2016 Annual Report Summary

Local Tax Increment Financing Projects in Missouri

February 1, 2017

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

1. Number of projects reporting: 474
   a. "Blight" designation: 340
   b. "Conservation Area" designation: 76
   c. "Blight and Economic Development" designation: 37
   d. "Economic Development Area" designation: 16
   e. "Blight, Conservation Area, and Economic Development Area" designation: 1
   f. "Blight and Conservation Area" designation: 3
   g. "Conservation Area and Economic Development Area" designation: 1
   h. Status not designated in report: 0

2. Number of different municipalities reporting: 114

3. Number of new jobs:
   Estimated: 173,008
   Created to Date: 96,730

4. Number of retained jobs:
   Estimated: 37,266
   Retained to Date: 30,199

5. Total PILOTS and EATs received since inception: $2,688,831,882

6. Total anticipated TIF-reimbursable project costs: $9,045,087,943

7. Total anticipated project costs: $43,393,299,405
8. Total expenditures for TIF-eligible project costs by category:

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

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

c. Rehabilitation of existing buildings:
   i. Since Inception: $54,987,170
   ii. Report Period: $3,715,794

d. Acquisition of land or buildings:
   i. Since Inception: $327,258,743
   ii. Report Period: $21,259,462

e. Other (includes professional fees, financing costs, leasing fees, landscaping costs, planning and other not listed above):
   i. Since Inception: $487,539,427
   ii. Report Period: $11,067,169

f. P & I payments on outstanding bonded debt:
   i. Since Inception: $1,956,740,566
   ii. Report Period: $201,534,248

g. Reimbursement to developers for eligible costs:
   i. Since Inception: $1,309,916,165
   ii. Report Period: $110,623,468

h. Reimbursement to municipalities for eligible costs:
   i. Since Inception: $471,161,749
   ii. Report Period: $40,978,585

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

10. Assessed real property value at the end of the reporting period: $2,534,620,400
Arnold Crossroads Redevelopment Plan

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

Payments in Lieu of Taxes:
Total received since inception: $1,156,929.02 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $2,360,991.85 Amount on Hand: $175,339.41

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $9,600,000.00
- Property Acquisition and Relocation Costs: $8,200,000.00
- Project Implementation Costs: $700,000.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

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

Anticipated TOTAL Project Costs: $51,000,000.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Arnold Crossroads Redevelopment Plan

Contact Agency: Arnold
Contact Phone: (636) 282-6666
Developer(s): Arnold Crossroads LLC
Senate District: 22
House District: 101

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

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

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

Number of New Jobs:
Projected: 150  Actual to Date: 275

Number of Retained Jobs:
Projected: 300  Actual to Date: 300
Arnold
Arnold Triangle Redevelopment Plan

TIF Revenues

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

Payments in Lieu of Taxes:
Total received since inception: $6,054,987.35  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $15,170,713.94  Amount on Hand: $817,174.02

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $10,000,000.00
- Property Acquisition and Relocation Costs: $11,000,000.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:

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

Anticipated TOTAL Project Costs: $90,000,000.00

Financing Method:
- TIF Notes
- TIF Bonds
- Other Bond

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

Arnold Triangle Redevelopment Plan

Contact Agency: Arnold
Contact Phone: (636) 282-6666
Developer(s): THF Arnold Triangle Development LLC
Senate District: 22
House District: 101

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

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

Plan/Project Status: Fully-Operational

Area Type: Blight

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

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

Number of Retained Jobs:
Projected: 5  Actual to Date: 5
### Atchison County

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

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $30,000.00
- Property Acquisition and Relocation Costs: $120,000.00
- Project Implementation Costs: $31,678.11
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $181,678.11

**Anticipated TOTAL Project Costs:**

- $181,678.11

**Financing Method:**

- Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0
**Atchison County**

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

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Atchison County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>660-744-6214</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>5Gs, Inc.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>12</td>
</tr>
<tr>
<td>House District:</td>
<td>1</td>
</tr>
</tbody>
</table>

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

**Plan Description:**

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

<table>
<thead>
<tr>
<th>Plan/Project Status:</th>
<th>District Dissolved</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area Type:</strong></td>
<td>Blight</td>
</tr>
<tr>
<td><strong>But for Determination:</strong></td>
<td></td>
</tr>
<tr>
<td>Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.</td>
<td></td>
</tr>
<tr>
<td>Project required significant public infrastructure investment to remedy existing inadequate conditions.</td>
<td></td>
</tr>
<tr>
<td>Project required significant public infrastructure investment to construct adequate capacity to support the project.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of New Jobs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected: 3</td>
</tr>
<tr>
<td>Actual to Date: 21</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Retained Jobs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected: 25</td>
</tr>
<tr>
<td>Actual to Date: 21</td>
</tr>
</tbody>
</table>
### Atchison County
### I-29/Hwy 136 Tax Increment Financing Plan

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $70,690.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $1,500.00
- Other: $89,310.00
- Other: 
- Other: 
- Other: 
- Other: 

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

#### Anticipated TOTAL Project Costs:

- $877,950.00

**Financing Method:**

- Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0
**Atchison County**

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

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

**Plan Description:**

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

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**

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

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

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

**Number of New Jobs:**

Projected: 3  
Actual to Date: 37

**Number of Retained Jobs:**

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

#### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$99,974.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

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

#### Economic Activity Taxes:

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

#### Anticipated TIF Reimbursable Costs:

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

- Total Anticipated TIF Reimbursable Project Costs: $0.00

#### Anticipated TOTAL Project Costs:

- $0.00

#### Financing Method:

- TIF Bonds

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

- 20

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

- 6
Ballwin

Ballwin Town Center TIF Redevelopment Plan

Contact Agency: Ballwin
Contact Phone: 636-227-8580
Developer(s): The Bedrin Organization - New Jersey
Senate District: 2
House District: 88

Original Date Plan/Project Approved: 10/1/1999

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

Plan/Project Status: Fully-Operational

Area Type: Conservation

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

Number of New Jobs:

Projected: 0    Actual to Date: 245

Number of Retained Jobs:

Projected: 0    Actual to Date: 0
Belton

Belton Marketplace TIF Plan

**TIF Revenues**

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

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

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

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

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

**Financing Method:**

- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 0

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

**Belton Marketplace TIF Plan**

Contact Agency: Belton  
Contact Phone: 816-331-4331  
Developer(s): MAP Belton LLC  
Senate District: 31  
House District: 123  
Original Date Plan/Project Approved: 11/1/2006

**Plan Description:**

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

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

- Projected: 0  
- Actual to Date: 0

**Number of Retained Jobs:**

- Projected: 0  
- Actual to Date: 0
## Belton
### Belton Town Centre TIF Plan

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$1,064,022.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

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

### Economic Activity Taxes:

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

## Anticipated TIF Reimbursable Costs:

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

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

## Anticipated TOTAL Project Costs:

- $59,956,714.00

## Financing Method:
- TIF Bonds

## Original estimated number of years to retirement:
- 0

## Current anticipated estimated number of years to retirement:
- 0
Belton

Belton Town Centre TIF Plan

Contact Agency: Belton
Contact Phone: 816-331-4331
Developer(s): Belton Associates, LLC
Senate District: 31
House District: 123

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

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

Plan/Project Status: Fully-Operational

Area Type: Blight

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## Belton
### Boardwalk at Belton TIF Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

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

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

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Cost Category</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$26,650,966.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$555,000.00</td>
</tr>
<tr>
<td>Project Implementation Costs:</td>
<td>$7,703,260.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$12,000,000.00</td>
</tr>
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<td>Other:</td>
<td>$0.00</td>
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<td>Other:</td>
<td>$0.00</td>
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<td>Other:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

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

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

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

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

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

Boardwalk at Belton TIF Plan

Contact Agency: Belton
Contact Phone: 816-331-4331
Developer(s): Southview Plaza LLC
Senate District: 31
House District: 123
Original Date Plan/Project Approved: 4/1/2009

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

Plan/Project Status: Inactive
Area Type: Blight

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

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

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

Cedar Tree TIF Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

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

Property Acquisition and Relocation Costs: $0.00

Project Implementation Costs: $233,500.00

Other: $0.00

Other: $0.00

Other:

Other:

Other:

Other:

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

Anticipated TOTAL Project Costs: $12,513,370.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 15
Belton

Cedar Tree TIF Redevelopment Plan

Contact Agency: Belton
Contact Phone: 816-331-4331
Developer(s): I-49 Investors L.L.C
Senate District: 31
House District: 123
Original Date Plan/Project Approved: 11/1/2015

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

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

Number of New Jobs:

Projected: 0  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
Belton
Southtowne Plaza TIF Plan

TIF Revenues

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

Payments in Lieu of Taxes:
Total received since inception: $34.00
Amount on Hand: $34.00

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

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $19,750,856.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $4,000,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:
Total Anticipated TIF Reimbursable Project Costs: $23,750,856.00

Anticipated TOTAL Project Costs: $82,889,906.00

Financing Method:
Pay As You Go
TIF Bonds

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

**Southtowne Plaza TIF Plan**

Contact Agency: Belton  
Contact Phone: 816-331-4331  
Developer(s): Southtowne Associates, LLC  
Senate District: 31  
House District: 123  
Original Date Plan/Project Approved: 3/1/2009

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

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

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

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

*Y Highway Market Place TIF Plan*

## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$308,621.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

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

### Economic Activity Taxes:

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

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $4,108,500.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $4,175,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

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

### Anticipated TOTAL Project Costs:

**$27,248,992.00**

### Financing Method:

- Pay As You Go
- TIF Bonds

### Original estimated number of years to retirement:

- 0

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

- 0
**Belton**

**Y Highway Market Place TIF Plan**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Belton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-331-4331</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Group Belton LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>31</td>
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<tr>
<td>House District:</td>
<td>123</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>12/1/2010</td>
</tr>
</tbody>
</table>

**Plan Description:**

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

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

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

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

**Number of New Jobs:**

- Projected: 0
- Actual to Date: 0

**Number of Retained Jobs:**

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

**Y-Belton Plaza**

**TIF Revenues**

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

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

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

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

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

**Financing Method:**

- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 0

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

**Y-Belton Plaza**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Belton</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-331-4331</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Y Belton LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>31</td>
</tr>
<tr>
<td>House District:</td>
<td>123</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>9/1/2007</td>
</tr>
</tbody>
</table>

**Plan Description:**

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

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

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

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

**Number of New Jobs:**

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

**Number of Retained Jobs:**

<table>
<thead>
<tr>
<th></th>
<th>Projected</th>
<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
### Bethany
#### Northwest Interstate Plan

#### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$140,433.13</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

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

#### Economic Activity Taxes:

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

#### Anticipated TIF Reimbursable Costs:

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

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

#### Anticipated TOTAL Project Costs:

- **Total:** $750,465.00

#### Financing Method:

- **Pay As You Go**

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

- **23**

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

- **23**
**Bethany**

**Northwest Interstate Plan**

Contact Agency: Bethany  
Contact Phone: 660.425.8673  
Developer(s): None  
Senate District: 12th  
House District: 3rd  
Original Date Plan/Project Approved: 12/1/2001

Plan Description:

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

Plan/Project Status: Under Construction  
Area Type: Economic Development  
But for Determination:

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

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

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

**West Interstate Area Addition - South District**

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$1,598,367.41</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

- **Public Infrastructure/Site Development Costs:** $670,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

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

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

**Financing Method:**

- Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Bethany

West Interstate Area Addition - South District

Contact Agency: Bethany
Contact Phone: 660.425.8673
Developer(s): none
Senate District: 12th
House District: 3rd
Original Date Plan/Project Approved: 11/1/1994

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

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

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

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

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

**TIF Revenues**

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

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $445,500.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $1,411,500.00
- Other: $50,000.00
- Other: $0.00
- Other: 
- Other: 
- Other: 

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

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

**Financing Method:**

- Pay As You Go

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

**Current anticipated estimated number of years to retirement:** 23
Blue Springs
7 Highway and 40 Highway Tax Increment Project A

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

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

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

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

Number of New Jobs:
Projected: 0  Actual to Date: 5

Number of Retained Jobs:
Projected: 0  Actual to Date: 57
Blue Springs
7 Highway and 40 Highway Tax Increment Project B

TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
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<th>As of:</th>
<th>1/1/2016</th>
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<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$167,918.00</td>
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Payments in Lieu of Taxes:

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<th>Amount on Hand:</th>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$753,084.00</td>
<td>$102,121.00</td>
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Economic Activity Taxes:

<table>
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<tr>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$435,264.00</td>
<td>$65,797.00</td>
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Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$591,800.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$0.00</td>
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<tr>
<td>Project Implementation Costs:</td>
<td>$1,493,000.00</td>
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<td>Other:</td>
<td>$50,000.00</td>
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<td>Other:</td>
<td>$0.00</td>
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<tr>
<td>Other:</td>
<td></td>
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<tr>
<td>Other:</td>
<td></td>
</tr>
</tbody>
</table>

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

Anticipated TOTAL Project Costs: $11,444,588.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Blue Springs
7 Highway and 40 Highway Tax Increment Project B

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

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

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

Number of New Jobs:
Projected: 0
Actual to Date: 158

Number of Retained Jobs:
Projected: 0
Actual to Date: 18
**Blue Springs**

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

**TIF Revenues**

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

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

- **Public Infrastructure/Site Development Costs:** $1,760,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $1,840,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:**

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

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

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

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

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

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

Plan Description:

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

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected: 0  
Actual to Date: 18

Number of Retained Jobs:

Projected: 0  
Actual to Date: 530
### TIF Revenues

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

#### Payments in Lieu of Taxes:
- Total received since inception: $5,554,370.00
- Amount on Hand: $884,769.00

#### Economic Activity Taxes:
- Total received since inception: $9,284,858.00
- Amount on Hand: $1,406,052.00

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Cost Type</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development</td>
<td>$27,530,722.00</td>
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<tr>
<td>Property Acquisition and Relocation</td>
<td>$5,221,829.00</td>
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<td>Project Implementation Costs:</td>
<td>$5,837,649.00</td>
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<td>Other:</td>
<td>$3,238,121.00</td>
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<td>$3,626,775.00</td>
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<td>$3,626,775.00</td>
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<tr>
<td>Other:</td>
<td>$3,626,775.00</td>
</tr>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$45,455,097.00</td>
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</tbody>
</table>

### Anticipated TOTAL Project Costs: $138,399,688.00

Financing Method:
- Other Bond

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

Adams Farm Tax Project A, B, & C

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): Blue Springs Development Three, Inc.
Senate District: 8
House District: 55

Original Date Plan/Project Approved: 2/1/2007

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

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

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

Number of New Jobs:
Projected: 1579  Actual to Date: 904

Number of Retained Jobs:
Projected: 0  Actual to Date: 36
Blue Springs
Copperleaf Village Shopping Center

TIF Revenues

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

Payments in Lieu of Taxes:
Total received since inception: $347,764.00  Amount on Hand: $77,567.00

Economic Activity Taxes:
Total received since inception: $75,343.00  Amount on Hand: $8,404.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $836,177.00
Property Acquisition and Relocation Costs: $794,195.00
Project Implementation Costs: $69,696.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $1,700,068.00

Anticipated TOTAL Project Costs: $7,570,169.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 18
Current anticipated estimated number of years to retirement: 18
Blue Springs

Copperleaf Village Shopping Center

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

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

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

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

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 3
**Blue Springs**

**Fall Creek Tax Increment Financing Plan**

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$325,173.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $3,015,000.00
- Property Acquisition and Relocation Costs: $400,000.00
- Project Implementation Costs: $485,000.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $3,900,000.00

**Anticipated TOTAL Project Costs:**

$45,646,000.00

**Financing Method:**

Other Bond

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

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

Fall Creek Tax Increment Financing Plan

Contact Agency: Blue Springs
Contact Phone: 816-228-0106
Developer(s): Top Star, LLC
Senate District: 8
House District: 55
Original Date Plan/Project Approved: 4/1/1996

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

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

Number of New Jobs:
Projected: 200  Actual to Date: 141

Number of Retained Jobs:
Projected: 0  Actual to Date: 4
Blue Springs
Woods Chapel TIF, Project 1

TIF Revenues

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

Payments in Lieu of Taxes:
Total received since inception: $277,458.00
Amount on Hand: $54,437.00

Economic Activity Taxes:
Total received since inception: $75,882.00
Amount on Hand: $20,710.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $4,318,264.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $591,800.00
- Other: $774,359.00
- Other:
- Other:
- Other:
- Other:

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

Anticipated TOTAL Project Costs: $19,185,046.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**Blue Springs**  
**Woods Chapel TIF, Project 1**

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

**Plan Description:**

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

**Plan/Project Status:** Under Construction  
**Area Type:** Blight  
**But for Determination:**

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

**Number of New Jobs:**

Projected: 0  
Actual to Date: 19

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
Blue Springs
Woods Chapel TIF, Project 2

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

| Public Infrastructure/Site Development Costs: | $1,486,713.00 |
| Property Acquisition and Relocation Costs:   | $0.00       |
| Project Implementation Costs:                | $0.00       |
| Other:                                      | $22,244.00  |
| Other:                                      | $0.00       |

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

Anticipated TOTAL Project Costs: $15,833,459.00

Financing Method:

Other

Original estimated number of years to retirement: 23

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

Woods Chapel TIF, Project 2

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

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

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

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

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

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

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

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

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $137,988.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $8,254.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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

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

**Financing Method:**
- Other

Original estimated number of years to retirement: 23

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

Woods Chapel TIF, Project 3

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

Plan Description:

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

Plan/Project Status: Starting-Up
Area Type: Blight
But for Determination:

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

Number of New Jobs:

Projected: 0  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
## Branson Hills Redevelopment Project

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
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<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

- **Total received since inception:** $36,136,442.00  
  - **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $24,865,799.00
- **Property Acquisition and Relocation Costs:** $19,234,509.00
- **Project Implementation Costs:** $3,899,672.00
- **Other:** $0.00

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

### Anticipated TOTAL Project Costs:

- **$119,495,634.00**

**Financing Method:**

- **Other Bond**

**Original estimated number of years to retirement:** 33

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

**Branson Hills Redevelopment Project**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Branson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>417-337-8553</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Ozark Diversified Development Co.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>29</td>
</tr>
<tr>
<td>House District:</td>
<td>156</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>7/1/2004</td>
</tr>
</tbody>
</table>

