate District: 9
House District: 115

Original Date Plan/Project Approved: 7/6/2000

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.

Plan/Project Status: Fully operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	850
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Number of Retained Jobs:

Projected:	0	Actual to Date:	8
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Osage Beach

Prewitt's Highway 54 Enterprises LLC

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$4,825,008.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$15,115,129.00 Amount on Hand: \$700,752.00

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 Bond

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: 12/17/2007

Plan Description:

This Plan provides for redevelopment of an area consisting of 41 parcels of land in the City of Pagedale.

Plan/Project Status: Projects A&B complete, Project G in pre-development

Area Type: N/A

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	253	Actual to Date:	110
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Pagedale TIF Redevelopment Plan

Current Amount of Revenue in Special Allocation Fund: \$50,806.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception:	\$33,912.00	Amount on Hand:	\$27,834.00
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Economic Activity Taxes:

Total received since inception: \$98,013.00 Amount on Hand: \$22,972.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$905,000.00
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Property Acquisition and Relocation Costs:	\$1,006,884.00
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Project Implementation Costs:	\$1,754,175.00
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Other: \$2,434,084.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL 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

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: 7/12/2005

Plan Description:

Construction of road improvements, a grocery store, renovation of a downtown building as a public library, and demolition of blighted structures to provide a parking lot. Grading and demolition for grocery store construction, and acquisition of land.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	30	Actual to Date:	30
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Park Hills

Downtown Park Hills Redevelopment Dist 4

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$159,660.73 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$477,854.82 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,459,402.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,459,402.00

Anticipated TOTAL Project Costs: \$1,459,402.00

Financing Method: Pay-as you-go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 14

Park Hills

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: 12/27/2003

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.

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:	7
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Number of Retained Jobs:

Projected:	7	Actual to Date:	0
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Park Hills
Highway 67 Corridor Redevelopment District 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$244,778.30 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$431,385.11 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$1,400,000.00
Property Acquisition and Relocation Costs:	\$370,000.00
Project Implementation Costs:	\$40,000.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$1,810,000.00

Anticipated TOTAL Project Costs: \$1,810,000.00

Financing Method: Other

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

Park Hills

Parkway Drive Redevelopment District 3

Contact Agency: Park Hills

Contact Phone: 573-431-3577

Developer(s): N/A

Senate District: 3

House District: 107

Original Date Plan/Project Approved: 12/14/2004

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: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	13	Actual to Date:	13
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Park Hills

Parkway Drive Redevelopment District 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2012

Payments in Lieu of Taxes:

Total received since inception: \$397,707.76 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$185,377.72 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,564,420.61

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$356,442.61

Financing Method: Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Perry County

Redevelopment Plan for the Highway 51/61 Tax

Contact Agency: Perry County

Contact Phone: 573-547-4242

Developer(s): N/A

Senate District: 27

House District: 145-116

Original Date Plan/Project Approved: 1/21/2010

Plan Description:

Project 1 included street, water lines, sewer lines, and gas main extensions to serve the Gilster-Mary Lee site, as well as property acquisitions for the site.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	500	Actual to Date:	222
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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Perry County
Redevelopment Plan for the Highway 51/61 Tax

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$35.24 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$104,524.00 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: \$5,132,500.00
Property Acquisition and Relocation Costs: \$530,000.00
Project Implementation Costs: \$1,742,500.00
Other: \$1,072,250.00
Other: \$0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,427,250.00

Anticipated TOTAL Project Costs: \$46,800,000.00

Financing Method: Pay-as-you-go; TIF Bond; TIF Notes; Loan

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): N/A

Senate District: 27

House District: 116 & 145

Original Date Plan/Project Approved: 2/21/2012

Plan Description:

The City intends to use TIF Revenues to fund grants to various property owners for rehabilitation and stabilization of commercial buildings in the Redevelopment Area.

Plan/Project Status: Starting-Up

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	50	Actual to Date:	0
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Perryville

Redevelopment Plan for downtown Perryville Tax

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

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: \$3,100,000.00

Property Acquisition and Relocation Costs: \$500,000.00

Project Implementation Costs: \$1,787,500.00

Other: \$5,153,750.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,691,750.00

Anticipated TOTAL Project Costs: \$33,000,000.00

Financing Method: Pay-as-you-go; TIF Bond; TIF Notes; Loan

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): N/A

Senate District: 27

House District: 145

Original Date Plan/Project Approved: 1/21/2012

Plan Description:

The City proposes to develop a street connecting Perryville Blvd. And Sycamore Road. This street is generally part of the Major Street Plan although the exact location has been shifted slightly to maximize donated right-of-way.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	50	Actual to Date:	0
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Perryville

Redevelopment Plan for the I-55/Perryville Blvd.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

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: \$2,000,000.00

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

Project Implementation Costs: \$5,875,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$47,712,500.00

Anticipated TOTAL Project Costs: \$70,000,000.00

Financing Method: Pay-as-you-go; TIF Bond; TIF Notes; Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Platte City

Shoppes at North Gate Redevelopment Plan

Contact Agency: Platte City

Contact Phone: 816-858-3915

Developer(s): Cox Rabius Development, LLC

Senate District: 34

House District: 30

Original Date Plan/Project Approved: 12/13/2005

Plan Description:

The redevelopment area consists of approx 7.65 acres of property located in Platte City, generally north of Main Street and west of NW Prairie View Road.

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

Number of New Jobs:

Projected:	78	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Platte City

Shoppes at North Gate Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,160,028.00

Property Acquisition and Relocation Costs: \$480,000.00

Project Implementation Costs: \$848,254.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,488,282.00

Anticipated TOTAL Project Costs: \$17,548,880.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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: 1/26/2009

Plan Description:

Redevelopment area consists of approx 12.68 acres of property located in Raymore generally to the south of Missouri Highway 58 at its intersection with Mott Drive.

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

Number of New Jobs:

Projected:	142	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Raymore

Good Ranch Redevelopment Area TIF

Contact Agency: Raymore

Contact Phone: 816-892-3002

Developer(s): Good-Otis LLC

Senate District: 31

House District: 123

Original Date Plan/Project Approved: 5/8/2006

Plan Description:

Redevelopment area consists of approx 231 acres of property located in Raymore generally just east of US-71 and both north and south of the proposed North Cass Pkwy.

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Raymore
Good Ranch Redevelopment Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$17,000,000.00
Property Acquisition and Relocation Costs:	\$0.00
Project Implementation Costs:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$17,000,000.00

Anticipated TOTAL Project Costs: \$17,000,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement:

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: 1/24/2005

Plan Description:

The Redevelopment Plan envisions the phased acquisition of private real property interests within the Redevelopment Area.

Plan/Project Status: Fully-Operational/Under Construction

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	153	Actual to Date:	164
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,474,881.39 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,474,881.39 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,993,473.30 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: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Raytown

USA 800 Redevelopment Plan

Contact Agency: Raytown

Contact Phone: 816-737-6084

Developer(s): USA 800, Inc.

Senate District: 10

House District: 50

Original Date Plan/Project Approved: 8/5/1998

Plan Description:

The project called for the construction of a two story building of 21,000 sq ft. The building is metal construction with masonry exterior to compliment the three existing nearby structures. The site is zones C2.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

See previous Tax Increment Financial Annual Report

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Raytown

USA 800 Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$350,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$350,000.00

Anticipated TOTAL Project Costs: \$350,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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: 3/3/2003

Plan Description:

Redevelopment of a site that is collectively 29 acres. The redevelopment is being phased-in by four areas. RPA 1 consisted of a parking garage with approximately 750 spaces, approximately 110,000 SF of retail space and approximately 35 residential units.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected:	340	Actual to Date:	400
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 1 & 4

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$424,073.24 As of: 11/1/2013

Payments in Lieu of Taxes:

Total received since inception: \$4,537,666.14 Amount on Hand: \$10.98

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: N/A

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) 2

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: 12/27/2007

Plan Description:

Redevelopment of a site that is collectively 29 acres. The redevelopment is being phased-in by four areas. RPA 2 consists of approximately 70,000 to 90,000 SF of commercial retail service or restaurant space; approx 240,000 SF of Class A office space.

Plan/Project Status: Developers financing is still pending

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected:	1062	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	14
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Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2013

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: \$12,460,000.00

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: N/A

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): Pace Properties, Inc.

Senate District: 15

House District: 87

Original Date Plan/Project Approved: 12/27/2007

Plan Description:

The redevelopment is being phased-in by four areas. RPA 3 consists of approximately 35,000 to 45,000 SF of commercial retail, service or restaurant space; approximately 250,000 SF of Class A office space; approximately 35 to 140 multi-family units

Plan/Project Status: Developer pending

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected:	850	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	28
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Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 3

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 10/31/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,344,500.00

Property Acquisition and Relocation Costs: \$1,022,600.00

Project Implementation Costs: \$68,900.00

Other: \$64,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,500,000.00

Anticipated TOTAL Project Costs: \$49,500,000.00

Financing Method: N/A

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): N/A

Senate District: 24

House District: 72

Original Date Plan/Project Approved: 7/12/2006

Plan Description:

Northern section- No comprehensive development is currently planned at this time. Sub-Area B and Sub-Area C are expected to be redeveloped into a variety of commercial and residential uses, including retail, office, hotel, multi-family housing.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

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

Projected:	0	Actual to Date:	6
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Richmond Heights
Hadley Township Redevelopment Project Area-North

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$123,880.00 As of: 10/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$123,880.00 Amount on Hand: \$123,880.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

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

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

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): Menard's

Senate District: 24

House District: 72

Original Date Plan/Project Approved: 7/12/2006

Plan Description:

Northern section- No comprehensive development is currently planned at this time. Sub-Area B and Sub-Area C are expected to be redeveloped into a variety of commercial and residential uses, including retail, office, hotel, multi-family housing.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

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

Projected:	0	Actual to Date:	28
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Richmond Heights
Hadley Township Redevelopment Project Area-South

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$70,626.00 As of: 10/31/2013

Payments in Lieu of Taxes:

 Total received since inception: \$70,626.00 Amount on Hand: \$70,626.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

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

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Riverside

Gateway Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816-741-3993

Developer(s): N/A

Senate District: 34

House District: 32

Original Date Plan/Project Approved: 10/2/2001

Plan Description:

Purposes one or more activities to eliminate the blighting influences which are present in the Redevelopment Area. The Redevelopment Projects may include infrastructure improvements and/or commercial, retail and/or general business development.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Riverside

Gateway Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

Riverside

I-385 Levee Redevelopment Plan

Contact Agency: Riverside

Contact Phone: 816-741-3993

Developer(s): Northpoint Realty

Senate District: 34

House District: 32

Original Date Plan/Project Approved: 7/16/1996

Plan Description:

The construction of (i) the Quindaro Levee and the Riverside Levee and related improvements to provide flood Mattox Road; (ii) a full diamond interchange at I-635 (iii) the improvement of Van de Populier Road

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	12684	Actual to Date:	1150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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l-385 Levee Redevelopment Plan

Current Amount of Revenue in Special Allocation Fund: \$84,338.00 As of: 6/30/2013

Total received since inception: \$17,100,566.00 Amount on Hand: \$492,020.00

Total received since inception: \$2,890,396.00 Amount on Hand: \$351,318.00

Public Infrastructure/Site Development Costs:	\$79,000,000.00
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Property Acquisition and Relocation Costs:	\$2,000,000.00
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Project Implementation Costs:	\$8,600,000.00
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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 Bond; Industrial Rev Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Riverside

West Platte Road Redevelopment Plan

Contact Agency: Riverside
Contact Phone: 816-741-3993
Developer(s): Briarcliff Development Company
Senate District: 34
House District: 32

Original Date Plan/Project Approved: 7/3/2007

Plan Description:

The Plan proposes one or more activities to eliminate the blighting influences which are present in the Redevelopment Area. The Plan currently consist of six Redevelopment Projects: (i) the demolition of the dilapidated commercial structures, removal of t