**Plan Description:**

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

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

**Area Type:** Economic Development

**But for Determination:**

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

**Number of New Jobs:**

| Projected: | 0 | Actual to Date: | 1220 |

**Number of Retained Jobs:**

| Projected: | 1199 | Actual to Date: | 1220 |
## Branson

### Branson Landing Redevelopment Project

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
<td>$0.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $36,974,980.00
- Property Acquisition and Relocation Costs: $39,019,548.00
- Project Implementation Costs: $0.00
- Other: $55,345,520.00
- Other: $1,500,000.00

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

### Anticipated TOTAL Project Costs:

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

**Financing Method:**

- TIF Bonds
- Other Bond

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

**Current anticipated estimated number of years to retirement:** 12
Branson

Branson Landing Redevelopment Project

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

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

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

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

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

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

- Total received since inception: $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:

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

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

**Financing Method:**

- **TIF Bonds**

**Original estimated number of years to retirement:** 18

**Current anticipated estimated number of years to retirement:** 3
Branson

Branson Meadows TIF 1995

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

Plan Description:

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

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

But for Determination:

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

Number of New Jobs:

Projected: 0  Actual to Date: 500

Number of Retained Jobs:

Projected: 0  Actual to Date: 445
# Brentwood Pointe Redevelopment Project

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- **Total received since inception:** $3,176,179.00  
  **Amount on Hand:** $0.00

### Economic Activity Taxes:
- **Total received since inception:** $7,606,472.00  
  **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:
- **Public Infrastructure/Site Development Costs:** $7,600,000.00
- **Property Acquisition and Relocation Costs:** $14,600,000.00
- **Project Implementation Costs:** $1,300,000.00
- **Other:** $3,500,000.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Other:**
- **Total Anticipated TIF Reimbursable Project Costs:** $2,700,000.00

### Anticipated TOTAL Project Costs:
- **$170,270,000.00**

### Financing Method:
- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 12

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

**Brentwood Pointe Redevelopment Project**

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

**Plan Description:**

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

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

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

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>389</td>
</tr>
</tbody>
</table>

**Number of Retained Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Brentwood
Hanley Station--Hanley/Strassner TIF Redevelopment

TIF Revenues

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

Payments in Lieu of Taxes:
Total received since inception: $3,724,745.00  Amount on Hand: $4.81

Economic Activity Taxes:
Total received since inception: $930,762.00  Amount on Hand: $50,721.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $5,400,000.00
Property Acquisition and Relocation Costs: $350,000.00
Project Implementation Costs: $500,000.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $6,250,000.00

Anticipated TOTAL Project Costs: $46,340,000.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 12
Current anticipated estimated number of years to retirement: 12
Brentwood

Hanley Station--Hanley/Strassner TIF Redevelopment

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

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

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

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

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

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

## TIF Revenues

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

### Payments in Lieu of Taxes:

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

### Economic Activity Taxes:

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

## 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:
- Other:

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

## Anticipated TOTAL Project Costs:

**$82,812,000.00**

### Financing Method:

- TIF Notes
- TIF Bonds

### Original estimated number of years to retirement:

- 9

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

- 0
Brentwood

Kenilworth Redevelopment Area

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

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

Plan/Project Status: Fully-Operational

Area Type: Conservation

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

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

Number of Retained Jobs:
Projected: 50  Actual to Date: 50
Brentwood
Meridian Project (Hanely/Eager TIF)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $7,435,258.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $7,347,800.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $8,600,000.00
Property Acquisition and Relocation Costs: $10,000,000.00
Project Implementation Costs: $1,000,000.00

Other: $0.00
Other: $0.00

Other:
Other:
Other:
Other:

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

Anticipated TOTAL Project Costs: $133,683,000.00

Financing Method:

TIF Notes
TIF Bonds

Original estimated number of years to retirement: 9
Current anticipated estimated number of years to retirement: 9
**Brentwood**

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

<table>
<thead>
<tr>
<th>Contact Agency</th>
<th>Brentwood</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone</td>
<td>3149638606</td>
</tr>
<tr>
<td>Developer(s)</td>
<td>EAGER ROAD ASSOCS, LLC</td>
</tr>
<tr>
<td>Senate District</td>
<td>24</td>
</tr>
<tr>
<td>House District</td>
<td>73</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved</td>
<td>12/1/2000</td>
</tr>
</tbody>
</table>

**Plan Description:**

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

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

**Area Type:** Conservation

**But for Determination:**

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

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

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

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

| Projected: | 0 | Actual to Date: | 860 |

**Number of Retained Jobs:**

| Projected: | 0 | Actual to Date: | 0 |
**Bridgeton**

*Hilltop Plaza Redevelopment Area (T3)*

**TIF Revenues**

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

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

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

Total Anticipated TIF Reimbursable Project Costs: $0.00

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

**Financing Method:**

- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 21
Bridgeton

Hilltop Plaza Redevelopment Area (T3)

Contact Agency: Bridgeton
Contact Phone: 314-739-7500
Developer(s): THF Rock Road Development
Senate District: 24 Sen. Schupp, 14 Sen. Chapelle-Nadal
Original Date Plan/Project Approved: 12/1/2007

Plan Description:

Will e-mail

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected: 400  Actual to Date: 400

Number of Retained Jobs:

Projected: 400  Actual to Date: 400
**Bridgeton**

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

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$0.00</td>
<td>As of: 1/1/2016</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

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

#### Economic Activity Taxes:

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

### Anticipated TIF Reimbursable Costs:

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

Total Anticipated TIF Reimbursable Project Costs: $0.00

### Anticipated TOTAL Project Costs:

- $25,500,000.00

#### Financing Method:

- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Bridgeton

St. Charles Rock Road Redevelopment Project (T4)

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

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

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

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

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

Number of Retained Jobs:
Projected: 400  Actual to Date: 400
**Cabool Tax Increment Financing Redevelopment**

**TIF Revenues**

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

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

**Economic Activity Taxes:**
- Total received since inception: $0.00
- Amount on Hand: $152,537.21

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

- Total Anticipated TIF Reimbursable Project Costs: $0.00

**Anticipated TOTAL Project Costs:** $0.00

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

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

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

Cabool Tax Increment Financing Redevelopment

Contact Agency: Cabool
Contact Phone: 417-962-3136
Developer(s): City of Cabool
Senate District: 33
House District: 147
Original Date Plan/Project Approved: 6/1/1993

Plan Description:

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

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

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

Number of Retained Jobs:
Projected: 25  Actual to Date: 31
### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$1,011.94</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

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

#### Economic Activity Taxes:

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

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $242,277,725.00
- Property Acquisition and Relocation Costs: $5,528,181.00
- Project Implementation Costs: $2,741,774.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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

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

### Financing Method:

- TIF Notes
- TIF Bonds

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

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

Oak Ridge Redevelopment Area

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

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

Plan/Project Status: Seeking Developer

Area Type: Blight

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

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

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

1-57 Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $226,502.00

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

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

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

Pay As You Go

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

**1-57 Redevelopment Plan**

Contact Agency: Charleston  
Contact Phone: 5736833325  
Developer(s): NA  
Senate District: 27  
House District: 161  
Original Date Plan/Project Approved: 4/1/2014  

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

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

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

**Number of New Jobs:**
- **Projected:** 95  
- **Actual to Date:** 61  

**Number of Retained Jobs:**
- **Projected:** 50  
- **Actual to Date:** 25
City of Blue Springs
White Oak TIF

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

Payments in Lieu of Taxes:
Total received since inception: $739.00 Amount on Hand: $739.00

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

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $2,222,695.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $2,461,224.00
Other: $1,773,247.00
Other: $522,500.00
Other:
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $6,979,666.00

Anticipated TOTAL Project Costs: $49,639,471.00

Financing Method:
Other

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
City of Blue Springs
White Oak TIF

Contact Agency: City of Blue Springs
Contact Phone: 816-228-0106
Developer(s): Development Associates, LLC
Senate District: 8
House District: 55

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

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

Plan/Project Status: Under Construction
Area Type: Blight

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

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

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

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2016

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $120,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $10,000.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $130,000.00

Anticipated TOTAL Project Costs: $500,000.00

Financing Method:
Pay As You Go

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

MP-L4 Redevelopment Plan

Contact Agency: City of Cameron
Contact Phone: 816-632-2177
Developer(s): KMB Properties, L.L.C.
Senate District: 12
House District: 2
Original Date Plan/Project Approved: 3/1/2016

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

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Also improper subdivision, obsolete platting, grading deficiencies and lack of proper placement of utilities.

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

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

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $422,640.00
- Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $2,195,023.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $1,540,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $200,000.00
- Other: $50,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $1,790,000.00

### Anticipated TOTAL Project Costs:
- $13,730,000.00

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

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

### Current anticipated estimated number of years to retirement:
- 14
City of Cameron - DeKalb County

Crossroads TIF District

<table>
<thead>
<tr>
<th>Contact Agency</th>
<th>City of Cameron - DeKalb County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone</td>
<td>816-632-2177</td>
</tr>
<tr>
<td>Developer(s)</td>
<td>Walmart</td>
</tr>
<tr>
<td>Senate District</td>
<td>12</td>
</tr>
<tr>
<td>House District</td>
<td>2</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved</td>
<td>4/1/1994</td>
</tr>
</tbody>
</table>

Plan Description:

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

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
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</thead>
<tbody>
<tr>
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</table>

Number of Retained Jobs:

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
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<tbody>
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</table>
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$5,324.04</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $205,188.82
- Amount on Hand: $3,090.89

### Economic Activity Taxes:
- Total received since inception: $148,248.20
- Amount on Hand: $2,233.15

## Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $3,309,897.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $128,718.00
- Other: $190,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $3,628,615.00

## Anticipated TOTAL Project Costs:
- $29,096,613.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
City of Cameron, Missouri - DeKalb County
Crossroads II Tax Increment Financing Plan

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

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

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

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# Manion Plaza Redevelopment Plan

## TIF Revenues

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

### Payments in Lieu of Taxes:

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

### Economic Activity Taxes:

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

## Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $735,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $15,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

Total Anticipated TIF Reimbursable Project Costs: $750,000.00

## Anticipated TOTAL Project Costs:

- $3,266,000.00

### Financing Method:

- **Pay As You Go**

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
City of Cameron, Missouri - DeKalb County
Manion Plaza Redevelopment Plan

Contact Agency: City of Cameron, Missouri - DeKalb County
Contact Phone: 816-632-2177
Developer(s): Manion Quality Homes and Construction, LLC
Senate District: 12
House District: 2
Original Date Plan/Project Approved: 8/1/2014

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

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

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

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

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
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<th>As of:</th>
<th>1/1/2016</th>
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</table>

### Payments in Lieu of Taxes:

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

### Economic Activity Taxes:

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

## Anticipated TIF Reimbursable Costs:

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

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

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

### Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Contact Agency: City of Cape Girardeau
Contact Phone: 573-339-6320
Developer(s): Old Town Cape Historic Landmark Preservation Group
Senate District: 27
House District: 147
Original Date Plan/Project Approved: 4/1/2016

Plan Description:

The first proposed component of the project is the Marquette Tower Property. This part of the project involves the building known as the Marquette Tower, which would serve as the epicenter of the more broadly defined Marquette Tech District throughout downtown Cape Girardeau. The project would be anchored by Codefi, a co-working and technology incubator organization that began in summer 2014. The Marquette Tower could also be the location of two significant business and community development organizations, corporate offices for more than 10 business startups, a coffee shop, tapas and martini lounge, as well as two floors available for new office expansions. The project encompasses approximately 60,000 square feet and total project cost is forecast to exceed 3.6 million dollars. Exhibit B provides more details about the Marquette Tower Property. This exhibit can also be viewed at this link http://bit.ly/1SLVY4H. The second component of the proposed project is the H&H Center Property. This project would include the renovation of both the H&H Building and the Marquette Center. These two properties would be combined to provide space for a 96-key branded hotel and a casual dining restaurant. The Applicant has already been awarded a license for a branded hotel in Cape Girardeau. The Applicant is in the process of transferring the license from another site to this project site. A downtown hotel was identified as a significant development opportunity in Cape Girardeaus Downtown Strategic Plan approved by the City Council in August, 2009. The project encompasses just over 85,000 square feet and total project cost is projected at 17.5 million dollars for the real estate development components of the project.

Plan/Project Status: Under Construction
Area Type: Conservation
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Projected: 100  
Actual to Date: 8

Number of Retained Jobs:
Projected: 4  
Actual to Date: 4

City of Dellwood
Chambers - West Florissant TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $86,718.00  
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $795,164.00  
Amount on Hand: $124,785.00

Economic Activity Taxes:
Total received since inception: $442,345.00  
Amount on Hand: $77,856.00

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: $400,000.00
Other: $0.00
Other:
Other:
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
**City of Dellwood**

**Chambers - West Florissant TIF**

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

Plan Description:

Plan/Project Status: Fully-Operational

Area Type: Blight

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

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

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
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<td>1/1/2016</td>
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### Payments in Lieu of Taxes:

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<tbody>
<tr>
<td>Total received since inception:</td>
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### Economic Activity Taxes:

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<tr>
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</thead>
<tbody>
<tr>
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</table>

### Anticipated TIF Reimbursable Costs:

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

Total Anticipated TIF Reimbursable Project Costs: $300,000,000.00

### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Financing Method:</td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
</tr>
<tr>
<td>Original estimated number of years to retirement:</td>
<td>23</td>
</tr>
<tr>
<td>Current anticipated estimated number of years to retirement:</td>
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</table>
City of Des Peres
ManchesterBallas Redevelopment Project

Contact Agency: City of Des Peres
Contact Phone: 314-835-6113
Developer(s): Westfield of America, LLC (currently owned by CBL)
Senate District: 24th
House District: 94th
Original Date Plan/Project Approved: 12/1/1997

Plan Description:
Demolition of obsolete 500,000sq, 2 anchor regional mall and replace with 1.2 million sf, 4 anchor region mall

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

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

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

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $8,048.00

As of: 1/1/2016

Payments in Lieu of Taxes:

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

Economic Activity Taxes:

Total received since inception: $34,575.00
Amount on Hand: $8,048.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $10,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $10,000.00

Anticipated TOTAL Project Costs: $35,356.00

Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
City of Ellsinore

Ellsinore TIF District

Contact Agency: City of Ellsinore
Contact Phone: 5733225333
Developer(s): KEARBHEY ENTERPRISES, LLC
Senate District: 3
House District: 153
Original Date Plan/Project Approved: 9/1/2012
Plan Description:
NONE - INTENT TO DISSOLVE

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

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

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

Current Amount of Revenue in Special Allocation Fund: $49,422.75
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $5,336,201.15
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $102,297.37
Amount on Hand: $0.00

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

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

Anticipated TOTAL Project Costs: $534,230,000.00

Financing Method:
- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 12
City of Eureka
Eureka S. I-44 Redevelopment Area, 2005

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

Plan Description:
Retail and residential. see file

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

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

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

## Independence Square

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$100,569.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $33,211.00  
  Amount on Hand: $0.00

### Economic Activity Taxes:

- Total received since inception: $184,834.00  
  Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

<table>
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<tr>
<th>Public Infrastructure/Site Development Costs:</th>
<th>$629,625.00</th>
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<tbody>
<tr>
<td>Property Acquisition and Relocation Costs:</td>
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<td>Other:</td>
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</tbody>
</table>

- Total Anticipated TIF Reimbursable Project Costs: $6,296,249.00

### Anticipated TOTAL Project Costs:

- $22,203,161.00

### Financing Method:

- Pay As You Go

### Original estimated number of years to retirement:

- 0

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

- 0
City of Independence
Independence Square

Contact Agency: City of Independence
Contact Phone: 816-325-7796
Developer(s): City of Independence initiated
Senate District: 11
House District: 21
Original Date Plan/Project Approved: 12/1/2013

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

Plan/Project Status: Under Construction
Area Type: Blight

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

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

Number of Retained Jobs:
Projected: 70  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $1,541,944.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $3,912,973.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $5,842,505.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $9,900,000.00
- Property Acquisition and Relocation Costs: $6,000,000.00
- Project Implementation Costs: $1,000,000.00
- Other: $704,421.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $17,604,421.00

Anticipated TOTAL Project Costs: $38,937,000.00

Financing Method:
- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 7
City of Jennings, Missouri
Buzz Westfall Plaza on the Blvd. TIF No. 3

Contact Agency: City of Jennings, Missouri
Contact Phone: 314-388-1164
Developer(s): Newport Capital Partners, LLC
Senate District: 69 & 70
House District: 13 & 14
Original Date Plan/Project Approved: 7/1/1999

Plan Description:
As of April 2015, the property is owned by Newport Capital Partners, LLC. The new owner has since constructed a Davita Dialysis Center Kidney Dialysis Center in the plaza that will open by year end 2016.

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

Number of New Jobs:
Projected: 130  Actual to Date: 375

Number of Retained Jobs:
Projected: 25  Actual to Date: 20
City of Jennings, Missouri
River Roads Estate Redevelopment Project 7A

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $237,779.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $937,480.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $252,083.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $700,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $25,000.00
Other: $700,000.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $1,425,000.00

Anticipated TOTAL Project Costs: $15,000,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 13
City of Jennings, Missouri
River Roads Estate Redevelopment Project 7A

Contact Agency: City of Jennings, Missouri
Contact Phone: 314-388-1164
Developer(s): SWH Investments, LLC
Senate District: 70
House District: 14
Original Date Plan/Project Approved: 11/1/2002

Plan Description:
Redevelopment Project Plat 7A containing 11.80 acres is intended to be developed into a retail commercial district designed to accommodate a variety of general commercial activities intended to provide a wide range of goods and services normally used, consumed or needed in the home or by individuals.

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

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

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

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

Current Amount of Revenue in Special Allocation Fund: $868.00  
As of: 1/1/2016

### Payments in Lieu of Taxes:

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

### Economic Activity Taxes:

- Total received since inception: $24,491.00  
  Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $4,000,000.00
- Property Acquisition and Relocation Costs: $3,450,000.00
- Project Implementation Costs: $125,000.00
- Other: $700,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $8,275,000.00

### Anticipated TOTAL Project Costs:

Total: $30,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13
City of Jennings, Missouri

River Roads Estates Redevelopment Project 7B

Contact Agency: City of Jennings, Missouri
Contact Phone: 314-388-1164
Developer(s): SWH Investments, LLC
Senate District: 70
House District: 14

Original Date Plan/Project Approved: 11/1/2002

Plan Description:

The amendment to the agreement alters that land uses for project are 7B by expanding the senior housing component, eliminating the City Hall component, reducing the number of single family houses and increasing the commercial component.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:

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

Number of New Jobs:

Projected: 100
Actual to Date: 10

Number of Retained Jobs:

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$0.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $593,553.84
- Amount on Hand: $0.00

### Economic Activity Taxes:

- Total received since inception: $5,451,976.07
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

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

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

### Anticipated TOTAL Project Costs:

- $51,365,165.00

**Financing Method:**

- Pay As You Go

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

**Current anticipated estimated number of years to retirement:** 0
City of Joplin

1717 Marketplace

Contact Agency: City of Joplin
Contact Phone: 4176240820
Developer(s): WBB, LLC.
Senate District: 32
House District: 128

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

Plan Description:
The Redevelopment Plan called for the redevelopment of the approximate 38.80 acres from vacant and deteriorating property into individual commercial developments.