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	0	Actual to Date:	21
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Riverside

West Platte Road Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$200,455.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,738.00 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

Other: \$0.00

Other:

Other:

Other:

Other:

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:

Current anticipated estimated number of years to retirement:

Rock Hill

City Center at McKnight

Contact Agency: Rock Hill
Contact Phone: 314-561-4300 (
Developer(s): Missouri CVS Pharmacy LLC
Senate District: 24
House District: 87

Original Date Plan/Project Approved: 3/29/2005

Plan Description:

Create a new retail development along Manchester Road. Reimburse environmental costs associated with the construction of a new CVS Pharmacy. Relocate the city's firehouse out of the redevelopment area.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

N/A

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Rock Hill
City Center at McKnight

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$367,236.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$399,220.00 Amount on Hand: \$337,857.00

Economic Activity Taxes:

Total received since inception: \$34,139.00 Amount on Hand: \$29,379.00

Anticipated TIF Reimbursable Costs:

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

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Other

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

Rock Hill

Market at McKnight

Contact Agency: Rock Hill

Contact Phone: 314-561-4300 (

Developer(s): Novus Development

Senate District: 24

House District: 87

Original Date Plan/Project Approved:

3/29/2005

Plan Description:

Create a new retail development along Manchester Road.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected: 0

Actual to Date: 7

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

Market at McKnight

Current Amount of Revenue in Special Allocation Fund: \$24,460.00 As of: 6/30/2013

Total received since inception:	\$1,919,566.00	Amount on Hand:	\$0.00
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Total received since inception: \$1,090,674.00 Amount on Hand: \$21,219.00

Public Infrastructure/Site Development Costs:	\$2,700,000.00
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Property Acquisition and Relocation Costs:	\$8,000,000.00
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Project Implementation Costs:	\$400,000.00
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Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,600,000.00

Anticipated TOTAL Project Costs: \$35,471,562.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 17

Current anticipated estimated number of years to retirement: 17

Rock Hill

McKnight Crossing

Contact Agency: Rock Hill

Contact Phone: 314-561-4300, 3

Developer(s): Landslide/ Rock Hill Group LLC

Senate District: 24

House District: 87

Original Date Plan/Project Approved: 10/17/1996

Plan Description:

Mixed use development with office and retail space.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Rock Hill
McKnight Crossing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$979,898.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$509,686.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:	\$50,000.00
Property Acquisition and Relocation Costs:	\$635,000.00
Project Implementation Costs:	\$515,000.00
Other:	\$0.00
Other:	\$0.00
Other:	
Other:	
Other:	
Other:	

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$5,615,653.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 4

Current anticipated estimated number of years to retirement:

Rolla

I-44/US 63 TIF Redevelopment Plan & Project

Contact Agency: Rolla

Contact Phone: 573-426-6970

Developer(s): Kohl's Dept. Store, Inc,

Senate District: 16

House District: 149

Original Date Plan/Project Approved: 10/18/2010

Plan Description:

The Redevelopment Project is intended to remove certain conditions that qualify the project area as "blighted" in order to facilitate economic and physical revitalization of the area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	115	Actual to Date:	85
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Rolla

I-44/US 63 TIF Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$62,967.87 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$42,483.33 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$239,142.64 Amount on Hand: \$62,967.87

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,050.00

Property Acquisition and Relocation Costs: \$1,100,000.00

Project Implementation Costs: \$150.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,300,000.00

Anticipated TOTAL Project Costs: \$7,695,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 21

Sedalia

Sedalia Midtown TIF Redevelopment Plan & Project

Contact Agency: Sedalia

Contact Phone: 660-827-3000 ex

Developer(s): N/A

Senate District: 28

House District: 118

Original Date Plan/Project Approved: 11/17/2008

Plan Description:

The redevelopment plan focuses resources to provide opportunities for infrastructure development and rehabilitations, residential reinvestment, and private investment.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected:	26	Actual to Date:	101
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sedalia

Sedalia Midtown TIF Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$112,535.00 As of: 7/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$108,625.64 Amount on Hand: \$108,777.08

Economic Activity Taxes:

Total received since inception: \$3,757.00 Amount on Hand: \$3,757.92

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$5,000,000.00

Financing Method: N/A

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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: 2/8/2013

Plan Description:

To facilitate redevelopment of the area, alleviate conditions that cause the area to be blighted, and to encourage a consumer-friendly commercial environment that promotes economic health.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Shrewbury

The Kenrick Plaza Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$29,705,000.00

Property Acquisition and Relocation Costs: \$11,129,000.00

Project Implementation Costs: \$5,365,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$15,000,000.00

Anticipated TOTAL Project Costs: \$46,199,000.00

Financing Method: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

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: 6/3/2002

Plan Description:

A mixture of commercial and residential development

Plan/Project Status: Fully-Operational

Area Type: Blight, Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	180	Actual to Date:	387
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Number of Retained Jobs:

Projected:	80	Actual to Date:	100
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Sikeston

60/61 TIF District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$813,894.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,536,717.00 Amount on Hand: \$195,898.00

Economic Activity Taxes:

Total received since inception: \$5,226,973.00 Amount on Hand: \$617,996.00

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: N/A

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 1

Sikeston

Colton's Steakhouse and Grill

Contact Agency: Sikeston
Contact Phone: 573-471-2511
Developer(s): Six Thirty Two, LLC
Senate District: 25
House District: 149

Original Date Plan/Project Approved: 10/15/2012

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 board lap siding, manufactured stone veneer and stucco on a concrete slab with membrane roof.

Plan/Project Status: Starting-UP

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Sikeston

Colton's Steakhouse and Grill

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

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: \$381,262.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$383,762.00

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

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: 10/15/2012

Plan Description:

Construction of a new Holiday Inn Express Select Service hotel-73 guest rooms.

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

Projected:	0	Actual to Date:	0
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Sikeston

Holiday Inn Express

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

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: \$424,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,500.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$426,500.00

Anticipated TOTAL Project Costs: \$6,800,000.00

Financing Method: N/A

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 8

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: 5/6/2004

Plan Description:

Site demolition and construction of commercial and retail businesses.

Plan/Project Status: Fully-Operational

Area Type: Blight, Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	50	Actual to Date:	69
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sikeston

North Main & Malone Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$35,001.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$380,396.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$607,892.00 Amount on Hand: \$27,603.00

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: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Springfield

The Springfield Plaza TIF Redevelopment Plan

Contact Agency: Springfield
Contact Phone: 417-864-1094
Developer(s): Springfield Plaza Real Estate, Inc.
Senate District: 30
House District: 133

Original Date Plan/Project Approved: 5/6/2013

Plan Description:

The Plan proposes to redevelop the vacant area into a 432,500 sq ft retail and office mixed-use development. Implementation will occur through two phases or Redevelopment Project Areas (RPAs).

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Springfield

The Springfield Plaza TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$8,734,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$250,000.00

Other: \$595,016.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$9,579,016.00

Anticipated TOTAL Project Costs: \$78,454,016.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 18

Current anticipated estimated number of years to retirement: 18

St. Ann

No Name Was Provided

Contact Agency: St. Ann
Contact Phone: 314-428-6801
Developer(s): Raven Development
Senate District: 24
House District: 77

Original Date Plan/Project Approved: 7/2/2012

Plan Description:

Eliminate Blight, Increased Tax Revenue.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	1000	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

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:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$33,300,000.00

Anticipated TOTAL Project Costs: \$106,181,225.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Charles

Elm Point Redevelopment Area Phase I & II

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): Elm Point Investment/ MB Properties

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 10/2/1996

Plan Description:

The plan included site evaluation, utility placement, stormwater detention, and internal roadway improvements. Also, the plan anticipates the remediation of the lime detention basin.

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Charles

Elm Point Redevelopment Area Phase I & II

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

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: \$5,771,500.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$406,000.00

Other: \$8,000,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$99,724,668.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 38

Current anticipated estimated number of years to retirement: 38

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: 12/10/1997

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, and relocation of Huster 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 and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Charles

Fountain Lake/West 370 Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$135,698.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$17,158,122.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,798,779.00 Amount on Hand: \$135,698.00

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

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: 1/25/2007

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 making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Charles

Plaza at Noah's Ark

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$457,619.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$455,460.00 Amount on Hand: \$455,460.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$44,786,225.00

Property Acquisition and Relocation Costs: \$6,209,088.00

Project Implementation Costs: \$2,500,000.00

Other: \$250,000.00

Other: \$1,254,687.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$55,000,000.00

Anticipated TOTAL Project Costs: \$385,000,000.00

Financing Method: Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Charles

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: 2/8/1996

Plan Description:

The proposed plan will expand and upgrade retail within the redevelopment area. The redevelopment projects include site improvements, new building construction, upgrades, and renovations.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Charles

St. Charles Center/Mark Twain Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$139,797.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,143,834.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$9,323,167.00 Amount on Hand: \$139,797.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,460,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$35,000.00

Other: \$9,705,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$45,025,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 12

Current anticipated estimated number of years to retirement: 15

St. Charles

St. Charles County Convention Center Redevelopment

Contact Agency: St. Charles

Contact Phone: 636-949-3302

Developer(s): N/A

Senate District: 23

House District: 18

Original Date Plan/Project Approved: 11/4/1997

Plan Description:

The proposed redevelopment calls for the construction of a convention center of approximately 128,000 square feet serving both St. Charles 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 and required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Charles

St. Charles County Convention Center Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,399.00 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$4,174,810.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$546,525.00 Amount on Hand: \$8,399.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$5,150,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,650,000.00

Anticipated TOTAL Project Costs: \$84,000,000.00

Financing Method: Other - COPS

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: 6/5/2012

Plan Description:

The plan includes a grocery store anchored retail and dining development. This plan also includes a post office relocation.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired significant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Charles

West Clay Extension

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

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. Clair

I-44 East Redevelopment Project 1

Contact Agency: St. Clair

Contact Phone: 636-629-0333X1

Developer(s): Osage Fund LLC

Senate District: 26

House District: 98

Original Date Plan/Project Approved: 11/2/2009

Plan Description:

Redevelopment of non-utilized lands within 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 making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Clair

I-44 East Redevelopment Project 1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

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: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$26,750,000.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Joseph

Cook Road Corridor

Contact Agency: St. Joseph

Contact Phone: 816-271-4760/8

Developer(s): Greystone Partners Land Development LLC

Senate District: 34

House District: 28

Original Date Plan/Project Approved: 3/24/2008

Plan Description:

The project provides for (1) private project improvements that will generally consist of the development of a residential subdivision on approx 185 acres of land into over 350 single family and townhouse housing units, (2) the construction of improvements

Plan/Project Status: Fully-Operational/Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Joseph

Cook Road Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$201,179.42 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,270.61 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$492,786.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$20,000.00

Other: \$2,375,000.00

Other: \$2,652,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,539,786.00

Anticipated TOTAL Project Costs: \$19,375,786.00

Financing Method: Pay-as-you-go; Other Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

East Hills Mall

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): MD Management Inc
Senate District: 34
House District: 28

Original Date Plan/Project Approved: 1/3/2008

Plan Description:

Construct improvements to Belt Highway and Frederick Blvd intersection including traffic and crosswalk signals, illuminated street signs, landscaping, streetscape, Upgrade Belt entry and Frederick entry signals, demolish and renovate significant portions

Plan/Project Status: Fully-Operational

Area Type: Blight, Economic Development

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	700	Actual to Date:	344
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Number of Retained Jobs:

Projected:	756	Actual to Date:	603
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St. Joseph
East Hills Mall

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$54,519.79 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,150,658.15 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,823,386.25 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; Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0

St. Joseph

EBR Enterprises, LLC/HHS Properties Inc.

Contact Agency: St. Joseph

Contact Phone: 816-271-4760/8

Developer(s): EBR Enterprises, LLC & HHS Properties, Inc.