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

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.

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

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

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2016

Payments in Lieu of Taxes:

- Total received since inception: $1,760,306.28
  - Amount on Hand: $0.00

Economic Activity Taxes:

- Total received since inception: $7,173,736.24
  - Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $8,370,900.00
- Property Acquisition and Relocation Costs: $1,450,000.00
- Project Implementation Costs: $275,000.00
- Other: $5,853,134.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $15,949,034.00

Anticipated TOTAL Project Costs: $60,605,767.00

Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
City of Joplin

Northpark Crossing

Contact Agency: City of Joplin
Contact Phone: 4176240820
Developer(s): Jeffrey L. Ungerer
Senate District: 32
House District: 128
Original Date Plan/Project Approved: 6/1/2004

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

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.
16 of the 18 structures within the Redevelopment area were over 35 years old. Eight of the 13 single family homes were rental units. Parcels H & I were not connected to sewer and Parcels J & K did not have sewer immediately available. Deleterious land use

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

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

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

Payments in Lieu of Taxes:
Total received since inception: $1,642,963.14 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $2,090,406.48 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $8,000,000.00
Property Acquisition and Relocation Costs: $30,000,000.00
Project Implementation Costs: $250,000.00
Other: $13,000,000.00
Other: $0.00
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $42,000,000.00

Anticipated TOTAL Project Costs: $807,000,000.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 20
Current anticipated estimated number of years to retirement: 20
City of Joplin

Recovery TIF

Contact Agency: City of Joplin
Contact Phone: 4176240820
Developer(s): Joplin Redevelopment Corporation
Senate District: 32
House District: 128
Original Date Plan/Project Approved: 12/1/2012

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

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

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

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$7,892,078.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

## Payments in Lieu of Taxes:

- **Total received since inception:** $7,295,245.00  
  **Amount on Hand:** $0.00

## Economic Activity Taxes:

- **Total received since inception:** $24,676,772.00  
  **Amount on Hand:** $7,892,078.00

## Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $10,500,000.00
- **Property Acquisition and Relocation Costs:** $23,500,000.00
- **Project Implementation Costs:** $3,500,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
  
  **Total Anticipated TIF Reimbursable Project Costs:** $37,500,000.00

## Anticipated TOTAL Project Costs:

**$133,075,000.00**

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

**Original estimated number of years to retirement:** 7

**Current anticipated estimated number of years to retirement:** 11
City of Manchester

Highway 141 Manchester Road Redevelopment Area

Contact Agency: City of Manchester
Contact Phone: 636-227-1385
Developer(s): Pace Properties
Senate District: District 15
House District: Split between Districts 88 and 92
Original Date Plan/Project Approved: 11/1/2005

Plan Description:
Clearance of low-density, under-utilized properties to redevelop for a large-scale retail project, known as Manchester Highlands, by taking advantage of the accessibility and visibility provided by the newly widened Highway 141 from 2 to 6 lanes. The project added about 500,000 square feet of retail space to the corridor. The major anchor tenants are Costco and Wal-Mart. Junior anchors include Best Buy, Petsmart, and Bed, Bath & Beyond.

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

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

Number of Retained Jobs:
Projected: 0 Actual to Date: 845
## TIF Revenues

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<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$1,010.07</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $514,531.45
- Amount on Hand: $1,010.07

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

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $519,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $519,000.00

**Anticipated TOTAL Project Costs:** $5,316,074.00

**Financing Method:**
- TIF Notes

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

**Current anticipated estimated number of years to retirement:** 0
City of Maplewood  
Ambride Commons

Contact Agency: City of Maplewood  
Contact Phone: 314-646-3603  
Developer(s): DENNIS NORMAN  
Senate District: 24  
House District: 73  
Original Date Plan/Project Approved: 3/1/2005

Plan Description:
DEMOLITION OF THE OLD BRUCE SCHOOL BUILDING &  
CONSTRUCTION OF 20 TOWNHOUSES EACH WITH 3 BEDROOMS & 2.5  
BATHS AND A 2 CAR GARAGE.

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

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

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

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

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

### Economic Activity Taxes:

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

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $25,700,000.00  
- Property Acquisition and Relocation Costs: $0.00  
- Project Implementation Costs: $0.00  
- Other: $0.00  
- Other: $0.00  
- Other: $0.00  
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $25,700,000.00

**Anticipated TOTAL Project Costs:** $95,892,000.00

### Financing Method:

- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
City of Maryland Heights, St. Louis County, Missouri

Westport Plaza Redevelopment

Contact Agency: City of Maryland Heights, St. Louis County, Missouri
Contact Phone: 3147382204
Developer(s): LHM
Senate District: 24
House District: 71
Original Date Plan/Project Approved: 11/1/2015

Plan Description:
The project will provide for investment in infrastructure and redevelopment of the plaza, as well as a tower for World Wide Technology headquarters.

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

Number of New Jobs:
Projected: 1000  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
City of Moline Acres
St. Cyr Road Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $65,860.00
As of: 1/1/2016

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

Economic Activity Taxes:
Total received since inception: $1,002,033.00
Amount on Hand: $138,791.00

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

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

Anticipated TOTAL Project Costs: $9,000,000.00

Financing Method:
TIF Notes

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

Contact Agency: City of Moline Acres
Contact Phone: 314-868-2433
Developer(s): St. Cyr Investment Company
Senate District: 013
House District: 069
Original Date Plan/Project Approved: 10/1/2003

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

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

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

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

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

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<tr>
<td>Payments in Lieu of Taxes:</td>
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<td>Total received since inception:</td>
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<td>Economic Activity Taxes:</td>
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<tr>
<td>Total received since inception:</td>
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<td>Public Infrastructure/Site Development Costs:</td>
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<td>Property Acquisition and Relocation Costs:</td>
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<td>Project Implementation Costs:</td>
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<td>Other:</td>
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<tr>
<td>Anticipated TOTAL Project Costs:</td>
<td>$0.00</td>
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</tbody>
</table>

Financing Method: Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
City of Parkville

Parkville Commons

Contact Agency: City of Parkville
Contact Phone: 816-741-7676
Developer(s): River North Development LLC
Senate District: 34
House District: 32
Original Date Plan/Project Approved: 6/1/2002

Plan Description:
The plan expects to construct a shopping center having about 225,000 square feet of retail and commercial space, about 14,000 square feet of office space, and a donation of a 6 to 8 acre site for construction of a community center.

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

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

Number of New Jobs:
Projected: 3  Actual to Date: 3

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

<table>
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<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

## Payments in Lieu of Taxes:

- **Total received since inception:** $110,629.91
- **Amount on Hand:** $0.00

## Economic Activity Taxes:

- **Total received since inception:** $872,941.09
- **Amount on Hand:** $0.00

## Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $3,500,000.00
- **Property Acquisition and Relocation Costs:** $28,000,000.00
- **Project Implementation Costs:** $3,500,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

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

## Anticipated TOTAL Project Costs:

**$123,500,000.00**

## Financing Method:

- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 19
CITY OF POPLAR BLUFF, MISSOURI

Eight Points Tax Increment Financing Redev Plan

Contact Agency: CITY OF POPLAR BLUFF, MISSOURI
Contact Phone: 573-686-8000
Developer(s): Eight Points Development, L.L.C.
Senate District: 25
House District: 152 and 153
Original Date Plan/Project Approved: 8/1/2012

Plan Description:
The primary purpose of the Plan was to establish a comprehensive program for the redevelopment of the Redevelopment Area that would reduce or eliminate certain conditions, the existence of which qualified the Redevelopment Area to be a Blighted Area in accordance with the TIF Act and would enhance the tax base of the taxing districts within area. The Project included the demolition and removal of some of the existing buildings and the construction of several new retail and commercial buildings and related site improvements. The major anchor tenants are Menards and Wal-Mart Neighborhood Market.

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

Number of New Jobs:

Projected: 0  Actual to Date: 150

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
## City of Rolla

### I-44 US 63 Redevelopment Area

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$31,330.09</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $135,299.67
- Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $604,130.53
- Amount on Hand: $31,330.09

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $2,050,000.00
- **Property Acquisition and Relocation Costs:** $1,100,000.00
- **Project Implementation Costs:** $150.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $3,300,000.00

### Anticipated TOTAL Project Costs:

**$7,695,000.00**

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

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

**Current anticipated estimated number of years to retirement:** 21
City of Rolla
I-44 US 63 Redevelopment Area

Contact Agency: City of Rolla
Contact Phone: 573-426-6970
Developer(s): Kohls Department Stores, Inc
Senate District: 16th
House District: 149th

Original Date Plan/Project Approved: 10/1/2010

Plan Description:
The Redevelopment Project is intended to remove certain physical conditions that might qualify the area as blighted in order to facilitate economic development and physical revitalization of RPA 1 and 2. The Redevelopment Plan is composed of strategies to reduce or eliminate blighting conditions and support construction of a 55,000 sq. ft. Kohls store to be located within the RPA 1, requiring extensive site work and improvements. RPA 2 is expected to support retail or mixed use like the Lowes Home Center store.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:

Projected: 115  Actual to Date: 85

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
### City of Sikeston

**60 West-Malco**

#### TIF Revenues

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

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<tbody>
<tr>
<td>Total received since inception</td>
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#### Economic Activity Taxes:

<table>
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<tr>
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#### Anticipated TIF Reimbursable Costs:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$4,600,000.00</td>
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<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
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#### Anticipated TOTAL Project Costs:

<table>
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<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Anticipated TOTAL Project Costs</td>
<td>$18,375,000.00</td>
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</table>

#### Financing Method:

- Pay As You Go
- Loan

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

23

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

23
City of Sikeston

60 West-Malco

Contact Agency: City of Sikeston
Contact Phone: 573-471-2511
Developer(s): Sikeston Development Co., LLCCotton Ridge Develop
Senate District: 27
House District: 149
Original Date Plan/Project Approved: 1/1/2015

Plan Description:
Construction of 8 plex movie theater

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

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

Number of Retained Jobs:
Projected: 5  Actual to Date: 5
## TIF Revenues

**Current Amount of Revenue in Special Allocation Fund:**

<table>
<thead>
<tr>
<th></th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

- **Public Infrastructure/Site Development Costs:** $2,900,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $2,900,000.00

**Anticipated TOTAL Project Costs:** $11,545,000.00

**Financing Method:** Loan

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
City of Sikeston
60 West-RPA-2A

Contact Agency: City of Sikeston
Contact Phone: 573-471-2511
Developer(s): Cotton Ridge Development Co., LLC
Senate District: 27
House District: 149
Original Date Plan/Project Approved: 1/1/2015

Plan Description:
Construction of 100 room hotel

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

Number of New Jobs:
Projected: 10    Actual to Date: 0

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

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

### Payments in Lieu of Taxes:
- Total received since inception: $12,669,576.00  
  Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $2,952,772.00  
  Amount on Hand: $0.00

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

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

**Anticipated TOTAL Project Costs:** $0.00

**Financing Method:** Other

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

ST. CHARLES ROCK ROAD TIF #1-7

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

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

Plan/Project Status: District Dissolved
Area Type: Blight

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

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

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

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $112.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $2,956,431.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $4,948,094.00
Amount on Hand: $112.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $250,000.00
Property Acquisition and Relocation Costs: $4,535,000.00
Project Implementation Costs: $200,000.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $4,985,000.00

Anticipated TOTAL Project Costs: $5,645,000.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 14
Current anticipated estimated number of years to retirement: 8
**CITY OF ST. JOHN**

**ST. JOHN CROSSING TIF**

Contact Agency: CITY OF ST. JOHN  
Contact Phone: 314-427-8700  
Developer(s): St. John Crossings LLC  
Senate District: 24  
House District: 81  
Original Date Plan/Project Approved: 7/1/2001

Plan Description:

Nineteen 19 acres of Blighted Area to be a shopping center, anchored by Shop N Save grocery store, 66,200 sq ft with 36,000 sq ft of retail space, plus two 2 out parcels and parking for 612 vehicles.

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:  
Project required parcel assembly and/or relocation costs.

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

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

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$5,972,105.00</th>
<th>As of: 1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $7,656,897.00
- Amount on Hand: $2,485,317.00

**Economic Activity Taxes:**
- Total received since inception: $7,743,886.00
- Amount on Hand: $3,486,788.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $8,130,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $200,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $8,330,000.00

**Anticipated TOTAL Project Costs:** $236,100,100.00

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

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

**Current anticipated estimated number of years to retirement:** 3
City of St. Peters

Old Town Redevelopment Area

Contact Agency: City of St. Peters
Contact Phone: 636-477-6600 x1305
Developer(s): na
Senate District: 23
House District: 17
Original Date Plan/Project Approved: 5/1/1996

Plan Description:
The plan permits the use of TIF funds to increase the flood protection to the 500 year level from 100 year protection, to encourage redevelopment of tracts fronting I-70, revitalization of Old Town St. Peters, and development of infrastructure for development of industrial and commercial sites. Infrastructure improvements near a new commercial development are planned.

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

Number of New Jobs:
Projected: 0  Actual to Date: 266

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

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund: $0.00</th>
<th>As of: 1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $38,131,813.00
- Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $39,810,957.00
- Amount on Hand: $0.00

### 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: $0.00
- Other: $0.00

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

### Anticipated TOTAL Project Costs:
- $36,771,000.00

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

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

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

St. Peters Centre Redevelopment Area

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

Original Date Plan/Project Approved: 12/1/1992

Plan Description:
A retail power center anchored by Costco of approximately 110,000 square feet of retail stores and restaurants is located on a site containing 24 acres. A smaller retail center was built adjacent to Costco which is mostly leased. The District, which includes City Hall and the Rec Plex is developed with Class A office space and retail uses. A Menards store opened in 2013. A new hotel, office building and auto dealership are planned.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:
Projected: 300  Actual to Date: 2250

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
City of St. Peters
St. Peters Route 370

TIF Revenues
Current Amount of Revenue in Special Allocation $567,359.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $998,281.00 Amount on Hand: $550,109.00

Economic Activity Taxes:
Total received since inception: $66,489.00 Amount on Hand: $17,250.00

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

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

Anticipated TOTAL Project Costs: $131,092,500.00

Financing Method:
  General Obligation Bonds
  TIF Bonds
  Other Bond
  Other

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 7
City of St. Peters
St. Peters Route 370

Contact Agency: City of St. Peters
Contact Phone: 636-477-6600 x1305
Developer(s): na
Senate District: 23
House District: 17
Original Date Plan/Project Approved: 12/1/1999

Plan Description:
The project is the creation of mixed use development area that will include office/warehouse, manufacturing, dining/entertainment, hotel/conference, cultural and recreation uses. The primary development infrastructure has been completed other infrastructure will be installed as development occurs. A warehouse is nearing completion and another warehouse will be under construction soon. Another trucking company is approved for development.

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

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

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

<table>
<thead>
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<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

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

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

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

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

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

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

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

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

Carondelet Village Redevelopment Plan

Contact Agency: Clayton
Contact Phone: 3142908467
Developer(s): Mark Mehlman
Senate District: 24
House District: 73

Original Date Plan/Project Approved: 12/1/2007

Plan Description:
Construction of approximately 128 million mixed-use development including retail space, theater/performance hall, Class A office space, boutique hotel and 650 car parking structure.

Plan/Project Status: Inactive

Area Type: Conservation

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

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

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

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

## Payments in Lieu of Taxes:

- **Total received since inception:** $234,814.67
- **Amount on Hand:** $0.00

## Economic Activity Taxes:

- **Total received since inception:** $62,133.40
- **Amount on Hand:** $0.00

## Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $2,750,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $450,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

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

## Anticipated TOTAL Project Costs:

- **Total Anticipated TIF Reimbursable Project Costs:** $3,200,000.00
- **Anticipated TOTAL Project Costs:** $20,300,000.00

**Financing Method:**

- **TIF Notes**

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

**Current anticipated estimated number of years to retirement:** 18
Columbia

Regency Hotel Redevelopment Plan and Project TIF

Contact Agency: Columbia  
Contact Phone: 573-874-7333  
Developer(s): Broadway Lodging, LLC  
Senate District: 19  
House District: 25

Original Date Plan/Project Approved: 2/1/2011

Plan Description:

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

Plan/Project Status: Fully-Operational

Area Type:  Conservation

But for Determination:

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

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

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

Number of New Jobs:

Projected: 39  
Actual to Date: 83

Number of Retained Jobs:

Projected: 23  
Actual to Date: 23
TIF Revenues

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

Payments in Lieu of Taxes:
Total received since inception: $168,773.80	Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $46,644.95	Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $235,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $200,000.00
- Other:
  - $1,350,000.00
  - $0.00
  - $0.00
  - $0.00
  - $0.00

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

Anticipated TOTAL Project Costs: $8,925,000.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 16
**Columbia**

**TIGER Hotel Redevelopment TIF**

Contact Agency: Columbia  
Contact Phone: 573-874-7333  
Developer(s): Columbia Hotel Investment, Inc.  
Senate District: 19  
House District: 25  
Original Date Plan/Project Approved: 7/1/2009

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

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

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

Number of New Jobs:  
Projected: 33  
Actual to Date: 92

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
County Club Hills
Lucas-Hunt/Chandler Redevelopment Area

TIF Revenues
Current Amount of Revenue in Special Allocation $10,265.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $177,094.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $99,615.00 Amount on Hand: $28,399.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $698,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $1,002,000.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $1,700,000.00

Anticipated TOTAL Project Costs: $1,700,000.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
County Club Hills
Lucas-Hunt/Chandler Redevelopment Area

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

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

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

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

**Crestwood Plaza**

**TIF Revenues**

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

**Payments in Lieu of Taxes:**

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

**Economic Activity Taxes:**

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

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $15,000,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $15,000,000.00

**Anticipated TOTAL Project Costs:** $104,320,017.00

Financing Method:
- Pay As You Go
- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
**Crestwood**

**Crestwood Plaza**

Contact Agency: Crestwood  
Contact Phone: 3147294781  
Developer(s): Crestwood Missouri Partners, LLC  
Senate District: 1  
House District: 91  
Original Date Plan/Project Approved: 3/1/2016

**Plan Description:**

This Redevelopment Plan envisions a Redevelopment Project consisting of four Redevelopment Program Components, which entail the removal of all existing site improvements within the Area and the construction of various buildings, site improvements, internal roadways, utility infrastructure, open space, and the new construction of approximately 500,000 square feet of gross leasable area.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

  - Projected: 100  
  - Actual to Date: 0

**Number of Retained Jobs:**

  - Projected: 0  
  - Actual to Date: 0
Desloge
Highway 67 Tax Financing District

TIF Revenues
Current Amount of Revenue in Special Allocation $2,723,982.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $3,028,640.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $12,592,022.00 Amount on Hand: $2,723,982.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $10,066,121.00
Property Acquisition and Relocation Costs: $1,616,281.00
Project Implementation Costs: $1,490,008.00
Other: $1,490,008.00
Other: $0.00
Other:
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $14,420,213.00

Anticipated TOTAL Project Costs: $14,420,213.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 5
Desloge

Highway 67 Tax Financing District

Contact Agency: Desloge
Contact Phone: 573-431-3700
Developer(s): na
Senate District: 003
House District: 117
Original Date Plan/Project Approved: 4/1/1997

Plan Description:
The current plan is to improve sites for commercial development.

Plan/Project Status: Seeking Developer
Area Type: Blight
But for Determination:
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
  Projected: 5  Actual to Date: 180

Number of Retained Jobs:
  Projected: 180  Actual to Date: 180
### Elm Grove

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

**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
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<tbody>
<tr>
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**Payments in Lieu of Taxes:**

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<tbody>
<tr>
<td>Total received since inception</td>
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**Economic Activity Taxes:**

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$628,488.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
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<td>Other:</td>
<td>$265,545.00</td>
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**Anticipated TOTAL Project Costs:**

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<tr>
<td>Anticipated TOTAL Project Costs</td>
<td>$1,523,533.00</td>
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</table>

**Financing Method:**

- TIF Notes

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

**Current anticipated estimated number of years to retirement:** 6
Elm Grove

Elm Grove (incl. Hazelwood Plaza)

Contact Agency: Elm Grove
Contact Phone: 3145135018
Developer(s): JDS Investments
Senate District: 14
House District: 76
Original Date Plan/Project Approved: 4/1/1999

Plan Description:
The area has been primarily retail. At the time of the plan adoption, the K-Mart had been closed and the Walgreens was relocated within the TIF boundaries. Plans called for redevelopment of the entire area into a large shopping center.

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

Number of New Jobs:
Projected: 0  Actual to Date: 276

Number of Retained Jobs:
Projected: 0  Actual to Date: 20
**Excelsior Springs**

**Elms Hotel TIF**

### TIF Revenues

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

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<th>Total received since inception:</th>
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**Economic Activity Taxes:**

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<th>Total received since inception:</th>
<th>$282,560.00</th>
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**Anticipated TIF Reimbursable Costs:**

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $100,000.00
- **Other:** $0.00
- **Other:** $2,614,587.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

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

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

**Financing Method:**

- Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
Excelsior Springs
Elms Hotel TIF

Contact Agency: Excelsior Springs
Contact Phone: 8166300760
Developer(s): Widewaters Excelsior Springs
Senate District: 17
House District: 36
Original Date Plan/Project Approved: 12/1/2008

Plan Description:
Redevelopment of the historic Elms Hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Excelsior Springs
Paradise Playhouse TIF

TIF Revenues
Current Amount of Revenue in Special Allocation $83.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $376,929.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $33,985.00 Amount on Hand: $83.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $600,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $600,000.00

Anticipated TOTAL Project Costs: $600,000.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Excelsior Springs
Paradise Playhouse TIF

Contact Agency: Excelsior Springs
Contact Phone: 8166300760
Developer(s): Paradise Playhouse
Senate District: 17
House District: 36
Original Date Plan/Project Approved: 1/1/1999

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

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

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

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

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
<td>$11,077.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $69,538.00
- Amount on Hand: $0.00

### Economic Activity Taxes:

- Total received since inception: $100,659.00
- Amount on Hand: $11,077.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $1,800,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $50,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

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

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

### Financing Method:

- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**Excelsior Springs**

**Vintage Plaza II TIF**

Contact Agency: Excelsior Springs  
Contact Phone: 8166300760  
Developer(s): CHAP Land Company, LLC  
Senate District: 17  
House District: 36  
Original Date Plan/Project Approved: 5/1/2011

Plan Description:
Theater building construction including site preparation, utilities, building and real property improvements. Retail/commercial center construction including site preparation, utilities, real property improvements.

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

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

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
Excelsior Springs
Vintage Plaza TIF

TIF Revenues
Current Amount of Revenue in Special Allocation $16,382.00 As of: 1/1/2016
Fund:

Payments in Lieu of Taxes:
Total received since inception: $1,018,938.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $792,972.00 Amount on Hand: $16,382.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $1,535,403.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $125,000.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

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

Anticipated TOTAL Project Costs: $26,860,080.00

Financing Method:
Other

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Excelsior Springs  
Vintage Plaza TIF

Contact Agency: Excelsior Springs  
Contact Phone: 8166300760  
Developer(s): CHAP Land Company, LLC  
Senate District: 17  
House District: 36  
Original Date Plan/Project Approved: 5/1/2002

Plan Description:

Installation of a traffic signal at the intersection of highway 69 and Vintage Drive and construction of acceleration/deceleration lanes in the same location. Phase II: Construction of Vintage Court and related storm sewers. Phase III: Extension of Vintage Drive and related storm sewers. Phase IV: Realignment of McCleary Road.

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

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

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

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
**Excelsior Springs**  
**Wal-Mart/Elms TIF**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$1,316,688.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $4,901,159.00  
  - Amount on Hand: $55,343.00

### Economic Activity Taxes:

- Total received since inception: $14,304,168.00
  - Amount on Hand: $1,261,345.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $3,270,806.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
  - Total Anticipated TIF Reimbursable Project Costs: $3,270,806.00

### Anticipated TOTAL Project Costs:

- Total Anticipated TIF Reimbursable Project Costs: $3,270,806.00
  - Anticipated TOTAL Project Costs: $3,270,806.00

**Financing Method:**

- TIF Bonds

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**Excelsior Springs**

**Wal-Mart/Elms TIF**

Contact Agency: Excelsior Springs  
Contact Phone: 8166300760  
Developer(s): Multiple developers  
Senate District: 17  
House District: 36  

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

**Plan Description:**

Extension of a sewer line to the Wal-Mart site and highway intersection improvements.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

- Projected: 0  
- Actual to Date: 0

**Number of Retained Jobs:**

- Projected: 0  
- Actual to Date: 0
Farmington
Highway 67 Tax Increment Finance District

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $302,943.00  As of: 1/1/2016

Payments in Lieu of Taxes:

Total received since inception: $299,351.00  Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $687,154.00  Amount on Hand: $302,943.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $6,300,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $6,300,000.00

Anticipated TOTAL Project Costs: $24,300,000.00

Financing Method:

Pay As You Go
General Obligation Bonds
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Farmington
Highway 67 Tax Increment Finance District

Contact Agency: Farmington
Contact Phone: 5737561701
Developer(s): Greg Beavers
Senate District: 003
House District: 106
Original Date Plan/Project Approved: 8/1/2005

Plan Description:

1 public & 1 private development project. Public projects include road, right of way, sidewalk & storm water construction. Private development project to include approximately 280,000 sqft. of retail/commercial space.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected: 8  Actual to Date: 8

Number of Retained Jobs:

Projected: 450  Actual to Date: 188
**Farmington**

**Karsch Downtown Redevelopment District**

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$814,596.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $2,003,613.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $6,563,668.00
- Amount on Hand: $814,596.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $3,500,000.00
- Property Acquisition and Relocation Costs: $2,000,000.00
- Project Implementation Costs: $5,000,000.00
- Other: $800,000.00
- Other: $4,000,000.00
- Other:
- Other:
- Other:
- Other:

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

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

**Financing Method:**

- Pay As You Go
- Industrial Revenue Bond

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

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

Karsch Downtown Redevelopment District

Contact Agency: Farmington
Contact Phone: 5737561701
Developer(s): none
Senate District: 003
House District: 106
Original Date Plan/Project Approved: 12/1/2003

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

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

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

Number of New Jobs:
Projected: 30  Actual to Date: 404

Number of Retained Jobs:
Projected: 2  Actual to Date: 257
## Ferguson
### Downtown Redevelopment Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$40,063.00</td>
<td>1/1/2016</td>
</tr>
<tr>
<td>Payments in Lieu of Taxes:</td>
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</tr>
<tr>
<td>Total received since inception</td>
<td>$2,731,404.00</td>
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<tr>
<td>Amount on Hand</td>
<td>$21,284.00</td>
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<tr>
<td>Economic Activity Taxes:</td>
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<tr>
<td>Total received since inception</td>
<td>$2,409,765.00</td>
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<tr>
<td>Amount on Hand</td>
<td>$18,778.00</td>
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</tbody>
</table>

### Anticipated TIF Reimbursable Costs:

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

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

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

**Financing Method:** Pay As You Go

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

**Current anticipated estimated number of years to retirement:** 23
Ferguson

Downtown Redevelopment Plan

Contact Agency: Ferguson
Contact Phone: 314.524.4721
Developer(s): None
Senate District: 13,14
House District: 70,80

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

Plan Description:
Concept involves multiple developers and projects spanning several years and many properties.

Plan/Project Status: Seeking Developer

Area Type: Conservation

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

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

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

### Halls Ferry/I-270 Redevelopment Plan

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $5,517,926.00
- Amount on Hand: $0.00

### Economic Activity Taxes:

- Total received since inception: $7,863,409.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

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

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

### Anticipated TOTAL Project Costs:

**$26,048,000.00**

**Financing Method:**

- TIF Bonds

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 21
**Ferguson**

**Halls Ferry/I-270 Redevelopment Plan**

Contact Agency: Ferguson  
Contact Phone: 314.524.4721  
Developer(s): Crossings at Halls Ferry LLC  
Senate District: 14  
House District: 75  
Original Date Plan/Project Approved: 7/1/1997

**Plan Description:**

Redevelop a blighted 27.4 acres tract into a modern large scale retail center.

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

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

Projected: 0  
Actual to Date: 20

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 440
Florissant

Cross Keys Redevelopment Project

TIF Revenues

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

Payments in Lieu of Taxes:
Total received since inception: $4,681,751.86  Amount on Hand: $6,906.76

Economic Activity Taxes:
Total received since inception: $12,813,350.69  Amount on Hand: $339,621.50

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

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:
- TIF Notes
- Industrial Revenue Bond

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 9
Florissant

Cross Keys Redevelopment Project

Contact Agency: Florissant
Contact Phone: 314-921-5700
Developer(s): Sansone Cross Keys LLC
Senate District: 13
House District: 75
Original Date Plan/Project Approved: 10/1/2001

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

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

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

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

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

Current Amount of Revenue in Special Allocation Fund: $34,206.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $8,577,842.00  Amount on Hand: $34,206.00

Economic Activity Taxes:
Total received since inception: $204,492.00  Amount on Hand: $0.00

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

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

Anticipated TOTAL Project Costs: $4,362,730.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 20
Current anticipated estimated number of years to retirement: 0
Fulton

Atkinson Road Tax Increment Financing Plan

Contact Agency: Fulton
Contact Phone: 573-592-3131
Developer(s): Dollar General Corporation
Senate District: 16
House District: 20

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

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

Plan/Project Status: District Dissolved

Area Type: Blight

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

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

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

#### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$136,843.00</td>
<td>1/1/2016</td>
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</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,332,489.00</td>
</tr>
<tr>
<td>Amount on Hand</td>
<td>$106,843.00</td>
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</tbody>
</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$798,382.00</td>
</tr>
<tr>
<td>Amount on Hand</td>
<td>$30,000.00</td>
</tr>
</tbody>
</table>

#### Anticipated TIF Reimbursable Costs:

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

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

**Anticipated TOTAL Project Costs:** $7,082,689.00

**Financing Method:**

- TIF Bonds

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

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

Fulton Commons Redevelopment Project

Contact Agency: Fulton
Contact Phone: 573-592-3131
Developer(s): LG&D
Senate District: 16
House District: 20

Original Date Plan/Project Approved: 11/1/2003

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

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

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

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

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

## Fulton Public Improv. Tax Increment Financing Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$307,106.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- **Total received since inception:** $4,114,483.00
- **Amount on Hand:** $307,106.00

**Economic Activity Taxes:**

- **Total received since inception:** $528,605.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

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

### Anticipated TOTAL Project Costs:

- **Total Anticipated TIF Reimbursable Project Costs:** $342,000.00

### Financing Method:

- **Pay As You Go**

### Estimated Years to Retirement:

- **Original estimated number of years to retirement:** 23
- **Current anticipated estimated number of years to retirement:** 0
Fulton

Fulton Public Improv. Tax Increment Financing Plan

Contact Agency: Fulton
Contact Phone: 573-592-3131
Developer(s): Fulton 54 Transportation Development Corporation
Senate District: 16
House District: 20
Original Date Plan/Project Approved: 12/1/1996

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

Plan/Project Status: District Dissolved
Area Type: Economic Development

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

Number of New Jobs:

Projected: 250  Actual to Date: 816

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
Grain Valley Marketplace TIF- Project #2

TIF Revenues

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

Payments in Lieu of Taxes:
- Total received since inception: $192,244.00 Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $270,091.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $2,628,986.00
- Property Acquisition and Relocation Costs: $2,000,000.00
- Project Implementation Costs: $106,597.00
- Other: $1,500,000.00
- Other: $545,190.00
- Other:
- Other:
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $8,580,773.00

Anticipated TOTAL Project Costs: $28,030,698.00

Financing Method:
- Pay As You Go
- Industrial Revenue Bond

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Grain Valley

Grain Valley Marketplace TIF- Project #2

Contact Agency: Grain Valley
Contact Phone: 816-847-6281
Developer(s): Star Acquisition
Senate District: 8
House District: 55

Original Date Plan/Project Approved: 9/1/2010

Plan Description:
The TIF redevelopment area of 85 acres of blighted property in to a mixed use project consisting of a movie theater, fast food and full service restaurants, in line retail center and pad sites totaling approximately 175,000 square feet. In March of 2016, the TIF was amended to include an additional 124,381 square feet on the North side of project 2. The development was purchased by Star Acquisitions March 2016.

Plan/Project Status: Under Construction
Area Type: Blight

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

Number of New Jobs:
Projected: 185  Actual to Date: 40

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

Mall at Sni-A-Bar TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $23,354.00 As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $2,406,746.00 Amount on Hand: $3,786.00

Economic Activity Taxes:
- Total received since inception: $1,623,531.00 Amount on Hand: $19,568.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $2,502,043.00
- Property Acquisition and Relocation Costs: $1,115,000.00
- Project Implementation Costs: $648,948.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $4,265,991.00

Anticipated TOTAL Project Costs: $15,850,000.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 12
Grain Valley
Mall at Sni-A-Bar TIF Plan

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

Plan Description:
Development of 10.5 acres of blighted property into a mixed use project including a grocery store, in-line retail center and pad sites totaling approximately 145,000 square feet of retail and office space, plus 320 residential units, parking and necessary infrastructure.

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## Grain Valley, MO
### Grain Valley Marketplace/Interchange TIF

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
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</table>

#### Payments in Lieu of Taxes:

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<thead>
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<th>Total received since inception</th>
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#### Economic Activity Taxes:

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

#### Anticipated TIF Reimbursable Costs:

| Public Infrastructure/Site Development Costs | $6,871,463.00 |
| Property Acquisition and Relocation Costs | $0.00 |
| Project Implementation Costs | $0.00 |
| Other | $0.00 |
| Other | $0.00 |
| Other | $0.00 |
| Other | $0.00 |
| Other | $0.00 |

| Total Anticipated TIF Reimbursable Project Costs | $6,871,463.00 |

#### Anticipated TOTAL Project Costs:

| Anticipated TOTAL Project Costs | $6,871,463.00 |

**Financing Method:**

- Pay As You Go
- Other

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Grain Valley, MO

Grain Valley MarketplaceInterchange TIF

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

Plan Description:
Redevelopment of 85 acres of blighted property into a mixed use project consisting of a movie theater, fast food and full service restaurants, in line retail center and pad sites totaling approximately 145,000 square feet with all necessary parking, utilities and streets. This report is for Project 1B, 3, and 4 which have not been activated and are not being developed at this time.

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

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

Number of Retained Jobs:
Projected: 0    Actual to Date: 0
Grain Valley, MO Jackson County
Grain Valley Interchange TIF Project 1A

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $225,123.00
As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $65,692.00
  Amount on Hand: $65,692.00

Economic Activity Taxes:
- Total received since inception: $159,431.00
  Amount on Hand: $159,431.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $319,169.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $319,169.00

Anticipated TOTAL Project Costs: $319,169.00

Financing Method:
- Other

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Grain Valley, MO Jackson County
Grain Valley Interchange TIF Project 1A

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

Plan Description:
Redevelopment of 85 acres of blighted property into mixed used projects consisting of a movie theater, fast food, full service restaurants, in line retail center and pad sites with all necessary parking, utilities and streets. Project 1A is approximately 2.4 acres of the TIF District.

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIF Revenues</td>
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<td></td>
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<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
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<td>Public Infrastructure/Site Development Costs:</td>
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<td>Property Acquisition and Relocation Costs:</td>
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<td>Project Implementation Costs:</td>
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<td>Total Anticipated TIF Reimbursable Project Costs:</td>
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<td>Anticipated TOTAL Project Costs:</td>
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<tr>
<td>Financing Method:</td>
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<tr>
<td>Original estimated number of years to retirement:</td>
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<td></td>
</tr>
<tr>
<td>Current anticipated estimated number of years to retirement:</td>
<td>0</td>
<td></td>
</tr>
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</table>
Grandview

**TIF #10-Botts Road Industrial Redevelopment Area**

Contact Agency: Grandview
Contact Phone: 816-316-4804
Developer(s): Botts Investment, LLC, and others
Senate District: 10 at time of project approval
House District: 45 at time of project approval
Original Date Plan/Project Approved: 3/1/2004

**Plan Description:**

Plan was developed to help fund some of the cost of constructing needed arterial and collector streets, storm sewers, and sanitary sewers necessary for this industrial-zoned area of the City to continue to develop. Major electric utility lines need to be relocated for business expansion and the lack of major streets to serve the land makes the industrial development impractical and economically infeasible.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

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

**Number of New Jobs:**

Projected: 200  Actual to Date: 150

**Number of Retained Jobs:**

Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $70,000.00  As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $307,045.00  Amount on Hand: $70,000.00

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

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

Total Anticipated TIF Reimbursable Project Costs: $1,172,623.00

Anticipated TOTAL Project Costs: $9,862,378.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 9
Current anticipated estimated number of years to retirement: 9
Grandview

TIF #12-Patel Redevelopment Area

Contact Agency: Grandview
Contact Phone: 816-316-4804
Developer(s): Balaji Development Corporation
Senate District: 10 at time of project approval
House District: 45 at time of project approval

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

Plan Description:
Plan was developed to help for construction of a new 38,000 SF, 3-story hotel with meeting rooms, indoor pool, spa, exercise room, business center and breakfast area. The Plan also called for the construction of a second hotel, similar to the hotel just described as well as an 8,000 SF sit-down restaurant. Other items in the plan call for construction of public improvements, including sidewalk, storm drainage and street improvements.