Senate District: 34

House District: 27

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

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 Oct

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	203	Actual to Date:	341
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

EBR Enterprises, LLC/HHS Properties Inc.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,042,743.14 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$882,780.78 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$3,656,539.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$265,954.00

Other: \$1,000,000.00

Other: \$576,155.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,529,620.00

Anticipated TOTAL Project Costs: \$31,633,074.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

Mitchell Avenue Corridor

Contact Agency: St. Joseph

Contact Phone: 816-271-4760/8

Developer(s): American Family Mutual Insurance Company

Senate District: 34

House District: 29

Original Date Plan/Project Approved: 6/5/2006

Plan Description:

The Company presently maintains a regional headquarters located at 4802 Mitchell Avenue in St. Joseph. The Company's main building currently consists of 250,000 sq ft of offices and a cafeteria, with approx 1,000 employees.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 400

Actual to Date: 54

Number of Retained Jobs:

Projected: 825

Actual to Date: 767

St. Joseph

Mitchell Avenue Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,232,622.40 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$36,265.75 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:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,272,673.00

Anticipated TOTAL Project Costs: \$33,427,829.00

Financing Method: Pay-as-you-go; Industrial Revenue Bond

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

North County Development - Project #1

Contact Agency: St. Joseph

Contact Phone: 816-271-4760

Developer(s): Bob Johnson/Red Development/ St. Joseph Develop

Senate District: 34

House District: 27

Original Date Plan/Project Approved: 8/1/2013

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 it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected: 1640

Actual to Date: 1135

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Joseph

North County Development - Project #1

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,727,770.16 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$7,813,943.13 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$17,879,207.29 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: \$1,885,616.00

Other: \$0.00

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 Bond

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: 816-271-4760/8
Developer(s): St. Joseph Restoration
Senate District: 34
House District: 27

Original Date Plan/Project Approved: 12/4/2006

Plan Description:

Ryan's 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 Ave and demolish the existing building at 1125 Frederick Ave.

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Joseph

Ryan's Block Redevelopment Project-Uptown

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$328.42 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,096.53 Amount on Hand: \$307.30

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:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$317,766.86

Anticipated TOTAL Project Costs: \$858,945.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

Stockyards Redevelopment

Contact Agency: St. Joseph
Contact Phone: 816-271-4760/8
Developer(s): Triumph Foods, LLC
Senate District: 34
House District: 29

Original Date Plan/Project Approved: 10/27/2003

Plan Description:

The Redevelopment Plan provides for the construction of approximately 550,000 sq ft 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.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	1000	Actual to Date:	2714
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

Stockyards Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$4,335,973.45 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$464,846.95 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,450,000.00

Property Acquisition and Relocation Costs: \$5,600,000.00

Project Implementation Costs: \$150,000.00

Other: \$8,500,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$16,700,000.00

Anticipated TOTAL Project Costs: \$128,500,000.00

Financing Method: TIF Bond; Industrial Revenue Bond

Original estimated number of years to retirement: 16

Current anticipated estimated number of years to retirement: 20

St. Joseph

The Center Building

Contact Agency: St. Joseph
Contact Phone: 816-271-4760/8
Developer(s): Mid-City Partnership
Senate District: 34
House District: 27

Original Date Plan/Project Approved: 1/25/2010

Plan Description:

The approved plan consists of renovating the Center Building which encompasses 609 through 613 Edmond and 119 through 123 S 6th Street.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	59	Actual to Date:	70
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

The Center Building

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$23,501.80 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$54,198.28 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: \$305,899.00

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:

Current anticipated estimated number of years to retirement:

St. Joseph

The Tuscany Towers

Contact Agency: St. Joseph
Contact Phone: 816-271-4760/8
Developer(s): JSC Development
Senate District: 34
House District: 27

Original Date Plan/Project Approved: 9/15/2005

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,

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	1500	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Joseph

The Tuscany Towers

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

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:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,900,000.00

Anticipated TOTAL Project Costs: \$138,841,965.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Joseph

Third Street Hotel Development

Contact Agency: St. Joseph
Contact Phone: 816-271-4760
Developer(s): HISJ Holdings, L.L.C
Senate District: 34
House District: 27

Original Date Plan/Project Approved: 1/5/2004

Plan Description:

The project involves the redevelopment and renovation of a 170-room hotel, a nationally known restaurant franchise and related site, façade and landscaping improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	132	Actual to Date:	41
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Number of Retained Jobs:

Projected:	0	Actual to Date:	52
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St. Joseph

Third Street Hotel Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,003,589.43 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$544,648.53 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: \$1,007,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$6,025,000.00

Financing Method: Pay-as-you-go; Other-50% TDD

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Louis

1133 Washington Ave. (352-48)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Washington Avenue Apts., L.P.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/2/2004

Plan Description:

Renovation of former Days In Motel into 127 apartment units for rental, commercial usage and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	8	Actual to Date:	12
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1133 Washington Ave. (352-48)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,129.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$471,683.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$67,018.00 Amount on Hand: \$5,129.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$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: 14

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: 12/22/2004

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
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1136 Washington Avenue (A.D. Brown Bldg.) (352-58)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,750.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,429,259.00 Amount on Hand: \$10,750.00

Economic Activity Taxes:

Total received since inception: \$232.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,650,000.00

Anticipated TOTAL Project Costs: \$25,371,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

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: 12/10/2002

Plan Description:

Adapt a 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 making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

1141-51 S. 7th St. (352-23)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$496,300.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$309,005.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$6,542,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

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: 12/22/2004
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
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

1300 Convention Plaza (352-47)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$177,309.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$8,262.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$870,000.00

Anticipated TOTAL Project Costs: \$9,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

1312 Washington (Garment Row Lofts 352-30)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1312 Washington Ave., L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 6/12/2003

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 making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

1312 Washington (Garment Row Lofts 352-30)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,655.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$221,750.00 Amount on Hand: \$4,642.00

Economic Activity Taxes:

Total received since inception: \$28,835.00 Amount on Hand: \$13.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$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: 13

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: 8/5/2002

Plan Description:

Adaptive reuse of a historic church for 12 condo residential units. Upgraded a deteriorating church structure in the middle of a historic neighborhood.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

1505 Missouri Ave. (352-21)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$209,407.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,750.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$2,676,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

3800 Park Ave. (352-12)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Park Avenue Management, LLC
Senate District: 5
House District: 64

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

Plan Description:

Project has resulted in the redevelopment of a two-story, 24,000 s/f building to suit the needs of a high technology company with investment of \$1.3 million, developer is leasing unneeded space to other complimentary high tech business.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	20	Actual to Date:	30
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Number of Retained Jobs:

Projected:	30	Actual to Date:	22
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St. Louis

3800 Park Ave. (352-12)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$72,561.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$79,560.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$390,000.00

Anticipated TOTAL Project Costs: \$1,300,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

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: 8/5/2005

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 approx \$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:	30	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

3949 Lindell Blvd (352-70)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$922,240.00 Amount on Hand: \$0.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$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: 15

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: 8/2/2004

Plan Description:

Renovation of 5-story, 85,000 s/f warehouse building into a 49 condominium units with related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	5	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

410 N. Jefferson (West Gate) Lofts (352-45)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,823.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$621,113.00 Amount on Hand: \$7,823.00

Economic Activity Taxes:

Total received since inception: \$5,485.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,525,000.00

Anticipated TOTAL Project Costs: \$12,027,490.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

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: 6/20/2002

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.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

4200 Laclede Ave. (352-19)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$461,643.00 Amount on Hand: \$0.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$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: 12

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: 2/28/2005

Plan Description:

\$15 million redevelopment of the Area. The project involves the demolition of the former Truman Center facility and the construction of approx 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 making it financially unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

5700 Arsenal (352-60)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$869,758.00 Amount on Hand: \$0.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,340,000.00

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: 15

St. Louis

920 Olive/1000 Locust (352-24)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 920/1000 L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2002

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 making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	49	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

920 Olive/1000 Locust (352-24)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$786.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$564,166.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$311,536.00 Amount on Hand: \$786.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,667,732.00

Anticipated TOTAL Project Costs: \$18,277,761.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

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: 12/6/2004

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
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Adler Lofts-20121-2101 Washington Ave. (352-49)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$176,248.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$166,531.00 Amount on Hand: \$166,531.00

Economic Activity Taxes:

Total received since inception: \$9,717.00 Amount on Hand: \$9,717.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$8,085,845.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

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: 12/17/1998

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.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	25	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$6,818,104.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,282,377.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$14,500,000.00

Anticipated TOTAL Project Costs: \$14,500,000.00

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8

St. Louis

Automobile Row-31xx Olive, Locust, Washington

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Renaissance Development Associates, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/22/2004

Plan Description:

Renovate nine properties into residential, office, commercial and parking uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 30

Actual to Date: 45

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,593.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$827,293.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$609,934.00 Amount on Hand: \$1,593.00

Anticipated TIF Reimbursable Costs:

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

Total Anticipated TIF Reimbursable Project Costs: \$1,800,000.00

Anticipated TOTAL Project Costs: \$12,667,755.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

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: 8/2/2004

Plan Description:

Renovation of a three-story, 26,000 s/f church and school property into 14 loft condominium units.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	2	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Barton Street-2401 S. 12th St. (Tabernacle Lofts)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$239,113.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$3,140.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$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: 14

St. Louis

Bee Hat Building (352-76)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): BHAT Development, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/9/2005

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
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Bee Hat Building (352-76)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$578.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$309,711.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$317,053.00 Amount on Hand: \$578.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,350,000.00

Anticipated TOTAL Project Costs: \$11,085,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Bottle District (352-59)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Bottle District Investors, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/21/2004

Plan Description:

Renovation and new construction in eight blocks north of Edward Jones Dome and west of Laclede's Landing for entertainment, commercial and residential uses.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	1400	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Bottle District (352-59)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$39,139.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$29,811.00 Amount on Hand: \$29,811.00

Economic Activity Taxes:

Total received since inception: \$9,328.00 Amount on Hand: \$9,328.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$51,500,000.00

Anticipated TOTAL Project Costs: \$226,550,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Catlin Townhomes-N. Boyle and W. Pine Blvd.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Rothschild Winzerling, L.L.C.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 3/30/2004

Plan Description:

Construct seven new attached townhouses on vacant land.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

Catlin Townhomes-N. Boyle and W. Pine Blvd.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$9,055.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$221,950.00 Amount on Hand: \$9,055.00

Economic Activity Taxes:

Total received since inception: \$2,196.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$422,000.00

Anticipated TOTAL Project Costs: \$2,814,460.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Center for Emerging Technologies/Doris Wing Expan.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Dorris Building, L.P.

Senate District: 5

House District: 64

Original Date Plan/Project Approved: 12/17/1999

Plan Description:

TIF 50,000 s.f. Doris property was acquired on September 1,2000 after a \$8 million renovation, the Doris Building now provides expansion space for the center's tenants and other start-up advanced technology companies.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	140	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Center for Emerging Technologies/Doris Wing Expan.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$23.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$758,365.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$777,187.00 Amount on Hand: \$23.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,493,000.00

Anticipated TOTAL Project Costs: \$6,808,230.00

Financing Method: Pay-as-you-go; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 10

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: 2/23/1999

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.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	1000	Actual to Date:	600
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Chouteau/Compton Industrial Center (352-6)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$599,494.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,018,762.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$14,502,400.00

Financing Method: TIF Notes

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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: 2/17/1999

Plan Description:

Rehabilitate two historic hotel buildings, add a new hotel tower, ballrooms, retail and parking garage. Since 1992, the City has been without a Convention Headquarters Hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly.

Number of New Jobs:

Projected:	1000	Actual to Date:	600
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Convention Headquarters Hotel (352-03)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$25,706,204.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$12,416,662.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$41,240,000.00

Anticipated TOTAL Project Costs: \$193,471,000.00

Financing Method: Other

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

St. Louis

Dogtown Walk II-6815-29 Waldemer Ave. (352-62)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Saaman Development, L.L.C.