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

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
The developer prepared a blight study.

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

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

**TIF #13-Grandview Crossing Redevelopment Area**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$108,744.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $283,918.00
- Amount on Hand: $29,965.00

### Economic Activity Taxes:

- Total received since inception: $656,601.00
- Amount on Hand: $11,944.00

### Anticipated TIF Reimbursable Costs:

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

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

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

### Financing Method:

- Pay As You Go
- Other Bond

### Original estimated number of years to retirement: 13

### Current anticipated estimated number of years to retirement: 13
**Grandview**

**TIF #13-Grandview Crossing Redevelopment Area**

<table>
<thead>
<tr>
<th>Contact Agency</th>
<th>Grandview</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone</td>
<td>816-316-4804</td>
</tr>
<tr>
<td>Developer(s)</td>
<td>75th Street, LLC</td>
</tr>
<tr>
<td>Senate District</td>
<td>10 at time project was approved</td>
</tr>
<tr>
<td>House District</td>
<td>45 at time project was approved</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved</td>
<td>10/1/2005</td>
</tr>
</tbody>
</table>

**Plan Description:**

Plan area contains 60 acres with a mix of developed uses and some vacant tracts of land with multiple zoning districts. The largest developed area includes a vacant former K-Mart store with an I-line strip plaza. Other issues include poor site access from the adjacent street network, poor site appearance, site drainage, site degradation, site utilities and functional obsolescence of existing buildings.

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

**Area Type:** Blight

**But for Determination:**

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

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

The City completed a blight study in 1988 and updated it in July 2005.

**Number of New Jobs:**

- **Projected:** 0  
- **Actual to Date:** 25

**Number of Retained Jobs:**

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

Current Amount of Revenue in Special Allocation Fund: $691,587.00

As of: 1/1/2016

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

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

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

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

Anticipated TOTAL Project Costs: $83,114,524.00

Financing Method:
- General Obligation Bonds
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 0
\textbf{Grandview}

\textbf{TIF #15-Truman's Landing Redevelopment Area}

\begin{itemize}
  \item \textbf{Contact Agency:} Grandview
  \item \textbf{Contact Phone:} 816-316-4804
  \item \textbf{Developer(s):} Red Legacy, LLC
  \item \textbf{Senate District:} 7 at time of project approval
  \item \textbf{House District:} 37 at time of project approval
  \item \textbf{Original Date Plan/Project Approved:} 2/1/2012
\end{itemize}

\textbf{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.

\textbf{Plan/Project Status:} Under Construction

\textbf{Area Type:} Blight

\textbf{But for Determination:}

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

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

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

Project required parcel assembly and/or relocation costs.

The City completed the Blight Study and FMV appraisals.

\textbf{Number of New Jobs:}

\begin{itemize}
  \item \textbf{Projected:} 0
  \item \textbf{Actual to Date:} 0
\end{itemize}

\textbf{Number of Retained Jobs:}

\begin{itemize}
  \item \textbf{Projected:} 0
  \item \textbf{Actual to Date:} 0
\end{itemize}
**Grandview**

**TIF #8- Downtown Grandview**

### TIF Revenues

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<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$17,182.00</th>
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<th>1/1/2016</th>
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**Payments in Lieu of Taxes:**

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<th>Total received since inception:</th>
<th>$146,002.00</th>
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**Economic Activity Taxes:**

<table>
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<tr>
<th>Total received since inception:</th>
<th>$150,432.00</th>
<th>Amount on Hand:</th>
<th>$2,264.00</th>
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</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $150,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $550,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

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

### Anticipated TOTAL Project Costs:

**$2,800,000.00**

**Financing Method:**

- Pay As You Go

**Original estimated number of years to retirement:** 12

**Current anticipated estimated number of years to retirement:** 0
**Grandview**  
*TIF #8- Downtown Grandview*

**Contact Agency:** Grandview  
**Contact Phone:** 816-316-4804  
**Developer(s):** State Street Bank and Trust of Missouri, N.A  
**Senate District:** 10 at time of approval  
**House District:** 45 at time of approval  
**Original Date Plan/Project Approved:** 7/1/2002

**Plan Description:**

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

**Plan/Project Status:** Under Construction  
**Area Type:** Conservation  
**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.  
Project required parcel assembly and/or relocation costs.  
City completed an in-house blight study and a Downtown Plan

**Number of New Jobs:**

- **Projected:** 150  
- **Actual to Date:** 50

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
Grandview
TIF #9-Gateway Commons Redevelopment Area

TIF Revenues
Current Amount of Revenue in Special Allocation $371,695.00 As of: 1/1/2016

Payments in Lieu of Taxes:
  Total received since inception: $1,921,864.00 Amount on Hand: $157,875.00

Economic Activity Taxes:
  Total received since inception: $225,762.00 Amount on Hand: $23,686.00

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

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

Anticipated TOTAL Project Costs: $48,000,000.00

Financing Method:
  Pay As You Go
  TIF Bonds

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

TIF #9-Gateway Commons Redevelopment Area

Contact Agency: Grandview
Contact Phone: 816-316-4804
Developer(s): Gateway Plaza, LLC
Senate District: 10 at time project was approved
House District: 45 at time project was approved
Original Date Plan/Project Approved: 9/1/2003

Plan Description:

Plan was developed to resolve flooding issues, relocated two large interceptor sanitary sewer lines and provide current transportation infrastructure federal, state and local facilities. The focus of the Plan, in addition to these issues, would be to develop a 60,000 SF Harley Davidson retail dealership, several out-parcels, 200,000 SF in in-line retail space and a mix of residential units.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
The city hired IRR to appraise the ground, provide valuations.

Number of New Jobs:

Projected: 400       Actual to Date: 0

Number of Retained Jobs:

Projected: 80       Actual to Date: 0
**Harrisonville**  
**Harrisonville Marketplace**

## TIF Revenues

| Current Amount of Revenue in Special Allocation Fund | $116,421.22 | As of | 1/1/2016 |

### Payments in Lieu of Taxes:
- Total received since inception: $1,008,410.80
- Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $1,160,453.30
- Amount on Hand: $116,421.22

## Anticipated TIF Reimbursable Costs:

| Public Infrastructure/Site Development Costs | $11,520,309.00 |
| Property Acquisition and Relocation Costs | $2,431,396.00 |
| Project Implementation Costs | $1,180,204.00 |
| Other | $1,173,000.00 |
| Other | $0.00 |
| Other | |
| Other | |
| Other | |
| Other | |

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

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

**Financing Method:**
- TIF Notes

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

**Current anticipated estimated number of years to retirement:** 0
Harrisonville
Harrisonville Marketplace

Contact Agency: Harrisonville
Contact Phone: 816-380-8922
Developer(s): Simmons Investments, Inc.
Senate District: 31
House District: 124
Original Date Plan/Project Approved: 3/1/2007

Plan Description:
Harrisonville Market Place consists of 34.5/- acres. The project is being constructed in two phases. The project is in process of absorbing 243,895 square feet of Gross Leasable Area.

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

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

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

Number of Retained Jobs:
Projected: 30  Actual to Date: 30
**Harrisonville**

**Harrisonville Towne Center**

### TIF Revenues


**Payments in Lieu of Taxes:**

- Total received since inception: $1,124,689.16
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $1,775,989.53
- Amount on Hand: $168,101.10

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $4,466,800.00
- **Property Acquisition and Relocation Costs:** $2,075,000.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $6,541,800.00

### Anticipated TOTAL Project Costs:

$22,134,800.00

**Financing Method:**

- TIF Notes
- TIF Bonds

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

**Current anticipated estimated number of years to retirement:** 0
Harrisonville Towne Center

Contact Agency: Harrisonville
Contact Phone: 816-380-8922
Developer(s): D.J. Christie, Inc.
Senate District: 31
House District: 124
Original Date Plan/Project Approved: 11/1/2005

Plan Description:
Harrisonville Towne Center is a two phase project consisting of 42 acres. The first phase is approximately 22.5 acres. The second phase, which has not yet been constructed, would be approximately 19.5 acres. Harrisonville Towne Center phase 1 is a retail project consisting of a Sutherlands Home Improvement Center, a Comfort Inn and a Russell Stover's outlet, along with pad sites.

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

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

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

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>Date</th>
</tr>
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<tbody>
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<td>Current Amount of Revenue in Special Allocation  Fund</td>
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<td></td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $4,533,084.00  
  - **Amount on Hand:** $570,716.00

### Economic Activity Taxes:

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

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $11,500,000.00
- **Property Acquisition and Relocation Costs:** $5,000,000.00
- **Project Implementation Costs:** $500,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $17,000,000.00

### Anticipated TOTAL Project Costs:

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

### Anticipated TOTAL Project Costs:

- **Total Anticipated TOTAL Project Costs:** $43,000,000.00

### Financing Method:

- **TIF Notes**

---

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

**Current anticipated estimated number of years to retirement:** 13
Hazelwood

Hazelwood Logistics Center

Contact Agency: Hazelwood
Contact Phone: 3145135018
Developer(s): North Point
Senate District: 14
House District: 76
Original Date Plan/Project Approved: 11/1/2006

Plan Description:
The project removed blight from 221 acres of mixed commercial and residential development, which included a dump site and land owned by both the county and the airport. The site was cleared of all but a church and one commercial use. There is one 405,000 square foot industrial building in the TIF district.

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

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

Number of New Jobs:
Projected: 1000 Actual to Date: 115

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$0.00</td>
<td></td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $76,634,222.00
- Amount on Hand: $5,707,162.00

### Economic Activity Taxes:

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

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $16,779,000.00
- Property Acquisition and Relocation Costs: $250,000.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $0.00

### Anticipated TOTAL Project Costs:

- $17,029,000.00

### Financing Method:

- TIF Notes

Original estimated number of years to retirement: 10

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

**Park 370**

Contact Agency: Hazelwood

Contact Phone: 3145135018

Developer(s): Tristar

Senate District: 7

House District: 78

Original Date Plan/Project Approved: 12/1/1998

Plan Description:

Project seeks to convert a portion of the Missouri River floodplain into a light industrial park with access from MO 370. Project includes raising land out of the floodplain for development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected: 3000  
Actual to Date: 2176

Number of Retained Jobs:

Projected: 0  
Actual to Date: 0
Herculaneum
I-55/McNutt Street Tax Increment Financing

**TIF Revenues**

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

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

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

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $31,300,000.00
- Property Acquisition and Relocation Costs: $800,000.00
- Project Implementation Costs: $1,900,000.00
- Other:
  - $3,000,000.00
  - $0.00
  - Other:
  - Other:
  - Other:
  - Other:

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

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

Financing Method:
- TIF Notes
- TIF Bonds

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

I-55/McNutt Street Tax Increment Financing

Contact Agency: Herculaneum
Contact Phone: 636-475-4447
Developer(s): Herculaneum Development Inc.
Senate District: 22
House District: 114
Original Date Plan/Project Approved: 12/1/2007

Plan Description:
The Redevelopment Plan envisions the redevelopment of the Redevelopment Area to accommodate 1 approximately 312,000 square feet of new commercial space, 2 development of 10 commercial outlots and 3 an approximately 92-room hotel.

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

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## Hillsboro Hills Redevelopment Plan & Pro

### TIF Revenues

| Current Amount of Revenue in Special Allocation | $0.00 | As of: | 1/1/2016 |
| Payments in Lieu of Taxes: | |
| Total received since inception: | $0.00 | Amount on Hand: | $0.00 |
| Economic Activity Taxes: | |
| Total received since inception: | $0.00 | Amount on Hand: | $0.00 |

### Anticipated TIF Reimbursable Costs:

| Public Infrastructure/Site Development Costs: | $19,282,364.00 |
| Property Acquisition and Relocation Costs: | $0.00 |
| Project Implementation Costs: | $0.00 |
| Other: | $675,000.00 |
| Other: | $42,636.00 |
| Total Anticipated TIF Reimbursable Project Costs: | $20,000,000.00 |

### Anticipated TOTAL Project Costs:

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

### Financing Method:

| TIF Notes |

### Estimated number of years to retirement:

| Original estimated number of years to retirement: | 23 |
| Current anticipated estimated number of years to retirement: | 0 |
Hillsboro Hills Redevelopment Plan & Pro

Contact Agency: Hillsboro
Contact Phone: 636-797-3334
Developer(s): A Highway 21 LLC
Senate District: 022
House District: 118
Original Date Plan/Project Approved: 8/1/2010

Plan Description:
The redevelopment plan contemplates a mixed-use commercial center with a blend of retail, office and professional service style tenants. In order to accommodate the proposed uses, environmental, street, water, sewer and other infrastructure improvements are required.

Plan/Project Status: Starting-Up
Area Type: Blight
But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Contact Gary Grewe

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

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
Hillsboro
Peach Tree Plaza & Project

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$35,818.93</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- **Total received since inception:** $187,177.28
- **Amount on Hand:** $0.00

**Economic Activity Taxes:**

- **Total received since inception:** $345,323.55
- **Amount on Hand:** $35,818.93

**Anticipated TIF Reimbursable Costs:**

| Public Infrastructure/Site Development Costs: | $3,102,000.00 |
| Property Acquisition and Relocation Costs: | $0.00 |
| Project Implementation Costs: | $700,000.00 |
| Other: | $200,000.00 |
| Other: | $0.00 |
| Other: | |
| Other: | |
| Other: | |
| Other: | |
| Other: | |

**Total Anticipated TIF Reimbursable Project Costs:** $4,002,000.00

**Anticipated TOTAL Project Costs:** $23,552,000.00

**Financing Method:**

- TIF Notes

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

**Current anticipated estimated number of years to retirement:** 23
Hillsboro

Peach Tree Plaza & Project

Contact Agency: Hillsboro
Contact Phone: (636) 797-3334
Developer(s): B.L. & Z. Investments, LLC
Senate District: 22
House District: 101

Original Date Plan/Project Approved: 8/1/2011

Plan Description:
The Redevelopment Plan proposes a Redevelopment Project that contemplates a mixed-use commercial center with a blend of commercial, retail, office and professional services tenants or owners, and possibly one or more residential apartment buildings.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

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

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

**Blue Ridge Crossing East Tax Increment Financing**

#### TIF Revenues

| Current Amount of Revenue in Special Allocation | $16,526.00 | As of: | 1/1/2016 |

**Payments in Lieu of Taxes:**

- Total received since inception: $201,253.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $378,227.00
- Amount on Hand: $0.00

#### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $2,946,986.00
- **Property Acquisition and Relocation Costs:** $883,002.00
- **Project Implementation Costs:** $223,100.00
- **Other:** $158,958.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $4,212,046.00

#### Anticipated TOTAL Project Costs:

- $15,533,600.00

**Financing Method:**

- Pay As You Go

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

- 0

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

- 0
Independence

Blue Ridge Crossing East Tax Increment Financing

Contact Agency: Independence
Contact Phone: 816-325-7796
Developer(s): Cinema East, LLC co MBS Manager Corporation
Senate District: 11
House District: 29

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

Plan Description:

Demolition of existing structures, new infrastructure and site improvements, three new platted lots, three buildings 60,000 sf retail, 12,500 sf multi-tenant retail, and 3,300 sf drive-thru restaurant anticipated

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

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

Number of New Jobs:

Projected: 150  Actual to Date: 75

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
# Independence

## Crackerneck Creek Tax Increment Financing Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$720,243.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- **Total received since inception:** $1,976,998.00
- **Amount on Hand:** $0.00

**Economic Activity Taxes:**

- **Total received since inception:** $7,007,242.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $64,042,964.00
- **Property Acquisition and Relocation Costs:** $7,282,000.00
- **Project Implementation Costs:** $2,233,434.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $73,558,398.00

**Anticipated TOTAL Project Costs:** $171,308,865.00

**Financing Method:**

- Pay As You Go
- TIF Bonds

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

**Current anticipated estimated number of years to retirement:** 13
Independence  

Crackerneck Creek Tax Increment Financing Plan  

Contact Agency:  Independence  
Contact Phone:  816-325-7796  
Developer(s):  Crackerneck Creek, LLC  
Senate District:  11  
House District:  30  
Original Date Plan/Project Approved:  10/1/2004  

Plan Description:  
The Crackerneck Creek Redevelopment Project is on 192 acres and includes 160,000 sq ft retail store, restaurants, hotel and three adjoining commercial areas providing more than 500,000 sq ft of additional retail space. The development also includes more than 80 acres of city-owned park space, two miles of walking trails an 18 acre lake and a 60-foot waterfall.  

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

Number of New Jobs:  
  Projected:  2093  Actual to Date:  395  

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

**Eastland Center Tax Increment Financing and Redevelopment**

---

### TIF Revenues

| Current Amount of Revenue in Special Allocation | $4,729,354.00 | As of: | 1/1/2016 |

| Payments in Lieu of Taxes:
| Total received since inception: | $21,369,497.00 |
| Amount on Hand: | $0.00 |

| Economic Activity Taxes:
| Total received since inception: | $30,244,536.00 |
| Amount on Hand: | $0.00 |

### Anticipated TIF Reimbursable Costs:

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

**Total Anticipated TIF Reimbursable Project Costs:** $42,633,000.00

### Anticipated TOTAL Project Costs:

**$25,400,200.00**

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

Eastland Center Tax Increment Financing and Redevelopment

Contact Agency: Independence
Contact Phone: 816-325-7796
Developer(s): Eastland Center Associates, LLC
Senate District: 11
House District: 30
Original Date Plan/Project Approved: 1/1/2000

Plan Description:
The redevelopment project is a mixed-use project consisting of big box retail, specialty shopping, restaurants, hotels, offices and the Silverstein Eye Center Arena.