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 2/28/2005

Plan Description:

The project consists of approximately \$2.7 million in development and preparation of three lots for the construction of approx 10 residential townhouse units, eas approx 1,900 s/f in size.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

Dogtown Walk II-6815-29 Waldemer Ave. (352-62)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$127,999.00 Amount on Hand: \$0.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$415,000.00

Anticipated TOTAL Project Costs: \$2,700,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Dr. Martin Luther King Plaza (352-18)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Page Partners, L.L.C.
Senate District: 5
House District: 60

Original Date Plan/Project Approved: 3/18/2002

Plan Description:

Project consists of approx 40,000 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.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	5	Actual to Date:	5
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St. Louis

Dr. Martin Luther King Plaza (352-18)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$38,028.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$883,782.00 Amount on Hand: \$1.00

Economic Activity Taxes:

Total received since inception: \$1,143,918.00 Amount on Hand: \$38,027.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$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: 12

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: 2/28/2005

Plan Description:

The project consists of commercial spaces on the first two floors and residential rental units on floors 3-8. Fifteen parking spaces are located underneath the building.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

East Bank Lofts-1511 Washington Ave. (352-64)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$196,408.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$14,677.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$8,085,845.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Edison Brothers Warehouse (352-8)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Breckenridge Edison development, L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/23/1999

Plan Description:

Conversion of unoccupied warehouse into a 300 room Sheraton Hotel with four levels of parking and recreation/meeting facilities. Though not par of the TIF, a portion of the 900,000 s/f building has been used for 76 condos.

Plan/Project Status: Fully-Operational

Area Type: Blight/Conservation

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

Edison Brothers Warehouse (352-8)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,174.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$5,849,378.00 Amount on Hand: \$3,171.00

Economic Activity Taxes:

Total received since inception: \$1,668,182.00 Amount on Hand: \$3.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,300,000.00

Anticipated TOTAL Project Costs: \$36,536,858.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9

St. Louis

Ely Walker Lofts-1520 Washington Ave.(352-73)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Orchard Development Group
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 8/5/2005

Plan Description:

The project consists of the conversion of a seven-story building into 168 residential units, commercial space, and parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	110	Actual to Date:	35
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Ely Walker Lofts-1520 Washington Ave.(352-73)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$828.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,805,003.00 Amount on Hand: \$828.00

Economic Activity Taxes:

Total received since inception: \$2,203.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,000,000.00

Anticipated TOTAL Project Costs: \$44,209,442.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

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: 7/23/2003

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
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Fashion Square Lofts-1301 Washington Ave. (352-37)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,591.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,292,697.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$677,390.00 Amount on Hand: \$1,591.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,700,000.00

Anticipated TOTAL Project Costs: \$29,262,334.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 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: 12/22/2004

Plan Description:

Construct public improvements to support construction of 44 townhouses and a lot for a condominium development in addition to two buildings for later development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

Gaslight Square East-41xx Olive St. (352-51)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,805.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$963,875.00 Amount on Hand: \$3,805.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$2,793,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Georgian Square (352-36 RPA 2)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Gilded Age/Komen Properties

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/23/2003

Plan Description:

Rehabilitation of the outbuildings, i.e., power plant, laundry building of the former City Hospital.

Plan/Project Status: Partially Constructed

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

Georgian Square (352-36 RPA 2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5,655.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$145,066.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$301,581.00 Amount on Hand: \$5,655.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,100,000.00

Anticipated TOTAL Project Costs: \$24,439,839.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St. Louis

Georgian Square (352-36 RPA 3)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Gilded Age/Komen Properties
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 7/23/2003

Plan Description:

Rehabilitation of the outbuildings, i.e., power plant, laundry building of the former City Hospital A Walgreen's has been constructed.

Plan/Project Status: Partially Constructed

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

Georgian Square (352-36 RPA 3)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,343.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$151,955.00 Amount on Hand: \$6,491.00

Economic Activity Taxes:

Total received since inception: \$222,244.00 Amount on Hand: \$882.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$12,200,000.00

Anticipated TOTAL Project Costs: \$32,932,002.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St. Louis

Grace Lofts-1324 Washington Ave. (352-28)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): McGowan Brothers Development Corp., L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 2/25/2003

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 making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	76	Actual to Date:	60
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Grace Lofts-1324 Washington Ave. (352-28)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$332.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$374,490.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$314,251.00 Amount on Hand: \$332.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,800,000.00

Anticipated TOTAL Project Costs: \$9,793,045.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

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: 12/10/2002

Plan Description:

A TIF District 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 making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	3900	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Grand Center (352-20)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$19,345.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$4,898,570.00 Amount on Hand: \$11,249.00

Economic Activity Taxes:

Total received since inception: \$6,868,136.00 Amount on Hand: \$8,096.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$104,679,000.00

Anticipated TOTAL Project Costs: \$531,316,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

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: 11/30/2001

Plan Description:

Demolition of existing Gravois Plaza. Reconstruct shopping mall anchored by 125,000 s/f Shop 'n Save supermarket with adjacent retail shops. New mall replaces aging shopping center suffering from excessive vacancies.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	120	Actual to Date:	200
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Number of Retained Jobs:

Projected:	102	Actual to Date:	102
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St. Louis

Gravois Plaza (352-13)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$67,741.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,571,857.00 Amount on Hand: \$4.00

Economic Activity Taxes:

Total received since inception: \$2,824,882.00 Amount on Hand: \$67,737.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,049,000.00

Anticipated TOTAL Project Costs: \$18,200,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

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:

3/21/2004

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 and 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

Hampton Inn @ the Highlands (352-38)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,516,389.00 Amount on Hand: \$0.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$14,036,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

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: 12/26/2001

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 making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	350	Actual to Date:	300
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Number of Retained Jobs:

Projected:	75	Actual to Date:	75
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St. Louis

Lafayette Square Historic District (352-14)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$361.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,654,213.00 Amount on Hand: \$361.00

Economic Activity Taxes:

Total received since inception: \$1,851,109.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,161,000.00

Anticipated TOTAL Project Costs: \$18,200,000.00

Financing Method: Pay-as-you-go; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11

St. Louis

Loop Hotel (352-80A)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Loop Hotel, LLC

Senate District: 4

House District: 57

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

Plan Description:

Construction of a 120 room hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

Loop Hotel (352-80A)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,615.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$478,729.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$310,699.00 Amount on Hand: \$1,615.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,100,000.00

Anticipated TOTAL Project Costs: \$19,676,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

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: 12/21/2002

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 making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	137	Actual to Date:	85
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Number of Retained Jobs:

Projected:	5	Actual to Date:	5
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St. Louis

Louderman Building (352-25)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$725.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$971,568.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$422,198.00 Amount on Hand: \$725.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$15,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

Loughborough Commons-802-1062 Loughborough Ave.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): The Desco Group, Inc. or Loughborough Commons L.L.

Senate District: 1

House District: 108

Original Date Plan/Project Approved: 2/28/2005

Plan Description:

A new Schnucks proto-type super center consisting of approx 63,000 s/f. A national hardware retailer consisting of approx 116,000 s/f (exclusive of nursery and yard). Additional general retail consisting of approx 25,000 s/f to potentially 50,000 s/f.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

Loughborough Commons-802-1062 Loughborough Ave.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$234,630.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,450,302.00 Amount on Hand: \$1,202.00

Economic Activity Taxes:

Total received since inception: \$6,953,814.00 Amount on Hand: \$233,428.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$11,000,000.00

Anticipated TOTAL Project Costs: \$40,000,000.00

Financing Method: TIF Bond

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: 3/22/2006

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
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Ludwig Lofts-1004-06 Olive St. (352-53)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$218,684.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$103,061.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$850,000.00

Anticipated TOTAL Project Costs: \$7,130,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

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: 12/22/2004

Plan Description:

Renovation of 21-story building into 81 residential condos, 35 apartments, a YMCA with ground floor and lower level commercial uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	81	Actual to Date:	81
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Marquette Building-413-27 Olive St. (352-57)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,764.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,538,741.00 Amount on Hand: \$8,709.00

Economic Activity Taxes:

Total received since inception: \$72,278.00 Amount on Hand: \$55.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$54,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

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: 8/2/2004

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

Maryland Plaza North (352-7p1)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$10,093.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$635,568.00 Amount on Hand: \$10,093.00

Economic Activity Taxes:

Total received since inception: \$2,549.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$10,240,720.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Maryland Plaza South (352-7p2)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Koplar Properities, Inc.

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/2/2004

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/Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place and required significant public infrastructure investment to remedy exisiting inadequate conditions.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

Maryland Plaza South (352-7p2)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,411.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$965,875.00 Amount on Hand: \$2.00

Economic Activity Taxes:

Total received since inception: \$745,898.00 Amount on Hand: \$1,411.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,850,000.00

Anticipated TOTAL Project Costs: \$20,571,935.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Mississippi Place-1602-26 Mississippi Ave. (352-56)

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: 12/22/2004

Plan Description:

Construction of 16 new townhomes including off-street parking in project area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

Mississippi Place-1602-26 Mississippi Ave. (352-56)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$13,278.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$233,248.00 Amount on Hand: \$13,278.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$825,000.00

Anticipated TOTAL Project Costs: \$4,592,938.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Loftworks, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/3/2005

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 approx \$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:	5	Actual to Date:	10
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$523,258.00 Amount on Hand: \$0.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$10,675,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Old Post Office Building (352-15)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Old Post Office Developers, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/23/2007

Plan Description:

Renovation of 5-level, 242,000 s/f historic Old Post Office, acquired from GSA and developed for office and retail, including the Missouri Court of Appeals and Webster University.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	300	Actual to Date:	330
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Old Post Office Building (352-15)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$5.00 As of: 6/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$937,951.00 Amount on Hand: \$5.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,655,220.00

Anticipated TOTAL Project Costs: \$347,950,000.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

Packard Lofts-2221 Locust St. (352-74)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Packard Lofts, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved:

8/9/2005

Plan Description:

The project consists of renovating and rehabilitating the existing four-story building and the development of 35 residential condominium units with first floor retail.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected: 20

Actual to Date: 20

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

St. Louis

Packard Lofts-2221 Locust St. (352-74)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$177.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$366,637.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$83,564.00 Amount on Hand: \$177.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,300,000.00

Anticipated TOTAL Project Costs: \$7,814,400.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Paul Brown/Arcade Building (352-26)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): N/A

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/10/2002

Plan Description:

Adaptive reuse of Paul Brown Building for 222 apartments, ground floor retail and parking.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	105	Actual to Date:	0
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St. Louis

Paul Brown/Arcade Building (352-26)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,827,889.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$6,760.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,264,200.00

Anticipated TOTAL Project Costs: \$143,138,400.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

Pet Building-400 S. 4th St. (352-65)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Balke Brown Associates
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 8/9/2005

Plan Description:

The project is the conversion of the Pet Building, currently a vacant commercial building into 118 residential units and approximately 8,500 s/f of commercial usage. Total project cost is estimated at \$40,495,000.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	25	Actual to Date:	5
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Pet Building-400 S. 4th St. (352-65)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$959,931.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$17,878.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$43,495,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Printer's Lofts-1601-27 Locust St. (352-32)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Printer's Lofts, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/23/2003

Plan Description:

RPA1-Renovate 2 existing structures for 17,500 s/f ground floor commercial, 121,725 s/f of residential (74 loft condominiums) plus parking. RPA2-Construct mixed use building on remainder of site.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	5	Actual to Date:	5
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Number of Retained Jobs:

Projected:	30	Actual to Date:	0
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St. Louis

Printer's Lofts-1601-27 Locust St. (352-32)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,284,447.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$59,609.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,880,000.00

Anticipated TOTAL Project Costs: \$26,502,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Railway Lofts-1619 Washington Ave. (352-39)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1619 Washington, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 3/10/2004

Plan Description:

Renovation of existing 96,000 s/f 9-story building for ground floor commercial and 41 residential condominiums.

Plan/Project Status: Fully-Operational

Area Type: 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
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Railway Lofts-1619 Washington Ave. (352-39)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: (\$280.00) As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$749,426.00 Amount on Hand: (\$281.00)

Economic Activity Taxes:

Total received since inception: \$19,953.00 Amount on Hand: \$1.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,583,379.00

Anticipated TOTAL Project Costs: \$13,216,575.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Security Building (352-40)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Security Building Partners, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 3/10/2004

Plan Description:

Renovate existing 128,000 s/f 11-story building built in 1891 for office and retail uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	200	Actual to Date:	81
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Number of Retained Jobs:

Projected:	200	Actual to Date:	150
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St. Louis

Security Building (352-40)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$394.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$952,617.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$192,887.00 Amount on Hand: \$394.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$13,201,397.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Shenandoah Place-2303-11 Minnesota Ave. (352-42)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Minnesota Development Partners, L.L.C.

Senate District: 5

House District: 59

Original Date Plan/Project Approved: 3/30/2004

Plan Description:

Renovate three four-family two-story buildings into six for-sale condominiums

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

Shenandoah Place-2303-11 Minnesota Ave. (352-42)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$97,164.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,339.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$231,540.00

Anticipated TOTAL Project Costs: \$1,549,416.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Soulard Market Apartments-1535 S. 8th St. (352-34)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Carriage Apartments, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/23/2004

Plan Description:

Renovation of the 5-story Welsch Baby Carriage building for 127,032 s/f of residential (132 apartments) and 23,618 s/f of commercial space plus residential parking.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	5	Actual to Date:	15
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Soulard Market Apartments-1535 S. 8th St. (352-34)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$125.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,241,447.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$145,363.00 Amount on Hand: \$125.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,400,000.00

Anticipated TOTAL Project Costs: \$29,226,315.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Southside National Bank (352-75)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Southside National, LLC

Senate District: 4

House District: 67

Original Date Plan/Project Approved: 8/9/2005

Plan Description:

The project consists of the conversion of the National Bank Building into commercial space and residential units.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	50	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Southside National Bank (352-75)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$16,089.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$270,999.00 Amount on Hand: \$16,011.00

Economic Activity Taxes:

Total received since inception: \$11,111.00 Amount on Hand: \$78.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,400,000.00

Anticipated TOTAL Project Costs: \$6,688,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Southtown (352-31)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Developers Diversified Realty (DDR)

Senate District: 4

House District: 66

Original Date Plan/Project Approved: 7/3/2003

Plan Description:

Construct approximately 97,000 square feet of one story retail space including two retail strips and three out parcel developments.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	30	Actual to Date:	0
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St. Louis

Southtown (352-31)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$81,670.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,165,845.00 Amount on Hand: \$1.00

Economic Activity Taxes:

Total received since inception: \$2,251,297.00 Amount on Hand: \$81,669.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,500,000.00

Anticipated TOTAL Project Costs: \$30,000,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

Syndicate Trust Building-915 Olive St. (352-77)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Syndicate Partners, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 1/18/2006

Plan Description:

The project entails renovating and rehabilitating the Syndicate Trust Building, providing 91 for-sale residential condominiums, 84 loft-style rental apartment units plus office and retail development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	50	Actual to Date:	15
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Syndicate Trust Building-915 Olive St. (352-77)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$163,660.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,430,103.00 Amount on Hand: \$161,096.00

Economic Activity Taxes:

Total received since inception: \$33,837.00 Amount on Hand: \$2,564.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,200,000.00

Anticipated TOTAL Project Costs: \$68,897,200.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Tech Electronics (352-17)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Tech Electronics, Inc.

Senate District: 4

House District: 64

Original Date Plan/Project Approved: 2/21/2002

Plan Description:

Project consists of constructing a 7,000 s/f, one story office building, capable of being expanded to three stories. Project will allow Tech Electronics continued growth of its facilities and operation.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

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

Projected:	160	Actual to Date:	160
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St. Louis

Tech Electronics (352-17)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$242,572.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$100,496.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$4,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

Terra Cotta Annex & Garage-1511-21 Locust St.

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1501 Locust Partners, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 6/12/2003

Plan Description:

The developer has completed 100 Terra Cotta Loft Condos. This project rehabs the adjacent building for 75 additional condos. The construction of a parking garage to serve the 175 units has been completed.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	76	Actual to Date:	60
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Terra Cotta Annex & Garage-1511-21 Locust St.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,286.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,219,317.00 Amount on Hand: \$1,101.00

Economic Activity Taxes:

Total received since inception: \$156,183.00 Amount on Hand: \$185.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,500,000.00

Anticipated TOTAL Project Costs: \$24,398,026.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

The Cloisters-2500 S. 18th St. (352-35)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Restoration St. Louis, Inc.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/23/2003

Plan Description:

Renovation of a 27,000 s/f building complex originally used as a religious convent and more recently as a nursing home into 21 apartments plus on-site parking.

Plan/Project Status: Fully Operational

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

The Cloisters-2500 S. 18th St. (352-35)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$230,914.00 Amount on Hand: \$0.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$550,000.00

Anticipated TOTAL Project Costs: \$3,800,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

The Georgian @ City Hospital-1515 Lafayette Ave.

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): City Hospital Development, L.L.C.
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 7/23/2004

Plan Description:

Renovate abandoned 5-story, 153,000 s/f hospital built in 1912 for development of 101 residential condominiums (RPA1). Other buildings in the complex and vacant land around the main building are being developed for multi-use projects (RPA2 and RPA3).

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	0	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

The Georgian @ City Hospital-1515 Lafayette Ave.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$69,634.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,517,772.00 Amount on Hand: \$69,634.00

Economic Activity Taxes:

Total received since inception: \$92,267.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,000,000.00

Anticipated TOTAL Project Costs: \$24,068,124.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Louis

The Loop Center North (352-80B)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): Loop Center North, LLC

Senate District: 4

House District: 57

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

Plan Description:

Construction of a two-story building containing a total of 33,600 sq. ft. of a space for retail and office use.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

The Loop Center North (352-80B)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$7,213,665.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St. Louis

Ventana Lofts-1635 Washington Ave. (352-68)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Jacob Development Group, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 8/5/2005

Plan Description:

The project involves the acquisition, renovation and equipping of Willy's Overland Building (formerly known as the SJI Building for National System's Inc.). The total cost of the project is approx \$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:	5	Actual to Date:	5
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Ventana Lofts-1635 Washington Ave. (352-68)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$956,289.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$25,254.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,330,000.00

Anticipated TOTAL Project Costs: \$20,930,180.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Walter Knoll Florist Row (352-27)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): W.C. & D. Enterprises (Walter Knoll Florist)

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/10/2002

Plan Description:

Renovate and expand buildings to accommodate a relocated floral company for wholesale/retail businesses.

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	76	Actual to Date:	60
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Walter Knoll Florist Row (352-27)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,227.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$120,916.00 Amount on Hand: \$225.00

Economic Activity Taxes:

Total received since inception: \$485,211.00 Amount on Hand: \$1,002.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,000,000.00

Anticipated TOTAL Project Costs: \$3,013,650.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12

St. Louis

Warehouse of Fixtures (352-50)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): University Village Apartments, L.P.

Senate District: 5

House District: 64

Original Date Plan/Project Approved: 8/2/2004

Plan Description:

Renovation of seven buildings, totaling 340,000 s/f into 200 loft apartment units, commercial uses and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	170	Actual to Date:	120
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Warehouse of Fixtures (352-50)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,097,820.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$165,534.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,100,000.00

Anticipated TOTAL Project Costs: \$53,495,200.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

Washington East Condominiums-901 & 1001-15

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): N/A

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/22/2004

Plan Description:

Redevelopment of 901, 1001-15 Washington Avenue and 1010 Lucas Street to renovate four loft buildings for retail, office and residential condos with parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	64	Actual to Date:	42
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Number of Retained Jobs:

Projected:	0	Actual to Date:	30
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St. Louis

Washington East Condominiums-901 & 1001-15

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$6,458.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,234,171.00 Amount on Hand: \$5,368.00

Economic Activity Taxes:

Total received since inception: \$443,500.00 Amount on Hand: \$1,090.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,300,000.00

Anticipated TOTAL Project Costs: \$60,280,847.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 14

St. Louis

West Town Lofts-2201 Washington Ave/2211 Lucas Ave

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): KN & C, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 8/9/2005

Plan Description:

The project anticipates the development of approx 80 residential condominium units, three penthouse loft condominium units and 24,000 sq ft of commercial space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	50	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

West Town Lofts-2201 Washington Ave/2211 Lucas Ave

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$414,170.00 Amount on Hand: \$0.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,400,000.00

Anticipated TOTAL Project Costs: \$18,562,643.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Willy's Overland Building- 2300 Locust St. 352-66

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): The National System, Inc.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 6/27/2005

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 approx \$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 and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St. Louis

Willy's Overland Building- 2300 Locust St. 352-66

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$8,137.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$8,125.00 Amount on Hand: \$8,125.00

Economic Activity Taxes:

Total received since inception: \$620,098.00 Amount on Hand: \$12.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,800,000.00

Anticipated TOTAL Project Costs: \$12,300,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15

St. Louis

Windows Lofts-1601 Washington Ave. (352-33)

Contact Agency: St. Louis

Contact Phone: 314-657-3732

Developer(s): 1601 Washington, L.L.C.

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 7/23/2003

Plan Description:

Renovate existing 120,000 s/f building for 75,250 s/f of commercial uses and 45,150 s/f of residential lofts (33 condominiums).

Plan/Project Status: Fully Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	82	Actual to Date:	82
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Louis

Windows Lofts-1601 Washington Ave. (352-33)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$341.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,040,064.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$279,616.00 Amount on Hand: \$341.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,000,000.00

Anticipated TOTAL Project Costs: \$15,835,160.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13

St. Peters

St. Peters Centre Redevelopment Area

Contact Agency: St. Peters

Contact Phone: 636-477-6600 ex

Developer(s): Costco Wholesale Corporation: The Midland Group

Senate District: 23

House District: 17

Original Date Plan/Project Approved: 12/29/1992

Plan Description:

Redevelopment projects include a 230,000 sq ft recreation facility known as the Rec Place. Redevelopment includes Costco, a 146,000 sq ft facility. A retail power center anchored by Costco, of approx 110,000 sq ft of additional high end retail stores.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	300	Actual to Date:	2113
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Peters

St. Peters Centre Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$401,930.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$31,746,049.00 Amount on Hand: \$142,857.00

Economic Activity Taxes:

Total received since inception: \$30,367,295.00 Amount on Hand: \$259,073.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,974,642.00

Property Acquisition and Relocation Costs: \$4,074.00

Project Implementation Costs: \$117,284.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$36,771,000.00

Financing Method: General Obligation Bonds; TIF Notes

Original estimated number of years to retirement:

20

Current anticipated estimated number of years to retirement:

St. Robert

Liberty Commons TIF Redevelopment Plan

Contact Agency: St. Robert

Contact Phone: 573-451-2000

Developer(s): The Sonic Boys and US, LLC

Senate District: 16

House District: 148

Original Date Plan/Project Approved: 12/6/2010

Plan Description:

Development of 16 acres of land within the city limits of St. Robert, Missouri to consist of Colton's Steakhouse, one other casual themed restaurant, one retail center, one 85 room extended stay hotel.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected:	125	Actual to Date:	80
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Number of Retained Jobs:

Projected:	125	Actual to Date:	80
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St. Robert

Liberty Commons TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/1/2013

Payments in Lieu of Taxes:

Total received since inception: \$32,383.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$42,231.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$28,175,000.00

Property Acquisition and Relocation Costs: \$725,000.00

Project Implementation Costs: \$250,000.00

Other: \$1,450,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,125,000.00

Anticipated TOTAL Project Costs: \$30,600,000.00

Financing Method: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Robert

Ramada Inn Redevelopment Project

Contact Agency: St. Robert

Contact Phone: 573-451-2000

Developer(s): Ehrhardt Properties

Senate District: 16

House District: 148

Original Date Plan/Project Approved: 12/14/2009

Plan Description:

Redevelopment project consisting of commercial uses that would entail rehabilitation of certain existing site improvements and provide for the construction of new buildings and site improvements.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

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

Projected:	50	Actual to Date:	758
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St. Robert

Ramada Inn Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/1/2013

Payments in Lieu of Taxes:

Total received since inception: \$50,862.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$179,984.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$2,500,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$8,600,000.00

Financing Method: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

St. Robert

St. Robert Redevelopment Project #2

Contact Agency: St. Robert

Contact Phone: 573-451-2000

Developer(s): Sundowner Hospitality LLC

Senate District: 16

House District: 148

Original Date Plan/Project Approved: 8/25/1997

Plan Description:

Development of vacant land highly visible from Interstate 44 to a mix of commercial and residential use property.