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

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

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

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

## Golf Strategies Tax Increment Financing Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$1,160,544.00</th>
<th>As of: 1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$5,234,511.00</th>
<th>Amount on Hand: $0.00</th>
</tr>
</thead>
</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$257,128.00</th>
<th>Amount on Hand: $0.00</th>
</tr>
</thead>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $3,832,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $150,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $3,982,000.00

### Anticipated TOTAL Project Costs:

$39,218,000.00

**Financing Method:**

- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6
Independence

Golf Strategies Tax Increment Financing Plan

Contact Agency: Independence
Contact Phone: 816-325-7796
Developer(s): Golf Strategies, Inc
Senate District: 11
House District: 29
Original Date Plan/Project Approved: 12/1/1999

Plan Description:
The redevelopment project encompassed 320 acres and included a residential community of 145 single-family villas, an 18-hole golf course, clubhouse, and maintenance buildings. Adequate public facilities, utilities and street improvements were constructed as the project was completed. The golf course and clubhouse are open to the public. The project provided flood control improvements benefiting the surrounding areas.

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Independence
Hartman Heritage Center Tax Increment Financing Pl

TIF Revenues

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

Payments in Lieu of Taxes:

Total received since inception: $12,088,110.00  Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $7,094,944.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $21,896,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $250,000.00
- Other: $35,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $22,181,000.00

Anticipated TOTAL Project Costs: $113,026,000.00

Financing Method:
Pay As You Go
TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 5
Independence

Hartman Heritage Center Tax Increment Financing Pl

Contact Agency: Independence
Contact Phone: 816-325-7796
Developer(s): Inland American Independence Hartman, LLC
Senate District: 11
House District: 30
Original Date Plan/Project Approved: 5/1/1998

Plan Description:
The redevelopment project contains a combination hotel/convention center/restaurant with 200 guest rooms and 15,000 square feet of meeting space a 270,000 square foot retail center and out parcel developments for restaurants and office space.

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

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

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

**I-70 and Little Blue Parkway Tax Increment Finance**

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $5,357.00  As of: 1/1/2016

**Payments in Lieu of Taxes:**

Total received since inception: $44,004.00  Amount on Hand: $0.00

**Economic Activity Taxes:**

Total received since inception: $218,316.00  Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $22,318,463.00
- Property Acquisition and Relocation Costs: $3,061,125.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $25,379,588.00

**Anticipated TOTAL Project Costs:** $48,258,000.00

**Financing Method:** Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
Independence

I-70 and Little Blue Parkway Tax Increment Finance

Contact Agency: Independence
Contact Phone: 816-325-7796
Developer(s): Crackerneck Country Club, Inc (project 3 only)
Senate District: 11
House District: 30

Original Date Plan/Project Approved: 12/1/2012

Plan Description:

Fund public improvements that benefit the Redevelopment Area. There will be 4 Redevelopment Projects. TIF revenues will be collected in 2 of the Redevelopment Project Areas. The remaining 2 Redevelopment Project Areas will receive certain TIF revenues for completed public improvements that benefit the Project Areas but will not generate TIF revenues under this Plan. All remaining right-of-way in Redevelopment Area won't be a Re dev. Proje

Plan/Project Status: Under Construction
Area Type: Blight
But for Determination:

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

Number of New Jobs:

Projected: 100 Actual to Date: 182

Number of Retained Jobs:

Projected: 0 Actual to Date: 0
Independence
Independence Regional Medical Center Tax Increment

TIF Revenues
Current Amount of Revenue in Special Allocation $712,679.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $26,889,601.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $432,554.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $31,312,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $750,000.00
Other: $0.00
Other: $12,400,000.00
Other:
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $44,462,000.00

Anticipated TOTAL Project Costs: $302,506,059.00

Financing Method:
Pay As You Go
TIF Bonds

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

**Independence Regional Medical Center Tax Increment**

Contact Agency: Independence  
Contact Phone: 816-325-7796  
Developer(s): Midwest Division IRHC, LLC  
Senate District: 00  
House District: 30  
Original Date Plan/Project Approved: 12/1/2004

Plan Description:

The plan called for the development of a 257-bed hospital on the project site. The project also required investment in public infrastructure and dedicated 5 acres of ground for a public safety facility. The amendment to the plan incorporated the redevelopment of an existing building into a regional cancer center. Funds from the TIF are to also be used to assist in redevelopment of two hospitals vacated when the new facility was built.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

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

Number of New Jobs:

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>166</td>
<td>148</td>
</tr>
</tbody>
</table>

Number of Retained Jobs:

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
# Independence

## Mid-Town Truman Road Corridor Plan & Redevelopment

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$63,923.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $4,139,964.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $104,830.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $8,380,910.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $8,380,910.00

**Anticipated TOTAL Project Costs:** $80,810,850.00

**Financing Method:**

- Pay As You Go

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

- 0

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

- 0
Independence
Mid-Town Truman Road Corridor Plan & Redevelopment

Contact Agency: Independence
Contact Phone: 816-325-7796
Developer(s): Mid-Town Truman Road Corridor Redevelopment Corp.
Senate District: 11
House District: 21

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

Plan Description:
The Redevelopment Plan proposes to preserve and enhance existing housing, encourage reinvestment and improvement in residential structures, reverse the trend of neighborhood decline and encourage commercial investment. The TIF funds a 353 Corporation and the implementation of the 353 Redevelopment Plan and tax abatement program. The project continues to eliminate blight and enhance public safety and welfare by providing improvements to are

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

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Independence
Mount Washington Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation $63,923.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $217,465.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $140,494.00 Amount on Hand: $0.00

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

Total Anticipated TIF Reimbursable Project Costs: $1,481,856.00

Anticipated TOTAL Project Costs: $8,722,700.00

Financing Method:
Pay As You Go

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

Mount Washington Tax Increment Financing Plan

Contact Agency: Independence
Contact Phone: 816-325-7796
Developer(s): Forever Enterprises
Senate District: 11
House District: 19
Original Date Plan/Project Approved: 9/1/2000

Plan Description:
The redevelopment area includes a 229-acre cemetery. The plan includes the renovation of the Mount Washington Cemetery, improvements to adjacent public right-of-way, construction of a new mausoleum and chapel, and funding for planning and implementing renovation of the nearby Fairmount Business District.

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

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

Number of Retained Jobs:
Projected: 13  Actual to Date: 13
Independence
Noland Road and 23rd Street Tax Increment Finance

TIF Revenues
Current Amount of Revenue in Special Allocation $81,037.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $88,372.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $551,390.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $1,122,500.00
Property Acquisition and Relocation Costs: $6,464,735.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $10,857,500.00

Anticipated TOTAL Project Costs: $14,375,500.00

Financing Method:
Pay As You Go
TIF Bonds

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

**Noland Road and 23rd Street Tax Increment Finance**

Contact Agency: Independence  
Contact Phone: 816-325-7796  
Developer(s): 1 Dodgion Street Acquistions, 2 KC Prop, 3&4 Ci  
Senate District: 11  
House District: 29  
Original Date Plan/Project Approved: 12/1/2012

Plan Description:

Purpose of the plan is to incentivize redevelopment of the Project areas by curing/eliminating blighting conditions through multiple projects. Project 1 provides for demo of blighted building and construction of new gas station. Project 2 was redevelopment and expansion of existing auto business. Projects 3,4, and 5 aid development of project 5 site

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required parcel assembly and/or relocation costs.

Number of New Jobs:

- Projected: 0  
- Actual to Date: 0

Number of Retained Jobs:

- Projected: 0  
- Actual to Date: 0
Independence
Noland Road Auto Plaza Tax Increment Financing

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $20,726.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $137,763.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $6,549.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $257,500.00
- Property Acquisition and Relocation Costs: $680,000.00
- Project Implementation Costs: $90,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,027,500.00

Anticipated TOTAL Project Costs: $3,997,500.00

Financing Method:
Pay As You Go

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

**Noland Road Auto Plaza Tax Increment Financing**

Contact Agency: Independence  
Contact Phone: 816-325-7796  
Developer(s): T.E.N. Investments, Inc  
Senate District: 11  
House District: 29  
Original Date Plan/Project Approved: 12/1/2002

Plan Description:

The redevelopment project encompasses 14 acres of land which were to be redeveloped into three automobile dealerships, an auto service center and an auto repair facility. Portions of the project previously functioned as automobile dealerships and required updating to current automobile dealership standards.

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

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

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

Number of Retained Jobs:  
- **Projected:** 0  
- **Actual to Date:** 45
**TIF Revenues**

<table>
<thead>
<tr>
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<th>As of</th>
<th>1/1/2016</th>
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<tbody>
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**Economic Activity Taxes:**

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**Anticipated TIF Reimbursable Costs:**

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<tr>
<td>Public Infrastructure/Site Development Costs:</td>
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**Total Anticipated TIF Reimbursable Project Costs:**

<table>
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<tr>
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**Anticipated TOTAL Project Costs:**

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<tr>
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**Financing Method:**

- Pay As You Go

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

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

North Independence Redevelopment Tax Increment

Contact Agency: Independence
Contact Phone: 816-325-7796
Developer(s): Limpus Properties, LLC
Senate District: 11
House District: 20

Original Date Plan/Project Approved: 5/1/2000

Plan Description:
The Redevelopment Project Consists of the construction of the above-ground surface and construction of an underground industrial park.

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

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

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

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

Old Landfill Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $5,908.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $797,528.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $99,023.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $13,640,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $535,000.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other:

Total Anticipated TIF Reimbursable Project Costs: $14,175,000.00

Anticipated TOTAL Project Costs: $117,300,000.00

Financing Method:
Pay As You Go

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

Old Landfill Tax Increment Financing Plan

Contact Agency: Independence
Contact Phone: 816-325-7796
Developer(s): Salem-Woods Development - original developer
Senate District: 8
House District: 30
Original Date Plan/Project Approved: 9/1/2005

Plan Description:
The Redevelopment Area was developed by reclaiming the closed and capped landfills and preparing the area for a mixed-use project consisting of an 18-hole private golf course surrounded by an executive-level residential development containing approximately 225 single family residences and supporting amenities.

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Independence
Recovery Sales Outlet Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation: $43,216.00

Payments in Lieu of Taxes:
Total received since inception: $248,698.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $2,265,763.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $2,512,700.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $7,315,450.00

Anticipated TOTAL Project Costs: $41,350,578.00

Financing Method:
Pay As You Go

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

**Recovery Sales Outlet Tax Increment Financing Plan**

Contact Agency: Independence  
Contact Phone: 816-325-7796  
Developer(s): Recovery Management Corporation  
Senate District: 11  
House District: 29  

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

**Plan Description:**

The 47-acre development project includes new constriction of approximately 670,000 square feet of retail, office and warehouse/industrial space. Public infrastructure improvements to Noland Road, the extension of Lynn Court to Weatherford Road, a new street and rail crossing at 33rd Street, improvements to railroad crossings at the 35th and Osage Street intersections, and matching grant funds for the Noland Road landscape project.

**Plan/Project Status:** Inactive  
**Area Type:** Blight  
**But for Determination:**

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

**Number of New Jobs:**

- Projected: 0  
- Actual to Date: 15

**Number of Retained Jobs:**

- Projected: 0  
- Actual to Date: 0
# Independence

## Santa Fe Trail Neighborhood TIF

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
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<th>As of:</th>
<th>1/1/2016</th>
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**Payments in Lieu of Taxes:**

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<th>Total received since inception:</th>
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**Economic Activity Taxes:**

<table>
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<th>Total received since inception:</th>
<th>$804,456.00</th>
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</table>

**Anticipated TIF Reimbursable Costs:**

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

**Total Anticipated TIF Reimbursable Project Costs:** $6,684,523.00

**Anticipated TOTAL Project Costs:** $25,567,017.00

**Financing Method:**

- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 0

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

**Santa Fe Trail Neighborhood TIF**

- **Contact Agency:** Independence
- **Contact Phone:** 816-325-7796
- **Developer(s):** McProperties, LLC
- **Senate District:** 11
- **House District:** 29
- **Original Date Plan/Project Approved:** 12/1/1997

**Plan Description:**
The retail development will include approximately 150,000 square feet of retail and high density residential units and associated public improvements to local streets.

**Plan/Project Status:** Inactive

**Area Type:** Blight

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

**Number of New Jobs:**
- **Projected:** 250
- **Actual to Date:** 0

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

**Trinity Tax Increment Financing Plan and Redevelop**

### TIF Revenues

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

#### Payments in Lieu of Taxes:

- **Total received since inception:** $1,422,401.00
- **Amount on Hand:** $0.00

#### Economic Activity Taxes:

- **Total received since inception:** $945,410.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $7,315,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $450,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $7,765,000.00

### Anticipated TOTAL Project Costs:

- **Anticipated TOTAL Project Costs:** $41,115,000.00

#### Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 0

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

**Trinity Tax Increment Financing Plan and Redevelop**

Contact Agency: Independence  
Contact Phone: 816-325-7796  
Developer(s): Valley View Bank  
Senate District: 11  
House District: 30  
Original Date Plan/Project Approved: 11/1/2005  

**Plan Description:**

The redevelopment project was to build several free-standing retail stores, including restaurants, comprising approximately 33,200 square feet. Approximately 98,250 square feet of general commercial space, and a five-story class A office building containing approximately 50,000 square feet. Additionally, the corner site on the east side of the Little Blue Parkway will be reserved for multi-story Class A office building or hotel.

**Plan/Project Status:** Under Construction  
**Area Type:** Blight  
**But for Determination:**

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

**Number of New Jobs:**

**Projected:** 175  
**Actual to Date:** 155  

**Number of Retained Jobs:**

**Projected:** 0  
**Actual to Date:** 0
Jackson
The Interstate 55 Corridor Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation $1,587,855.45 As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $1,859,615.04 Amount on Hand: $449,998.23

Economic Activity Taxes:
- Total received since inception: $4,703,334.76 Amount on Hand: $1,137,857.22

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $23,300,000.00
- Property Acquisition and Relocation Costs: $1,500,000.00
- Project Implementation Costs: $900,000.00
- Other: $2,800,000.00
- Other: $2,500,000.00
- Other:
- Other:
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $33,000,000.00

Anticipated TOTAL Project Costs: $86,411,523.00

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

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

The Interstate 55 Corridor Redevelopment Project

Contact Agency: Jackson
Contact Phone: 573-243-3568
Developer(s): Buchheit, Inc.
Senate District: 27
House District: 146

Original Date Plan/Project Approved: 12/1/1998

Plan Description:
Road and safety improvements, water and sewer, public safety building

Plan/Project Status: Under Construction

Area Type: Blight

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

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

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# Jefferson City
## Capital Mall TIF Plan

### TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00  
As of: 1/1/2016

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

#### Economic Activity Taxes:
- Total received since inception: $697,940.54  
  Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $15,696,524.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $15,696,524.00

### Anticipated TOTAL Project Costs:
**$15,696,524.00**

### Financing Method:
- Pay As You Go

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

Capital Mall TIF Plan

Contact Agency: Jefferson City
Contact Phone: 573-634-6459
Developer(s): Capital Mall JC, LLC
Senate District: 6
House District: 60

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

Plan Description:
A combination of acquisition, engineering and rehabilitation and renovation of the existing Capital Mall, including its infrastructure and amenities including but not limiting roof replacement, parking lot repair and facade upgrades among other improvements.

Plan/Project Status: Under Construction
Area Type: Blight

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

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

Number of Retained Jobs:
Projected: 650 Actual to Date: 0
Jefferson City
High Street Tax Increment Financing Plan

TIF Revenues

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

Payments in Lieu of Taxes:
Total received since inception: $39,968.08  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $81,073.39  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $147,482.00
- Other: $7,424.59
- Other:
- Other:
- Other:
- Other:
Total Anticipated TIF Reimbursable Project Costs: $154,906.59

Anticipated TOTAL Project Costs: $0.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 14
Current anticipated estimated number of years to retirement: 17
Jefferson City

High Street Tax Increment Financing Plan

Contact Agency: Jefferson City
Contact Phone: 573-634-6459
Developer(s): Juanita Donehue (deceased)
Senate District: 6
House District: 60

Original Date Plan/Project Approved: 12/1/2002

Plan Description:
Redevelopment and rehabilitation of historic property including public improvements sidewalk replacement, curbs, gutters, rear on-street parking

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

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

Number of New Jobs:

Projected: 15  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
Jefferson City
Southside Tax Increment Financing Plan

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

Payments in Lieu of Taxes:
Total received since inception: $73,341.29
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $118,415.36
Amount on Hand: $0.00

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

Total Anticipated TIF Reimbursable Project Costs: $530,000.00

Anticipated TOTAL Project Costs: $530,000.00

Financing Method:
Loan

Original estimated number of years to retirement: 10
Current anticipated estimated number of years to retirement: 18
Jefferson City

Southside Tax Increment Financing Plan

Contact Agency: Jefferson City
Contact Phone: 573-634-6459
Developer(s): Dunklin Street Properties, Inc.
Senate District: 6
House District: 60

Original Date Plan/Project Approved: 11/1/2009

Plan Description:
Redevelopment of a commercial area to include sidewalk replacement, curbs, gutters, sewer line and underground stormwater system repairs.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

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

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

#### Jennings Station Crossing

## TIF Revenues

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<thead>
<tr>
<th>Description</th>
<th>Amount ($)</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$137,965.00</td>
<td>1/1/2016</td>
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### Payments in Lieu of Taxes:

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<tbody>
<tr>
<td>Total received since inception:</td>
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### Economic Activity Taxes:

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

<table>
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<tr>
<th>Description</th>
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<tr>
<td>Public Infrastructure/Site Development Costs:</td>
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<td>Property Acquisition and Relocation Costs:</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
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</table>

### Anticipated TOTAL Project Costs: $10,000,000.00

### Financing Method:

- TIF Notes

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

### Current anticipated estimated number of years to retirement: 10
Jennings
Jennings Station Crossing

Contact Agency: Jennings
Contact Phone: 314-388-1164
Developer(s): Jennings Station Crossing, LLC
Senate District: 69 & 70
House District: 13 & 14
Original Date Plan/Project Approved: 11/1/2002

Plan Description:
Previous developments at this site are the opening of the White Castle restaurant in December 2014 and the Family Dollar retail store which opened in July 2015. No further developments have occurred during the annual report year.