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected:	200	Actual to Date:	175
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Robert

St. Robert Redevelopment Project #2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/1/2012

Payments in Lieu of Taxes:

Total received since inception: \$2,156,510.97 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$419,636.21 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,649,988.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$325,000.00

Other: \$608,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$2,582,988.00

Financing Method: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St. Robert

St. Robert Redevelopment Project #2

Contact Agency: St. Robert

Contact Phone: 573-451-2000

Developer(s): Sundowner Hospitality LLC

Senate District: 16

House District: 148

Original Date Plan/Project Approved: 8/25/1997

Plan Description:

Development of vacant land highly visible from Interstate 44 to a mix of commercial and residential use property

Plan/Project Status: N/A

Area Type: N/A

But for Determination:

N/A

Number of New Jobs:

Projected:	200	Actual to Date:	175
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St. Robert

St. Robert Redevelopment Project #2

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/1/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,156,510.97 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$419,636.21 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,649,988.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$325,000.00

Other: \$608,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$2,582,988.00

Financing Method: N/A

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

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: 7/28/2008

Plan Description:

The project consists of the rehabilitation of a six-story building with approximately 8,800 s/f of retail space and 45,000 s/f of office space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St.Louis

1001 Locust (352-108)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$47.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$117,293.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$84,483.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,950,000.00

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: 18

St.Louis

1111 Olive (352-127)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Informedia, Inc.

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 3/16/2010

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.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	80	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

1111 Olive (352-127)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$194,815.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$60,616.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$9,568.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,350,000.00

Anticipated TOTAL Project Costs: \$11,750,583.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

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: 2/9/2009

Plan Description:

This project will involve the rehabilitation of approx 45 residential apartments, featuring high-end amenities and design elements. Unit size is anticipated to average approx 1,050 square feet in size, renting for an average price of \$.90 per square foot

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	115	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

1225 Washington (352-122)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$929.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$114,206.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$668,753.00 Amount on Hand: \$929.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,300,000.00

Anticipated TOTAL Project Costs: \$21,672,113.00

Financing Method: Pay-as-you-go; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St.Louis

1449-1601 S. Jefferson (352-132)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Green Street Development Group, LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 12/19/2011

Plan Description:

Renovate 47,000 s/f commercial building for new tenants and construct a new 5,000-8,000 s/f commercial building on out lot.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	76	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

1449-1601 S. Jefferson (352-132)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,170,000.00

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: 21

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: 6/24/2008

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 financial unfeasible in the market place.

Number of New Jobs:

Projected:	28	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

1900 Washington (352-107)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$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: 18

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: 12/27/2007

Plan Description:

The project consists 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.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St.Louis

1910 Locust (352-102)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$122,069.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$98,558.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,400,000.00

Anticipated TOTAL Project Costs: \$8,756,326.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

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 financial unfeasible in the market place.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$191,088.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$21,313.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,000,000.00

Anticipated TOTAL Project Costs: \$8,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St.Louis

2727 Washington (352-133)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Birch LLC

Senate District: 5

House District: 63

Original Date Plan/Project Approved: 1/3/2012

Plan Description:

Rehabilitate unoccupied tow 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 financial unfeasible in the market place.

Number of New Jobs:

Projected:	32	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

2727 Washington (352-133)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$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: 21

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 apartments (2nd and 3rd floors) and commercial/retail space with parking on the ground floor.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financial unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St.Louis

3693 Forest Park (352-115)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$144.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$74,911.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$44,393.00 Amount on Hand: \$144.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,500,000.00

Anticipated TOTAL Project Costs: \$12,477,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

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.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financial unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	22	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

374 South Grand (352-113)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$496,346.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,215.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$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: 18

St.Louis

4100 Forest Park (352-86)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Acme Development, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/24/2006

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 financial unfeasible in the market place.

Number of New Jobs:

Projected:	125	Actual to Date:	86
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

4100 Forest Park (352-86)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$4,771.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,011,524.00 Amount on Hand: \$4,771.00

Economic Activity Taxes:

Total received since inception: \$34,478.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,036,000.00

Anticipated TOTAL Project Costs: \$40,939,971.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St.Louis

4249 Michigan (352-129)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Barton Places, LLC

Senate District: 5

House District: 59

Original Date Plan/Project Approved: 11/3/2010

Plan Description:

The proposed development on approximately 0.68 acres includes the renovation of the Chariton Senior Apartments, an 11-story building with 122 units built in 1972.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St.Louis

4249 Michigan (352-129)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$46,288.00 As of: 6/30/2013

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: \$7,088.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$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: 20

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: 11/24/2008

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 financial unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

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

Projected:	140	Actual to Date:	140
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St.Louis

4900 Manchester (352-112)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$113,498.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$72,235.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,320,000.00

Anticipated TOTAL Project Costs: \$6,395,500.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St.Louis

500 Kingshighway (352-124)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Rothschild Development
Senate District: 4
House District: 54

Original Date Plan/Project Approved:

Plan Description:

This project is anticipated to renovate the property into several floors of commercial, event, and restaurant space, totaling 39,750 square feet, at \$7.55 per square foot.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financial unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St.Louis

500 Kingshighway (352-124)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$68.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$9.00 Amount on Hand: \$9.00

Economic Activity Taxes:

Total received since inception: \$59.00 Amount on Hand: \$59.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,000,000.00

Anticipated TOTAL Project Costs: \$6,517,130.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St.Louis

600 Washington Ave.-St.Louis Centre (352-88)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Spinnaker Corporation/Environmental Operations

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/3/2006

Plan Description:

The plan calls for converting the old St.Louis Centre Mall into a parking structure with retail on the first floor. The existing bridges that radiate out from the mall and tower will be removed.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St.Louis

600 Washington Ave.-St.Louis Centre (352-88)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$150,607.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,596,973.00 Amount on Hand: \$150,607.00

Economic Activity Taxes:

Total received since inception: \$2,969.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$30,600,000.00

Anticipated TOTAL Project Costs: \$109,906,221.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St.Louis

721 Olive Chemical Building (352-114)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Chemical Building Acquisition, LLC
Senate District: 4
House District: 54

Original Date Plan/Project Approved: 11/24/2008

Plan Description:

Project proposes historic rehabilitation to achieve a mix of residential condominium units on the fifth thru seventeenth floors, 22,500 s/f of office space (2nd-4th floors) and ground floor retail space consisting of restaurant and similar users at 7,500

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financial unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	110	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

721 Olive Chemical Building (352-114)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$22,670.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$22,670.00 Amount on Hand: \$22,670.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$4,227,000.00

Anticipated TOTAL Project Costs: \$32,855,633.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St.Louis

Ballpark Lofts (352-84)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Ballpark Lofst I, LLC/BpL, LLC/BpL III, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/1/2006

Plan Description:

Construction of a parking garage with 130-140 parking spaces. The development also includes 45 loft style residential condominium units above the garage and approximately 6100 s/f of street level retail space, but they will not be TIF assisted.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	400	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Ballpark Lofts (352-84)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$47,779.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,061,019.00 Amount on Hand: \$47,779.00

Economic Activity Taxes:

Total received since inception: \$429,134.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$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: 16

St.Louis

Carondelet Coke (352-140)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Green Street Development Group, LLC.

Senate District: 5

House District: 93

Original Date Plan/Project Approved: 2/21/2013

Plan Description:

After brownfield clean-up of industrial site, a new access road will be constructed east of S. Broadway and some 650,000 s/f of new LEED-certified industrial/commerical buildings will be constructed, served by both rail and river.

Plan/Project Status: Starting-Up

Area Type: Blight/Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financial unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	900	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Carondelet Coke (352-140)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

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: \$2,650,000.00

Property Acquisition and Relocation Costs: \$500,000.00

Project Implementation Costs: \$0.00

Other: \$1,790,000.00

Other: \$2,060,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$68,675,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

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: 7/28/2008

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.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	110	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$3,008.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$160,035.00 Amount on Hand: \$2,935.00

Economic Activity Taxes:

Total received since inception: \$23,473.00 Amount on Hand: \$73.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,466,924.00

Anticipated TOTAL Project Costs: \$25,522,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

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: 7/28/2008

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 financial unfeasible in the market place.

Number of New Jobs:

Projected:	10	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Carondelet South-District #2 (352-110b)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2,410.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$17,646.00 Amount on Hand: \$2,410.00

Economic Activity Taxes:

Total received since inception: \$16,419.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$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: 18

St.Louis

Carondelet South-District #3 (352-110c)

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: 7/28/2008

Plan Description:

The project consists of the rehabilitation of approximately 9 market-rate apartments, approximately 18,000 s/f of 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 financial unfeasible in the market place.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Carondelet South-District #3 (352-110c)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$16,173.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$5,004.00 Amount on Hand: \$5,004.00

Economic Activity Taxes:

Total received since inception: \$11,169.00 Amount on Hand: \$11,169.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,195,644.00

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: 18

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: 7/28/2008

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 financial unfeasible in the market place.

Number of New Jobs:

Projected:	24	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Carondelet South-District #4 (352-110d)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$17,305.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,252.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$312,144.00

Anticipated TOTAL Project Costs: \$2,009,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 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: 2/9/2009

Plan Description:

2302 Papin will result in 120,000 square feet of LEED-certified commercial-flex space (including office and warehousing). 2602 Papin will provide approx. 5,000 square feet of retail space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financial unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	170	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$15,817.00 Amount on Hand: \$0.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,965,000.00

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: 19

St.Louis

Delmar East Loop (352-80D)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Loop TIF, Inc.
Senate District: 4
House District: 57

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

Plan Description:

The project includes property acquisition and public improvements like public parking, streetscape improvements and lighting, transportation infrastructure development and roadway improvements.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financial unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St.Louis

Delmar East Loop (352-80D)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,132.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$214,551.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,576,375.00 Amount on Hand: \$14,132.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,000,000.00

Anticipated TOTAL Project Costs: \$16,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

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: 3/22/2006

Plan Description:

Construction of a parking garage with 130-140 parking spaces. The development also includes 45 loft style residential condominium units above the garage and approximately 6100 s/f of street level retail space, but they will not be TIF assisted.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	3	Actual to Date:	20
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Euclid/Buckingham Garage (352-81)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$725,885.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$202,556.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,000,000.00

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: 16

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: 2/9/2009

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.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St.Louis

Ford Building (352-121)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$107,534.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$7,706.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$11,511,494.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St.Louis

GEW Lofts-2601-43 Washington Ave. (352-92)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): The George E. Walsh Building, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 2/13/2007

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 financial unfeasible in the market place.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$528,989.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$21,137.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$19,239,131.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 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: 2/26/2007

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 financial unfeasible in the market place.