Plan/Project Status: Under Construction
Area Type: Conservation
But for Determination:
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

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

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

#### Jennings Tax Increment Financing Area #1

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<td><strong>Anticipated TIF Reimbursable Costs:</strong></td>
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<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$300,000.00</td>
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<tr>
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<tr>
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<td>$1,000,000.00</td>
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<tr>
<td><strong>Total Anticipated TIF Reimbursable Project Costs:</strong></td>
<td>$2,500,000.00</td>
</tr>
</tbody>
</table>

**Anticipated TOTAL Project Costs:** $7,000,000.00

Financing Method: Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 5
**Jennings**

**Jennings Tax Increment Financing Area #1**

Contact Agency: Jennings  
Contact Phone: 314-388-1164  
Developer(s): Stout Industries, Inc.  
Senate District: 70  
House District: 14  
Original Date Plan/Project Approved: 5/1/1997

**Plan Description:**

All work necessary to demolish and remove the current front office area of existing building and of other improvements located on the property, cleaning, grading and relocation of existing utilities construction of office space including surface parking renovation and rehabilitation of existing main plant building, warehouse and covered concrete doc area, receiving packaging building and main warehouse.

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

**Area Type:** Conservation

**But for Determination:**

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

**Number of New Jobs:**

Projected: 130  
Actual to Date: 100

**Number of Retained Jobs:**

Projected: 50  
Actual to Date: 100
Jennings
Louisa Food Products (TIF #2)

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
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Payments in Lieu of Taxes:

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Economic Activity Taxes:

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<th>Total received since inception</th>
<th>$62,341.00</th>
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Anticipated TIF Reimbursable Costs:

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<th>Public Infrastructure/Site Development Costs</th>
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<td></td>
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Total Anticipated TIF Reimbursable Project Costs: $500,000.00

Anticipated TOTAL Project Costs: $3,000,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 1
Jennings
Louisa Food Products (TIF #2)

Contact Agency: Jennings
Contact Phone: 314-388-1164
Developer(s): Louisa Food Products Inc
Senate District: 70
House District: 14
Original Date Plan/Project Approved: 9/1/1997

Plan Description:
Phase 1 Acquisition and demolition of part of the vacant Hill Behan Lumber company property and the construction of a cold storage shipping and receiving facility. Phase 2 Construction of a dry storage warehouse and employee welfare facility, for a total of approximately 30k square feet of new light industrial construction.

Plan/Project Status: Fully-Operational
Area Type: Conservation
But for Determination:
Project required parcel assembly and/or relocation costs.
Property too small for planned improvements

Number of New Jobs:
Projected: 138  Actual to Date: 217

Number of Retained Jobs:
Projected: 138  Actual to Date: 217
Jennings
Redevelopment Project Area No. 8

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$269,496.00</th>
<th>As of: 1/1/2016</th>
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</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $141,942.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $136,151.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $150,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $50,000.00
- Other: $600,000.00
- Other: $250,000.00
- Other:
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $1,050,000.00

**Anticipated TOTAL Project Costs:** $3,000,000.00

**Financing Method:**

- TIF Notes

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

**Current anticipated estimated number of years to retirement:** 10
# Jennings

## Redevelopment Project Area No. 8

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Jennings</th>
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<tbody>
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<td>Contact Phone:</td>
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<tr>
<td>Developer(s):</td>
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<td>Senate District:</td>
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### Plan Description:

The plan is known as the Jennings East Side Redevelopment Area TIF Redevelopment Plan. The area includes approximately 23 acres, a portion of which is the former North Twin Drive-In and the remainder is other commercial activities. The development includes demolition of all site improvements and the development of neighboring oriented commercial activities and assistance in upgrading the commercial uses North of Lewis and Clark Blvd.

### Plan/Project Status:

Under Construction

### Area Type:

Conservation

### But for Determination:

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

### Number of New Jobs:

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
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<tbody>
<tr>
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### Number of Retained Jobs:

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<tr>
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</table>
Kansas City

11 Street TIF Plan

TIF Revenues
Current Amount of Revenue in Special Allocation $3,442,267.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $290,565.49 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $46,612,011.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $890,558.00
Property Acquisition and Relocation Costs: $8,421,127.00
Project Implementation Costs: $3,294,965.00
Other: $80,416,401.00
Other: $8,836,844.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $101,859,895.00

Anticipated TOTAL Project Costs: $255,200,206.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**Kansas City**

**11 Street TIF Plan**

Contact Agency: Kansas City
Contact Phone: 8166912109
Developer(s): 11th Street Corridor Redevelopment Corporation
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/1992

**Plan Description:**

Rehabilitation of the Centennial Bldg and attached garage, development of the Cathedral Square project with 2 office bldgs & underground parking, historic preservation including 1021, 1029, & 1032 Pennsylvania Ave and 1021, 1025, & 1033 Jefferson St. & Renovation existing structures for office space, rehabilitation & renovation of Thayer Pl, the Poindexter Bldg, 700 Central Bldg, & development off additional office, commercial, & residential

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

**Area Type:** Conservation

**But for Determination:**

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

**Number of New Jobs:**

Projected: 895  Actual to Date: 4680

**Number of Retained Jobs:**

Projected: 2100  Actual to Date: 1140
Kansas City
11th Street TIF Plan/Project B- Blossom House

TIF Revenues

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

Payments in Lieu of Taxes:
Total received since inception: $80,120.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $118,311.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
  Public Infrastructure/Site Development Costs: $0.00
  Property Acquisition and Relocation Costs: $0.00
  Project Implementation Costs: $0.00
  Other: $0.00
  Other: $1,992,506.00

Total Anticipated TIF Reimbursable Project Costs: $1,992,506.00

Anticipated TOTAL Project Costs: $12,014,250.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City

11th Street TIF Plan/Project B- Blossom House

Contact Agency: Kansas City
Contact Phone: 8166912109
Developer(s): Walnut creek Ranch,LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 11/1/2002

Plan Description:
The project for the historic preservation and renovation of the Blossom House 1030-1032 Pennsylvania and expansion of the Blossom House to accommodate office leasing, the Brockett/Griffin House 1021 Jefferson Brockett Carriage House 1024 Jefferson

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

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

Number of New Jobs:
Projected: 0  Actual to Date: 1

Number of Retained Jobs:
Projected: 16  Actual to Date: 23
## TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.06 As of: 1/1/2016

### Payments in Lieu of Taxes:

- Total received since inception: $2,637,440.00  
  Amount on Hand: $0.00

### Economic Activity Taxes:

- Total received since inception: $5,617,550.00  
  Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $1,213,607.00
- Project Implementation Costs: $720,000.00
- Other: $13,299,793.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $15,233,400.00

### Anticipated TOTAL Project Costs:

Total Anticipated TIF Reimbursable Project Costs: $15,233,400.00

Anticipated TOTAL Project Costs: $45,577,200.00

Financing Method:
- Other Bond

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 12
The project proposed the renovation and upgrade of the existing President Hotel to provide 214 rooms.

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

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

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

Number of New Jobs:
- **Projected:** 2034
- **Actual to Date:** 6

Number of Retained Jobs:
- **Projected:** 1493
- **Actual to Date:** 128
Kansas City
1200 Main/South Loop-Project 01 (KC LIVE)

TIF Revenues

Current Amount of Revenue in Special Allocation  $41,394.00  As of:  1/1/2016

Payments in Lieu of Taxes:

Total received since inception:  $3,810,012.00  Amount on Hand:  $0.00

Economic Activity Taxes:

Total received since inception:  $15,248,475.0  Amount on Hand:  $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:  $11,995,822.00
Property Acquisition and Relocation Costs:  $22,950,846.00
Project Implementation Costs:  $24,975,303.00
Other:  $33,783,707.00
Other:  $62,192,900.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs:  $164,948,209.00

Anticipated TOTAL Project Costs:  $321,135,195.00

Financing Method:

Pay As You Go
Other Bond

Original estimated number of years to retirement:  22
Current anticipated estimated number of years to retirement:  17
Kansas City
1200 Main/South Loop-Project 01 (KC LIVE)

Contact Agency: Kansas City
Contact Phone: 8166912109
Developer(s): Kansas City Live, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 3/1/2004

Plan Description:
Project 1 proposed acquisition, development and rehabilitation of Project 1A, Project 1D, & Project 1H of entertainment, retail space, and theater uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:

Projected: 2034  Actual to Date: 1003

Number of Retained Jobs:

Projected: 1493  Actual to Date: 0
# TIF Revenues

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<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

## Payments in Lieu of Taxes:
- Total received since inception: $867,833.00
- Amount on Hand: $0.00

## Economic Activity Taxes:
- Total received since inception: $514,859.00
- Amount on Hand: $0.00

## Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $1,776,961.00
- Project Implementation Costs: $0.00
- Other: $2,457,181.00
- Other: $565,858.00
- Other: 
- Other: 
- Other: 
- Other: 
- Total Anticipated TIF Reimbursable Project Costs: $4,800,000.00

## Anticipated TOTAL Project Costs: $19,641,840.00

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

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City

1200 Main/South TIF Plan-Project 13/14

Contact Agency: Kansas City
Contact Phone: 8166912109
Developer(s): Adrew McMeel Universal, Inc.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 3/1/2004

Plan Description:
The project proposed the renovation of a total 84,271 sq.ft. of office space in the existing Boley Building and adjacent in the Town Pavilion Building for Andrews McMeel Universal

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

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

Number of Retained Jobs:
    Projected: 215    Actual to Date: 160
TIF Revenues

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

Payments in Lieu of Taxes:
- Total received since inception: $17,756,670.00  Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $5,491,318.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $59,439,790.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $3,845,869.00
- Other: $32,155,951.00
- Other: $22,876,194.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $121,317,824.00

Anticipated TOTAL Project Costs: $308,399,088.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City

1200 Main/South TIF Plan-Project 2

Contact Agency: Kansas City
Contact Phone: 8166912109
Developer(s): H&R Block Services
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 7/1/2006

Plan Description:
The proposed construction of a new office building H& R Block World Headquarters and associated mixed-uses and open space

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

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

Number of New Jobs:
Projected: 2034  Actual to Date: 2211

Number of Retained Jobs:
Projected: 1493  Actual to Date: 0
<table>
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<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2016</td>
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</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $2,072,629.00 Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $51,054,435.00 Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $200,000.00
- Other: $16,871,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $17,071,000.00

**Anticipated TOTAL Project Costs:** $35,010,000.00

**Financing Method:**
- Other Bond

**Original estimated number of years to retirement:** 22

**Current anticipated estimated number of years to retirement:** 2
Kansas City

12th & Wyandotte TIF/Aladdin Hotel

Contact Agency: Kansas City  
Contact Phone: 8166912109  
Developer(s): Jordan Hotel Investments, LLC  
Senate District: 7  
House District: 24  
Original Date Plan/Project Approved: 12/1/1992

Plan Description:
The plan proposed renovation of the Allis Plaza Hotel now the Marriott Hotel, demolition of the existing Muehlebach Towers and Link Building and construction of a new hotel of about 450 rooms and a new pedestrian walkway, and renovation of the existing Muehlebach Hotel convention center facility Projects 1-3.

Plan/Project Status: Fully-Operational  
Area Type: Conservation  
But for Determination: 
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:  
   Projected: 0  
   Actual to Date: 487

Number of Retained Jobs:  
   Projected: 0  
   Actual to Date: 0
Kansas City
22nd & Main - Project 27, Arthel Building TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $955.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $274,548.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $204,743.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

  Public Infrastructure/Site Development Costs: $0.00
  Property Acquisition and Relocation Costs: $0.00
  Project Implementation Costs: $380,140.00
  Other: $0.00
  Other: $0.00
  Other: $0.00
  Other: $0.00
  Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $380,140.00

Anticipated TOTAL Project Costs: $1,549,940.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City

22nd & Main - Project 27, Arthel Building TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Botwin Family Partners, LP
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 3/1/1998

Plan Description:
Rehabilitation of the Arthel Building at 1901 Main Street for the provision of 7,500 sq. ft. of retail space & 4,000 sq. ft of office space and the demolition of 5,500 sq. ft. of an adjacent building in order to provide 10 surface parking spaces.

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

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

Number of New Jobs:
Projected: 34  Actual to Date: 12

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

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

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**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Amount on Hand</th>
<th>$0.00</th>
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**Anticipated TIF Reimbursable Costs:**

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $76,000.00
- **Other:** $274,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $350,000.00

**Anticipated TOTAL Project Costs:** $1,814,400.00

**Financing Method:**

- **Pay As You Go**

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

**Current anticipated estimated number of years to retirement:** 0
Kansas City

22nd & Main TIF Plan/Project 10

Contact Agency: Kansas City
Contact Phone: 8166912109
Developer(s): McFamily Properties, L.L.C.
Senate District: 7
House District: 24

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

Plan Description:
The project proposed renovation of an existing building to provide 3,000 sq ft of restaurant space, 3,300 sq ft of photography studio space and 7,800 sq ft of office space

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

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

Number of New Jobs:
Projected: 47 Actual to Date: 48

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

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<td>Public Infrastructure/Site Development Costs:</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$2,049,550.00</td>
<td></td>
</tr>
<tr>
<td>Anticipated TOTAL Project Costs:</td>
<td>$60,478,898.00</td>
<td></td>
</tr>
</tbody>
</table>

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

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

**Current anticipated estimated number of years to retirement:** 0
**Kansas City**

**22nd & Main TIF/Candle Bldg-Project 28**

Contact Agency: Kansas City  
Contact Phone: 8166912109  
Developer(s): 2101 Broadway ,LLC  
Senate District: 7  
House District: 24  
Original Date Plan/Project Approved: 4/1/2007  

**Plan Description:**  
Rehabilitation of a historic 3-story, 43,650 Sq. Ft. bldg to retail and commercial space.

**Plan/Project Status:** Under Construction  
**Area Type:** Conservation  
**But for Determination:**  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**  
Projected: 0  
Actual to Date: 124

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
Kansas City
22nd & Main TIF/Morr Transfer Building- Project 24

TIF Revenues

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

Payments in Lieu of Taxes:
Total received since inception: $388,802.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $1,122,654.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $1,078,693.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $1,078,693.00

Anticipated TOTAL Project Costs: $9,581,993.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**Kansas City**

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

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Kansas City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-691-2109</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>DST Realty</td>
</tr>
<tr>
<td>Senate District:</td>
<td>7</td>
</tr>
<tr>
<td>House District:</td>
<td>24</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>3/1/1998</td>
</tr>
</tbody>
</table>

**Plan Description:**
Renovation of the existing Morr Transfer Building to provide 82,268 sq. ft. of office space.

**Plan/Project Status:** Seeking Developer

**Area Type:** Conservation

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

**Number of New Jobs:**

<table>
<thead>
<tr>
<th></th>
<th>Projected</th>
<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0</td>
<td>182</td>
</tr>
</tbody>
</table>

**Number of Retained Jobs:**

<table>
<thead>
<tr>
<th></th>
<th>Projected</th>
<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>365</td>
<td>0</td>
</tr>
</tbody>
</table>
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $1,088,276.00

As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $1,259,410.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $5,349,284.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $2,416,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $738,000.00
- Other: $390,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $3,544,000.00

Anticipated TOTAL Project Costs: $6,589,750.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**Kansas City**

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

Contact Agency: Kansas City  
Contact Phone: 816-691-2109  
Developer(s): Lidias Freight House, LLC  
Senate District: 7  
House District: 24  

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

**Plan Description:**
Renovation of the existing Freight House building for restaurants and related uses, provision of 300-350 parking spaces and pedestrian improvements in the area.

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

**Area Type:** Conservation

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

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected</th>
<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>140</td>
<td>213</td>
</tr>
</tbody>
</table>

**Number of Retained Jobs:**

<table>
<thead>
<tr>
<th>Projected</th>
<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Kansas City
45th and Main TIF Plan

TIF Revenues

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

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

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

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $6,528,135.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $7,500,000.00
Other: $23,868,072.00
Other: $1,215,848.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $39,112,055.00

Anticipated TOTAL Project Costs: $225,919,426.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**Kansas City**

**45th and Main TIF Plan**

- **Contact Agency:** Kansas City
- **Contact Phone:** 816-691-2109
- **Developer(s):** One East 45th & Main Corporation
- **Senate District:** 7
- **House District:** 24
- **Original Date Plan/Project Approved:** 12/1/2006

**Plan Description:**

Proposed replacement of the Holiday Inn Hotel with 274,500 sf of Class A office space, 47,000 sf of specialty grocery store and retail space, a 160 room boutique hotel, 1,060 space parking garage, 55,000 sf of public park space and neighborhood public improvements.

**Plan/Project Status:** Inactive

**Area Type:** Conservation

**But for Determination:**

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

**Number of New Jobs:**

- **Projected:** 670  
- **Actual to Date:** 0

**Number of Retained Jobs:**

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

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $312,233.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $832,685.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $1,120,500.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $256,750.00
- Other: $5,210,900.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $6,588,150.00

**Anticipated TOTAL Project Costs:** $24,980,050.00

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

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

**Current anticipated estimated number of years to retirement:** 0
Kansas City

811 Main, Project 1 TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Commerce Bank, N.A.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 1/1/2006

Plan Description:
The plan and project proposed rehabilitation and renovation of the 12-story 811 Main building and garage, upgrading building systems and improving computing, security and communication systems

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

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

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

Number of Retained Jobs:
Projected: 772  Actual to Date: 826
Kansas City
87th & Hillcrest Road TIF Plan

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$85.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

Payments in Lieu of Taxes:

| Total received since inception: | $1,855,652.00 | Amount on Hand: | $0.00 |

Economic Activity Taxes:

| Total received since inception: | $3,120,504.00 | Amount on Hand: | $0.00 |

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $7,943,906.00
- Property Acquisition and Relocation Costs: $2,500,000.00
- Project Implementation Costs: $12,859,690.00
- Other: $1,723,950.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $25,027,546.00

Anticipated TOTAL Project Costs: $26,667,784.00

Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
Kansas City

87th & Hillcrest Road TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Foley Industries, Inc.
Senate District: 9
House District: 27
Original Date Plan/Project Approved: 3/1/2005

Plan Description:
This TIF is the redevelopment of approximately 37 acres of blighted land at Hillcrest and 87th Street. The redevelopment consists of land acquisition, engineering, site preparation, and the design and construction of an office, manufacturing and retail facility together with parking, landscaping and other improvements for a large equipment retailer, Foley Equipment. Dean Equipment was the original redeveloper, but assigned the TIF to Foley Equipment.