Number of New Jobs:

Projected:	125	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

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: 17

St.Louis

Hadley Dean Building (352-125)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Loftworks, L.L.C.
Senate District: 4
House District: 54

Original Date Plan/Project Approved:

Plan Description:

Developer anticipates including approx. 5,150 square feet of retail space for the purpose of occupying Mango Peruvian Restaurant. Floors 3-7 will undergo rehabilitation to include 4,800 and 5,100 square feet of office space on each floor.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financial unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	94	Actual to Date:	50
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Hadley Dean Building (352-125)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$84,626.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$4,675.00 Amount on Hand: \$4,675.00

Economic Activity Taxes:

Total received since inception: \$79,951.00 Amount on Hand: \$79,951.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$3,600,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St.Louis

Jefferson Arms-401-15 N. Tucker (352-87)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): N/A

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/3/2006

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 financial unfeasible in the market place.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St.Louis

Jefferson Arms-401-15 N. Tucker (352-87)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$133,600.00 As of: 6/30/2013

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: \$2,360.00 Amount on Hand: \$2,360.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$8,750,000.00

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: 16

St.Louis

Laclede Power House (352-101)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Metropolitan Development-Laclede Power House, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 2/27/2008

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 and approximately 50,124 s/f of office space.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St.Louis

Laclede Power House (352-101)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$29,437.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$29,284.00 Amount on Hand: \$29,284.00

Economic Activity Taxes:

Total received since inception: \$153.00 Amount on Hand: \$153.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,142,000.00

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: 18

St.Louis

LaSalle Building (352-111)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): LaSalle Development LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/28/2008

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 financial unfeasible in the market place.

Number of New Jobs:

Projected:	127	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

LaSalle Building (352-111)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$14,352.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$614,352.00 Amount on Hand: \$14,352.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$6,609,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18

St.Louis

Leather Trades Building-1600 Locust St. (352-99)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): St.Louis Leased Housing Assoc. III LP

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/7/2007

Plan Description:

The plan calls for rehabilitating the former warehouse into commercial and residential uses. The project calls for 86 artist lofts residential units with the first floor being reserved for commercial.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	20	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Leather Trades Building-1600 Locust St. (352-99)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$35,243.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,205.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,850,000.00

Anticipated TOTAL Project Costs: \$23,055,050.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 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: 4/24/2008

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 financial unfeasible in the market place.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$71,490.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$2,107.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$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: 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: 2/9/2009

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 financial unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	58	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Midtown Lofts (352-116)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$118,188.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$91,169.00 Amount on Hand: \$91,169.00

Economic Activity Taxes:

Total received since inception: \$27,019.00 Amount on Hand: \$27,019.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$5,609,529.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

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: 2/22/2011

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 financial unfeasible in the market place.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St.Louis

N. Broadway Carrie (352-130)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,500,000.00

Anticipated TOTAL Project Costs: \$13,216,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21

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: 12/27/2007

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 commercial space, 6,000 s/f of residential space, 3,000 s/f of retail and 9,000 s/f of off street parking.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	108	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,175,000.00

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: 17

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: 1/30/2013

Plan Description:

Demolish unoccupied TV station and construct Tri-Star Mercedes Dealership.

Plan/Project Status: Under Construction

Area Type: Blight/Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financial unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	60	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

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: \$2,450,000.00

Other: \$100,000.00

Other: \$300,000.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,850,000.00

Anticipated TOTAL Project Costs: \$13,200,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 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:

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

Plan/Project Status: Starting-Up

Area Type: Blight/Conservation/Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financial unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	65245	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Northside Regeneration (352-126)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$47,411.00 As of: 6/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$85,859.00 Amount on Hand: \$85,859.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$390,648,325.00

Anticipated TOTAL Project Costs: \$3,634,000,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St.Louis

Page Partners III/Walgreens (352-89)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Page Partners III

Senate District: 5

House District: 58

Original Date Plan/Project Approved:

11/7/2006

Plan Description:

Construct a 14,738 s/f Walgreens and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected: 0

Actual to Date: 50

Number of Retained Jobs:

Projected: 0

Actual to Date: 0

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$390.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$285,075.00 Amount on Hand: \$37.00

Economic Activity Taxes:

Total received since inception: \$263,476.00 Amount on Hand: \$353.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,200,000.00

Anticipated TOTAL Project Costs: \$5,126,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St.Louis

Park Pacific (352-90)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Parkside tower, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 8/3/2006

Plan Description:

Rehabilitate the old Union Pacific building into apartments and commercial plus construct 1000 space parking garage.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	330	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$962,393.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$28,838.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$20,460,000.00

Anticipated TOTAL Project Costs: \$125,500,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St.Louis

Railway Exchange Building (352-128)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): RNY, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 3/29/2010

Plan Description:

The proposed development includes the renovation and reconfiguring of the Macy's department store on floors 1-3 and the renovation of the upper floors of the 21 story building, and the renovation of the attached parking garage.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	2800	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Railway Exchange Building (352-128)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$66,585.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$111,268.00 Amount on Hand: \$1.00

Economic Activity Taxes:

Total received since inception: \$492,906.00 Amount on Hand: \$66,584.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$27,800,000.00

Anticipated TOTAL Project Costs: \$111,715,000.00

Financing Method: TIF Bond; TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20

St.Louis

REO (352-117)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Midtown TIF Company, Inc.
Senate District: 4
House District: 54

Original Date Plan/Project Approved: 2/9/2009

Plan Description:

3151-47 Locust will be redeveloped into a mixed-use building that will contain office, restaurant/retail, a live/work space, and nine residential apartments. 3144 Locust will be redeveloped into parking to supplement the project.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financial unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	35	Actual to Date:	25
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$95,409.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$88,399.00 Amount on Hand: \$88,399.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$5,156,023.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St.Louis

Sky Wheel (352-119)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Sky Wheel St.Louis, LLC

Senate District: 4

House District: 54

Original Date Plan/Project Approved: 2/9/2009

Plan Description:

The project will provide an observation wheel, where passengers ride for 12 to 15 minutes in one of 42 gondolas, each seating up to six and outfitted with video screens. The wheel itself will also provide brightly illuminated multi-colored LED lighting.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financial unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	7	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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St.Louis

Sky Wheel (352-119)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,840.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$7,840.00 Amount on Hand: \$7,840.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,390,000.00

Anticipated TOTAL Project Costs: \$11,670,421.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St.Louis

St.Louis Innovation District (352-137)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): St.Louis Innovation District, LLC (Cortex)

Senate District: 5

House District: 79

Original Date Plan/Project Approved: 2/12/2013

Plan Description:

This is a mixed-use project including 11 RPA's. The total expected development on 150 acres will total \$2.1 billion and is located between the Washington University Medical Center and St.Louis University.

Plan/Project Status: Under Construction

Area Type: Blight/Economic Development

But for Determination:

Project had unusual/extraordinary costs that made the project financial unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	15500	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$36,100,000.00

Anticipated TOTAL Project Costs: \$463,100,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 22

St.Louis

Taylor Carrie (352-123)

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:

Plan Description:

This project's developer anticipates developing the parcels in two distinct phases. The first phase (Taylor Phase) will consist of the redevelopment of the first parcel into a 95,700 square foot commercial building, to use as a mix of warehouse space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the marketplace and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected:	186	Actual to Date:	25
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Number of Retained Jobs:

Projected:	100	Actual to Date:	100
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$1,263.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$5,210.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$291,716.00 Amount on Hand: \$1,263.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$6,150,000.00

Anticipated TOTAL Project Costs: \$46,437,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St.Louis

The Foundry (352-95)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): 1911 Locust Partners LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 5/30/2007

Plan Description:

Rehab former industrial building into commercial/retail space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$7,645.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$1,156.00 Amount on Hand: \$1,156.00

Economic Activity Taxes:

Total received since inception: \$6,489.00 Amount on Hand: \$6,489.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: \$4,385,305.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 17

St.Louis

The Laurel/555 Washington (352-109)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Dillard's Building LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 7/28/2008

Plan Description:

The project consist of the rehabilitation and redevelopment of the former Dillard's Building into a retail, restaurant, hotel and apartment uses, together with parking, to be known as the Laurel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	340	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$122,901.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$905,170.00 Amount on Hand: \$33,554.00

Economic Activity Taxes:

Total received since inception: \$147,688.00 Amount on Hand: \$89,347.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$32,000,000.00

Anticipated TOTAL Project Costs: \$182,051,185.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19

St.Louis

The Union Club (352-83)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Gilded Age Renovation, LLC
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 3/22/2006

Plan Description:

Construction of a parking garage with 130-140 parking spaces. The development also includes 45 loft style residential condominium units above the garage and approximately 6100 s/f of street level retail space.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	50	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$291,366.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$1,033.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,900,000.00

Anticipated TOTAL Project Costs: \$11,678,070.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

St.Louis

Tudor Building/1818 Washington (352-91)

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): 1818 Washington/Tudor Partners, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 2/20/2007

Plan Description:

Renovate the Tudor Building into first floor retail and second floor residential condominiums.

Plan/Project Status: Fully-Operational/Under Construction

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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St.Louis

Tudor Building/1818 Washington (352-91)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$412,638.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$97,027.00 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$2,380,000.00

Anticipated TOTAL Project Costs: \$33,895,535.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 16

Ste. Genevieve

Redevelopment plan for the Downtown Ste. Genevieve

Contact Agency: Ste. Genevieve

Contact Phone: 573-883-5400

Developer(s): N/A

Senate District: 3

House District: 116

Original Date Plan/Project Approved: 4/13/2013

Plan Description:

The project include concerting existing deteriorated and vacant building into retail, office and services space.
The project will also include the following improvements and activites.

Plan/Project Status: Starting-up

Area Type: Conservation

But for Determination:

N/A

Number of New Jobs:

Projected: 150

Actual to Date:

Number of Retained Jobs:

Projected: 100

Actual to Date:

0

Ste. Genevieve

Redevelopment plan for the Downtown Ste. Genevieve

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 6/30/2013

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: \$15,400,000.00

Property Acquisition and Relocation Costs: \$22,325,000.00

Project Implementation Costs: \$1,543,750.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$24,368,750.00

Anticipated TOTAL Project Costs: \$33,638,750.00

Financing Method: Pay-as-you-go; TIF Bond; TIF Notes; Loan

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): N/A

Senate District: 3

House District: 116

Original Date Plan/Project Approved: 12/22/1992

Plan Description:

The original TIF provided water, sewer and sidewalks to serve a developing industrial/commercial area. The awarded plan provides for property assembly, water, sewer, storm drainage, site improvement and relocation assistance.

Plan/Project Status: Fully- Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly.

Number of New Jobs:

Projected:	120	Actual to Date:	406
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Number of Retained Jobs:

Projected:	200	Actual to Date:	200
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Ste. Genevieve

Valle Springs Tax Increment Financing Dist.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$500,584.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$3,827,245.00 Amount on Hand: \$251,003.00

Economic Activity Taxes:

Total received since inception: \$4,240,365.00 Amount on Hand: \$238,272.00

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:

Other:

Other:

Other:

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 Bond; TIF Notes; Loan

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: 9/13/2012

Plan Description:

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: Starting-Up, Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	70	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Ste. Genevieve County

Redevelopment Plan for the Ozora Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

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: \$2,450,000.00

Property Acquisition and Relocation Costs: \$100,000.00

Project Implementation Costs: \$580,000.00

Other: \$400,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,930,000.00

Anticipated TOTAL Project Costs: \$14,500,000.00

Financing Method: Pay-as-you-go; TIF Bond; TIF Notes

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 ex
Developer(s): Talon Companies
Senate District: 11
House District: 20

Original Date Plan/Project Approved: 5/21/2003

Plan Description:

Project includes relocation of regional sales office, rehabilitation of a closed abandoned elementary school containing hazardous materials, and the purchase of plan 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 and required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected:	20	Actual to Date:	36
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Number of Retained Jobs:

Projected:	10	Actual to Date:	10
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Sugar Creek

LCM/Courtney Atherton Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$19,298.01 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$211,587.67 Amount on Hand: \$125.00

Economic Activity Taxes:

Total received since inception: \$1,273,890.03 Amount on Hand: \$19,173.01

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$240,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$117,500.00

Other: \$3,750,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$4,107,500.00

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

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: 5/14/2007

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 required significant public infrastructure investment to remedy existing inadequate conditions and the western portion of Redevelopment area is located in a special flood hazard area and subject to Federal Emergency Management Agency regulations.

Number of New Jobs:

Projected:	61	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sugar Creek

Sugarland Center Tax Increment Financing Redevelop

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

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 Bond

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): N/A

Senate District: 11

House District: 51

Original Date Plan/Project Approved: 1/22/2007

Plan Description:

The proposed redevelopment plan includes four (4) 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 and required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	1045	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Sugar Creek

The Bluffs at Sugar Creek Tax Increment Financing

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$43,660,105.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$115,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$43,775,105.00

Anticipated TOTAL Project Costs: \$170,306,630.00

Financing Method: Pay-as-you-go; TIF Bond; Other financing

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Unity Village

Unity Village Tax Increment Financing Redevelopmen

Contact Agency: Unity Village

Contact Phone: 816-524-3550

Developer(s): N/A

Senate District: 8

House District: 52

Original Date Plan/Project Approved: 2/8/2007

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: Seeking Developer

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Unity Village

Unity Village Tax Increment Financing Redevelopmen

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

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 Bond; Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Valley Park

Route 141/Marshall Road Redevelopment Plan

Contact Agency: Valley Park

Contact Phone: 636-225-5171

Developer(s): Carol House, Inc.

Senate District: 15

House District: 93

Original Date Plan/Project Approved: 9/20/2010

Plan Description:

Redevelopment of an area including expansion of an existing Carol House Furniture Store, acquiring property for additional parking, conversion of an old BNSF rail maintenance facility into a public open space.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place and required significant public infrastructure investment to remedy existing inadequate conditions and required parcel assembly.

Number of New Jobs:

Projected:	5	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Valley Park

Route 141/Marshall Road Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 9/30/2013

Payments in Lieu of Taxes:

Total received since inception: Amount on Hand:

Economic Activity Taxes:

Total received since inception: \$81,042.28 Amount on Hand: \$81,042.28

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$550,000.00

Property Acquisition and Relocation Costs: \$450,000.00

Project Implementation Costs: \$165,000.00

Other: \$150,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$1,315,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

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: 6/25/2012

Plan Description:

The Redevelopment Project will include construction of the following improvements: a supermarket with approx 53,540 sq ft of retail space, a fast-food restaurant or convenience store with approx 3,000 sq ft, an approx 13,000 sq ft strip center.

Plan/Project Status: Fully-Operational, Under Construction

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected:	50	Actual to Date:	119
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Village of Sunrise Beach

Sunrise Beach Market Center Tax Increment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$80,712.81 As of: 6/24/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$80,712.81 Amount on Hand: \$80,712.81

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$4,550,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$750,000.00

Other: \$240,000.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$5,540,000.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 19

Current anticipated estimated number of years to retirement: 19

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: 2/20/2007

Plan Description:

Major investment in historic downtown area, upgrading of aesthetics of the downtown area.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	0	Actual to Date:	13
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Number of Retained Jobs:

Projected:	9	Actual to Date:	95
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Washington

Downtown Washington Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$96.00 As of: 11/15/2012

Payments in Lieu of Taxes:

Total received since inception: \$498,278.14 Amount on Hand: \$164,057.63

Economic Activity Taxes:

Total received since inception: \$54,895.40 Amount on Hand: \$54,895.40

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: 2/20/2007

Plan Description:

Major investment in historic downtown area, upgrading of aesthetics of the downtown area.

Plan/Project Status: Fully- Operational

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	13	Actual to Date:	10
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Number of Retained Jobs:

Projected:	95	Actual to Date:	95
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Washington

Downtown Washington Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$160,574.77 As of: 11/15/2011

Payments in Lieu of Taxes:

Total received since inception: \$307,722.17 Amount on Hand: \$11,066.26

Economic Activity Taxes:

Total received since inception: \$42,508.51 Amount on Hand: \$42,508.51

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$2,364,795.00

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

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: 7/6/2010

Plan Description:

Significant investment into underperforming portion of historic downtown district.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	24	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Washington

Rhine River Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2012

Payments in Lieu of Taxes:

Total received since inception: \$3,264.07 Amount on Hand: \$3,264.07

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$102,500.00

Property Acquisition and Relocation Costs: \$505,000.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,705,000.00

Anticipated TOTAL Project Costs: \$7,805,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 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: 7/6/2010

Plan Description:

Significant investment into an underperforming portion of historic downtown district.

Plan/Project Status: Under Construction

Area Type: Blight, Conservation

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	24	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Washington

Rhine River Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 11/15/2011

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: \$1,025,000.00

Property Acquisition and Relocation Costs: \$505,000.00

Project Implementation Costs: \$175,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,705,000.00

Anticipated TOTAL Project Costs: \$7,805,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

Wayland

Wayland Hwy 27 TIF Plan

Contact Agency: Wayland

Contact Phone: 660-754-5732

Developer(s): Flying J

Senate District: 0

House District: 0

Original Date Plan/Project Approved: 5/6/2002

Plan Description:

Extended water, sewer and other necessary infrastructure to site

Plan/Project Status: Fully-Operational

Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	0	Actual to Date:	80
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Wayland

Wayland Hwy 27 TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$338,760.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$297,612.00 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$662,822.00 Amount on Hand: \$338,760.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,316,590.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$1,316,590.00

Financing Method: TIF Bond

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 20

Waynesville

Highway H Redevelopment

Contact Agency: Waynesville

Contact Phone: 573-774-6171

Developer(s): Various

Senate District: 33

House District: 148

Original Date Plan/Project Approved: 5/19/1994

Plan Description:

New construction of a full-service grocery, shopping center, movie theater, service station, mini mall, farm & home store, auto dealership, fast food restaurant, variety store and a sit-down 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 and required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Waynesville

Highway H Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,299,068.18 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$5,596,867.61 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs:

Anticipated TOTAL Project Costs:

Financing Method: Pay-as-you-go; TIF Bond

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 5

Webster Groves

Tax Increment plan for the Shoppes at Old Webster

Contact Agency: Webster Groves
Contact Phone: 314-963-5320
Developer(s): Novus Companies
Senate District: 15
House District: 87 & 91

Original Date Plan/Project Approved: 2/18/1999

Plan Description:

6-12-00, the City of Webster groves and Novus Dev. Co. entered into a Redevelopment Agreement calling for construction of office and retail buildings and certain public improv., including a parking structure and surface parking lot.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs it is financially unfeasible, equired signigicant public infrastructure investment to remedy exisiting inadequate conditions and to construct adequate capacity to support the project, and required parcel assembly.

Number of New Jobs:

Projected:	120	Actual to Date:	150
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Webster Groves

Tax Increment plan for the Shoppes at Old Webster

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$436,944.00 As of: 6/30/2013

Payments in Lieu of Taxes:

Total received since inception: \$2,925,143.00 Amount on Hand: \$332,205.00

Economic Activity Taxes:

Total received since inception: \$1,281,897.00 Amount on Hand: \$104,149.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$1,134,000.00

Project Implementation Costs: \$2,386,000.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$3,250,000.00

Anticipated TOTAL Project Costs: \$10,850,000.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 20

Current anticipated estimated number of years to retirement: 8

Wentzille

South 70 Commercial Area-East

Contact Agency: Wentzille

Contact Phone: 636-327-5102

Developer(s): N/A

Senate District: 2

House District: 63

Original Date Plan/Project Approved: 10/8/2004

Plan Description:

There is not and will not be a Project.

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Wentzille

South 70 Commercial Area-East

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement:

Wentzville

I-70 Corporate Parkway

Contact Agency: Wentzville

Contact Phone: 636-327-5102

Developer(s): N/A

Senate District: 2

House District: 107

Original Date Plan/Project Approved: 5/12/2004

Plan Description:

There is not a will not be a Project

Plan/Project Status: Inactive

Area Type: Blight

But for Determination:

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

Number of New Jobs:

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

Projected:	0	Actual to Date:	0
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Wentzville

I-70 Corporate Parkway

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 12/31/2012

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$0.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$0.00

Anticipated TOTAL Project Costs: \$0.00

Financing Method: N/A

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 0

Wentzville

M&B Sachs Business Park Extension

Contact Agency: Wentzville

Contact Phone: 636-327-5102

Developer(s): Shockdrake, LLC

Senate District: 2

House District: 63

Original Date Plan/Project Approved: 1/25/2006

Plan Description:

Building of the public infrastructure necessary to creat sites for industrial activites. The provision of roadways, sanitary sewers and storm sewers and drainageways adequately sized and constructed to handle anticipated users.

Plan/Project Status: Fully-Operational

Area Type: Conservation, Economic Development

But for Determination:

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

Number of New Jobs:

Projected:	113	Actual to Date:	30
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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Wentzville

M&B Sachs Business Park Extension

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$2.90 As of: 12/31/2012

Payments in Lieu of Taxes:

Total received since inception: \$144,588.81 Amount on Hand: \$2.90

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$892,014.75

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$892,014.75

Anticipated TOTAL Project Costs: \$892,014.75

Financing Method: TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23

West Plains

S. US Hwy 160

Contact Agency: West Plains

Contact Phone: 417-256-7176

Developer(s): Kevin Guffey, Guy & Alan Ramseur, Jerry Hall, Travi

Senate District: 33

House District: 154

Original Date Plan/Project Approved: 10/17/2005

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) RPA1, Proj. 5-Guffey

Plan/Project Status: Fully-Operational, Seeking Developer, Under Construction

Area Type: Blight, Economic Developer

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	80	Actual to Date:	110
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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West Plains

S. US Hwy 160

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$307,180.55 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$967,312.99 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$12,775,000.00

Property Acquisition and Relocation Costs: \$71,000.00

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:

Current anticipated estimated number of years to retirement:

West Plains

S. US Hwy Corridor-Porter Wagoner Blvd. Redevelop

Contact Agency: West Plains

Contact Phone: 417-256-7176

Developer(s): Wal-Mart, Hoover Properties, Silvey Properties

Senate District: 33

House District: 154

Original Date Plan/Project Approved: 5/19/1994

Plan Description:

Phase I- Wal-Mart, 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

Plan/Project Status: Fully-Operational, Inactive, Under Construction

Area Type: Blight, Conservation, Economic Development

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and 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

S. US Hwy Corridor-Porter Wagoner Blvd. Redevelop

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$190,774.12 As of: 3/31/2013

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: \$2,841,445.39 Amount on Hand: \$190,774.12

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$1,960,385.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$1,960,385.00

Anticipated TOTAL Project Costs: \$3,904,249.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement:

Current anticipated estimated number of years to retirement:

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

Original Date Plan/Project Approved: 11/27/2006

Plan Description:

Phase I- Contains a national restaurant chain, strip mall & stand alone pharmacy. Phase II- Future plans for retail.

Plan/Project Status: Fully-Operational, Seeking Developer

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs making it financially unfeasible in the market place, it required significant public infrastructure investment to remedy existing inadequate conditions and to construct adequate capacity to support the project.

Number of New Jobs:

Projected:	70	Actual to Date:	0
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Number of Retained Jobs:

Projected:	0	Actual to Date:	0
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West Plains

U.S. Highway 63 Bypass

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: \$0.00 As of: 3/31/2013

Payments in Lieu of Taxes:

Total received since inception: \$67,476.67 Amount on Hand: \$0.00

Economic Activity Taxes:

Total received since inception: \$376,223.05 Amount on Hand: \$0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: \$7,000,000.00

Property Acquisition and Relocation Costs: \$0.00

Project Implementation Costs: \$0.00

Other: \$0.00

Other: \$0.00

Other:

Other:

Other:

Other:

Total Anticipated TIF Reimbursable Project Costs: \$7,000,000.00

Anticipated TOTAL Project Costs: \$32,005,500.00

Financing Method: Pay-as-you-go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 18