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

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

Number of New Jobs:
Projected: 36  Actual to Date: 222

Number of Retained Jobs:
Projected: 163  Actual to Date: 0
### Kansas City
### Americana TIF Plan

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$71.00</th>
<th>As of:</th>
<th>1/1/2016</th>
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</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$2,437,009.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
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</thead>
</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$6,956,863.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
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</table>

#### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Public Infrastructure/Site Development Costs:</th>
<th>$861,950.00</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Property Acquisition and Relocation Costs:</th>
<th>$0.00</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Project Implementation Costs:</th>
<th>$260,000.00</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Other:</th>
<th>$7,900,000.00</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Other:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

| Other: | |
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| Other: | |
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| Other: | |
|-------| |

| Other: | |
|-------| |

**Total Anticipated TIF Reimbursable Project Costs:**

<table>
<thead>
<tr>
<th>$9,021,950.00</th>
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</table>

#### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>$9,021,950.00</th>
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</table>

**Financing Method:**

- Pay As You Go

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

<table>
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<tr>
<th>0</th>
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</thead>
</table>

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

<table>
<thead>
<tr>
<th>0</th>
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</thead>
</table>
Kansas City

Americana TIF Plan

Contact Agency: Kansas City
Contact Phone: (816) 691-2109
Developer(s): Hotel Group Opportunity Fund III, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 1/1/1993

Plan Description:
Rehabilitation of an existing hotel of 496 obsolete rooms and a 330 space parking garage, renovated hotel has 385 rooms. Now the Crowne Plaza Hotel

Plan/Project Status: Fully-Operational

Area Type: Blight

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

Number of New Jobs:
Projected: 0  Actual to Date: 110

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

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

## Payments in Lieu of Taxes:

| Total received since inception: | $100,640.00 | Amount on Hand: | $0.00 |

## Economic Activity Taxes:

| Total received since inception: | $113,632.00 | Amount on Hand: | $0.00 |

## Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $2,515,513.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $2,515,513.00

## Anticipated TOTAL Project Costs:

| Anticipated TOTAL Project Costs: | $5,885,592.00 |

## Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
Kansas City

Baltimore Place TIF/Project 3- Nelkin Bldg

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Gee Whiz Holdings, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 2/1/2006

Plan Description:
Project 3 proposed renovation/rehabilitation of the Nelkin Building for approximately 30,500 sq ft of office space and improvements to the parking area north of the building.

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

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

Number of New Jobs:

Projected: 11  Actual to Date: 8

Number of Retained Jobs:

Projected: 41  Actual to Date: 41
Kansas City

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

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $1,591.00  As of: 1/1/2016

Payments in Lieu of Taxes:

Total received since inception: $13,412,529.00  Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $17,302,355.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $26,782,011.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $1,259,958.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $28,041,969.00

Anticipated TOTAL Project Costs: $291,965,811.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City

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

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): MD Management PEDCOR Investments
Senate District: 17
House District: 15/16

Original Date Plan/Project Approved: 6/1/1996

Plan Description:
The Plan calls for the construction of approx. 1,872,467 sq ft of Commercial/retail space, 31,800 sq ft of recreational space for an athletic facility YMCA, 696 multi-family residential units, and 114,957 sq ft of office space together with parking and appurtenances, utilities and street improvements.

Plan/Project Status: Fully-Operational
Area Type: Economic Development

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

Number of New Jobs:
Projected: 3900  Actual to Date: 695

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

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$120.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $5,043,768.00  
  - Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $15,822,802.00  
  - Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $14,979,546.00
- Property Acquisition and Relocation Costs: $5,717,382.00
- Project Implementation Costs: $856,915.00
- Other: $4,301,096.00
- Other: $0.00

### Total Anticipated TIF Reimbursable Project Costs: $25,854,939.00

### Anticipated TOTAL Project Costs: $89,928,566.00

### Financing Method:
- TIF Bonds

### Years to Retirement:
- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 20
Kansas City

Blue Ridge Mall TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): MBS Mall Investor-98, LLC
Senate District: 11
House District: 28
Original Date Plan/Project Approved: 2/1/2005

Plan Description:
The plan proposes i demolition of the Blue Ridge Mall building ii demolition of associated parking garages iii construction of retail/entertainment uses of approximately 580,000 square feet iv surface parking lot renovation and landscaping and v redevelopment of the Kaiser Building to accommodate conventional office users.

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

Number of New Jobs:
Projected: 1535 Actual to Date: 961

Number of Retained Jobs:
Projected: 75 Actual to Date: 68
Kansas City
Briarcliff West TIF Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $2,206.00 As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $38,404,336.00 Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $20,334,273.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $16,188,156.00
- Property Acquisition and Relocation Costs: $1,711,840.00
- Project Implementation Costs: $17,899,996.00
- Other: $48,446,454.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $84,246,446.00

Anticipated TOTAL Project Costs: $84,246,446.00

Financing Method:
- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 11
Current anticipated estimated number of years to retirement: 10
Kansas City

Briarcliff West TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Briarcliff Development Corporation
Senate District: 17
House District: 18
Original Date Plan/Project Approved: 5/1/1990

Plan Description:
To construct approx.. 700,000 sq ft of office space 85,000 sq ft of, Retail space 151 single family dwellings 84 villas 263 condominiums 120 multi-family units 200 room hotel and a Structured parking garage, together with all necessary utilities, street improvements and appurtenances.

Plan/Project Status: Under Construction
Area Type: Blight

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

Number of New Jobs:
Projected: 4000  Actual to Date: 1545

Number of Retained Jobs:
Projected: 22  Actual to Date: 0
Kansas City
Brush Creek TIF Plan/Plaza Library

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $11,347,263.00
- Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $6,677,105.00
- Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $88,600.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $1,944,787.00
- Other: $13,670,703.00
- Other: $1,164,740.00
- Other:
- Other:
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $16,868,830.00

Anticipated TOTAL Project Costs: $91,221,998.00

Financing Method:
- Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9
**Kansas City**

**Brush Creek TIF Plan/Plaza Library**

Contact Agency: Kansas City  
Contact Phone: 816-691-2109  
Developer(s): Plaza Colonnade, LLC  
Senate District: 7  
House District: 25  
Original Date Plan/Project Approved: 3/1/1999

Plan Description:
Replacement of the old Plaza Library with new construction of 290,000 sq ft of office space, 23,000 sq ft of retail space and 50,000 square feet of institutional library space

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

Number of New Jobs:  
Projected: 1439  
Actual to Date: 736

Number of Retained Jobs:  
Projected: 25  
Actual to Date: 676
**Kansas City**

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

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $12,845.00  
As of: 1/1/2016

**Payments in Lieu of Taxes:**

Total received since inception: $883,612.00  
Amount on Hand: $0.00

**Economic Activity Taxes:**

Total received since inception: $10,910,024.00  
Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $13,151,357.00
- Property Acquisition and Relocation Costs: $4,486,558.00
- Project Implementation Costs: $1,906,070.00
- Other: $1,623,755.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $21,167,740.00

**Anticipated TOTAL Project Costs:** $69,713,602.00

**Financing Method:**

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11
Kansas City

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

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Swope Community Builders
Senate District: 9
House District: 27
Original Date Plan/Project Approved: 3/1/1999

Plan Description:
Projects B and C together proposed 19,450 sq ft of office space and 118,534 sq ft of retail space. From 4th amdt.

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

Number of New Jobs:
Projected: 793    Actual to Date: 796

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

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

Payments in Lieu of Taxes:
Total received since inception: $376,073.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $320,117.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $614,392.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $4,982,313.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $5,596,705.00

Anticipated TOTAL Project Costs: $82,095,070.00

Financing Method:
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 18
Kansas City
Brywood Centre TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Tri-Land Properties, LLC
Senate District: 9
House District: 27
Original Date Plan/Project Approved: 7/1/2008

Plan Description:
The plan proposes demolition of 25,574 sq ft of existing buildings, renovation of 152,000 sq ft of existing retail space and construction of 112,000 sq ft of new retail space and two new pad site buildings.

Plan/Project Status: Inactive
Area Type: Blight

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

Number of New Jobs:
Projected: 173  Actual to Date: 159

Number of Retained Jobs:
Projected: 161  Actual to Date: 0
Kansas City
Carondolet Drive

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

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

Economic Activity Taxes:
Total received since inception: $891,174.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $2,621,303.00
Property Acquisition and Relocation Costs: $4,845,646.00
Project Implementation Costs: $191,000.00
Other: $103,103.00
Total Anticipated TIF Reimbursable Project Costs: $7,761,052.00

Anticipated TOTAL Project Costs: $69,208,369.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City
Carondolet Drive

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): FQ Real Estate Holdings
Senate District: 7
House District: 36
Original Date Plan/Project Approved: 8/1/2012

Plan Description:
Redevelopment plan allowed for the construction of approximately 200,000 square feet of office space along with 1,800 parking spaces, infrastructure and appurtenances.

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

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

Number of New Jobs:
Projected: 1225  Actual to Date: 942

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### Kansas City
### Chouteau/I-35 TIF- Project 3

#### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$483,600.00</td>
<td>1/1/2016</td>
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</tbody>
</table>

#### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$4,361,923.00</td>
<td>$0.00</td>
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</table>

#### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$8,507,267.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

#### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $10,436,842.00
- **Property Acquisition and Relocation Costs:** $1,090,500.00
- **Project Implementation Costs:** $1,864,303.00
- **Other:** $872,177.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $14,481,822.00

#### Anticipated TOTAL Project Costs:

**$31,204,157.00**

#### Financing Method:
- Pay As You Go
- Other Bond

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

#### Current anticipated estimated number of years to retirement:
- 7
Kansas City

Chouteau/I-35 TIF- Project 3

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Currently NO Developer
Senate District: 17
House District: 18
Original Date Plan/Project Approved: 4/1/1998

Plan Description:

Construction of 244,709 sq ft of retail and street improvements along Chouteau Trafficway, Winn Road and 42nd Street Terrace North. Additionally, the plan's 2nd Amendment extended the boundaries of the plan area to include properties in the Winnwood-Sunnybrook and Chaumiere neighborhoods to implement a housing program focused on improving housing conditions.

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

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

Number of New Jobs:

Projected: 0  Actual to Date: 802

Number of Retained Jobs:

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

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- **Total received since inception:** $97,631.00  
  **Amount on Hand:** $0.00

### Economic Activity Taxes:
- **Total received since inception:** $322,576.00  
  **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:
- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $962,873.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $962,873.00

### Anticipated TOTAL Project Costs:
- $4,678,487.00

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

### Years to Retirement:
- **Original estimated:** 0
- **Current anticipated:** 0

---

*Kansas City
Civic Mall-422 Admiral*
Kansas City
Civic Mall-422 Admiral

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): McCown Gordon Construction, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/1994

Plan Description:
The project provided for the renovation of and restoration to the existing building at 422 Admiral Boulevard for a corporate headquarters, employee parking lot and streetscape, as well as all necessary appurtenances and utilities.

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

Number of New Jobs:
Projected: 18  Actual to Date: 27

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$6,581.00</td>
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#### Payments in Lieu of Taxes:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
<th>Hand:</th>
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</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,100,851.00</td>
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</table>

#### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$15,750,758.00</td>
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### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
<td>$379,500.00</td>
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<td>Other</td>
<td>$383,373.00</td>
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<td>Other</td>
<td>$330,000.00</td>
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</table>

#### Total Anticipated TIF Reimbursable Project Costs:

<table>
<thead>
<tr>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>$1,292,873.00</td>
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</table>

#### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Amount</th>
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<tbody>
<tr>
<td>$5,008,487.00</td>
</tr>
</tbody>
</table>

### Financing Method:

- Other Bond

### Original estimated number of years to retirement:

- 22

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

- 1
Kansas City

Civic Mall-Whittake Courthouse (Project 46-47)

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): City of Kansas City, Missouri
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/1994

Plan Description:
The plan proposed construction of a new Federal Courthouse and associated surface parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 0 Actual to Date: 424

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

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
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### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$3,585,779.00</th>
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### Economic Activity Taxes:

<table>
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<tr>
<th>Total received since inception</th>
<th>$2,612,766.00</th>
<th>Amount on Hand</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### Anticipated TIF Reimbursable Costs:

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

<table>
<thead>
<tr>
<th>Total Anticipated TIF Reimbursable Project Costs</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Anticipated TOTAL Project Costs</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### Financing Method:

- Pay As You Go

### Original estimated number of years to retirement:

- 0

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

- 0


Kansas City

Country Club Plaza (Proj 1, Seville Square) TIF

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Highwoods Properties
Senate District: 7
House District: 25
Original Date Plan/Project Approved: 4/1/1997

Plan Description:
The overall plan proposed new and rehabilitated commercial space, new residential units, increased parking and a public amenities package of signage, graphics, auditory and water elements, lighting, and direction enhancements. The Seville project proposed a total of 205,882 sq ft of rehabilitated retail and garage space with 350 parking spaces.

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

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

Number of New Jobs:
Projected: 145  Actual to Date: 280

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
<td>$2,297.00</td>
<td>1/1/2015</td>
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</table>

#### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception:</td>
<td>$3,293,450.00</td>
<td>$0.00</td>
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</table>

#### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception:</td>
<td>$2,345,116.00</td>
<td>$0.00</td>
</tr>
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</table>

#### Anticipated TIF Reimbursable Costs:

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

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

#### Anticipated TOTAL Project Costs:

**Total Anticipated Project Costs:** $0.00

#### Financing Method:

- Pay As You Go

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

**Current anticipated estimated number of years to retirement:** 0
Kansas City
Country Club Plaza (Proj 1, Seville Square) TIF

Contact Agency: Kansas City
Contact Phone: 8166912100
Developer(s): Highwoods Properties
Senate District: 7
House District: 25

Original Date Plan/Project Approved: 2/1/1998

Plan Description:
The overall plan proposed new and rehabilitated commercial space, new residential units, increased parking and a public amenities package of signage, graphics, auditory and water elements, lighting, and direction enhancements. The Seville project proposed a total of 205,882 sq ft of rehabilitated retail and garage space with 350 parking spaces.

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

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

Number of New Jobs:
Projected: 145       Actual to Date: 98

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

**Country Club Plaza (Project 2, Granada & Saks) TIF**

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$0.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $2,764,346.00
- **Amount on Hand:** $0.00

#### Economic Activity Taxes:

- **Total received since inception:** $5,062,042.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

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

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

### Anticipated TOTAL Project Costs:

- **Total Anticipated Project Costs:** $0.00

### Financing Method:

- **Pay As You Go**

### Estimated Number of Years to Retirement:

- **Original estimated number of years to retirement:** 0
- **Current anticipated estimated number of years to retirement:** 0
Kansas City

Country Club Plaza (Project 2, Granada & Saks) TIF

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Highwoods Properties
Senate District: 7
House District: 25
Original Date Plan/Project Approved: 4/1/1997

Plan Description:
The overall plan proposed new and rehabilitated commercial space, new residential units, increased parking and a public amenities package of signage, graphics, auditory and water elements, lighting, and direction enhancements.

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

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

Number of New Jobs:
Projected: 75  Actual to Date: 120

Number of Retained Jobs:
Projected: 195  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $2,010,669.00
- Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $83,069.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $1,961,368.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,961,368.00

### Anticipated TOTAL Project Costs:
- $28,204,457.00

### Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**Kansas City**

**Country Club Plaza (Project 7, Park Lane) TIF**

Contact Agency: Kansas City  
Contact Phone: 816-691-2109  
Developer(s): Winn Limited Partnership  
Senate District: 7  
House District: 24  
Original Date Plan/Project Approved: 4/1/1997

**Plan Description:**

The overall plan proposed new and rehabilitated commercial space, new residential units, increased parking and a public amenities package of signage, graphics, auditory and water elements, lighting, and direction enhancements. The project as amended proposed conversion of the Park Lane apartment building to a 125-room hotel.

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

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

**Number of New Jobs:**

Projected: 225  
Actual to Date: 35

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $38,768.00

As of: 1/1/2016

Payments in Lieu of Taxes:

Total received since inception: $40,729.00
Amount on Hand: $38,768.00

Economic Activity Taxes:

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

Anticipated TIF Reimbursable Costs:

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

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**Kansas City**

**Country Club Plaza/4900 Main TIF**

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

**Plan Description:**

The overall plan proposed new and rehabilitated commercial space, new residential units, increased parking and a public amenities package of signage, graphics, auditory and water elements, lighting, and direction enhancements. The 4900 Main project proposed new construction of a total of 381,671 sq ft of office and garage space with 530 parking spaces.

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

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

**Number of New Jobs:**

- **Projected:** 650  
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
Kansas City
Downtown Library District Project 1 & 2 TIF Plan

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$95,173.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

Payments in Lieu of Taxes:

| Total received since inception: | $734,082.00 | Amount on Hand: | $0.00 |

Economic Activity Taxes:

| Total received since inception: | $743,834.00 | Amount on Hand: | $0.00 |

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $6,794,766.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $435,450.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $7,230,216.00

Anticipated TOTAL Project Costs: $23,967,786.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City

Downtown Library District Project 1 & 2 TIF Plan

Contact Agency: Kansas City
Contact Phone: 8166912109
Developer(s): Library TIF, LLC
Senate District: 7
House District: 24

Original Date Plan/Project Approved: 11/1/2002

Plan Description:
See Attachments

Plan/Project Status: Fully-Operational

Area Type: Conservation

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

Number of New Jobs:

Projected: 9  Actual to Date: 567

Number of Retained Jobs:

Projected: 637  Actual to Date: 0
# Kansas City

## Hickman Mills TIF Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $19,770,481.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $18,491,102.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

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

**Total Anticipated TIF Reimbursable Project Costs:** $22,762,000.00

**Anticipated TOTAL Project Costs:** $655,199.00

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

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

**Current anticipated estimated number of years to retirement:** 0
Kansas City

Hickman Mills TIF Plan

Contact Agency: Kansas City
Contact Phone: 8166912109
Developer(s): Aventis Pharmaceuticals
Senate District: 7&39
House District: 27 & 36
Original Date Plan/Project Approved: 12/1/1992

Plan Description:
Construction of 700,000 sq ft of headquarter office space, 300,000 sq ft of R&D office and 200,000 sq ft of R&D laboratory space, street reconstruction/realignment/widening, upgrade utilities and other infrastructure, removal of a railroad bridge, rehabilitation of a former school for a visitors center, preparation of pad sites for 274,000 sq ft of office/warehouse space.

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

Number of New Jobs:
Projected: 0  Actual to Date: 104

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### Kansas City

#### Hotel Phillips, Project A TIF Plan

**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
<th>1/1/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$0.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
<th>$0.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$2,832,994.00</td>
<td>$0.00</td>
<td></td>
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</tbody>
</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
<th>$0.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$6,447,071.00</td>
<td>$0.00</td>
<td></td>
</tr>
</tbody>
</table>

**Anticipated TIF Reimbursable Costs:**

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

**Total Anticipated TIF Reimbursable Project Costs:** $16,210,000.00

**Anticipated TOTAL Project Costs:** $23,500,000.00

**Financing Method:**

- Pay As You Go

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

**Current anticipated estimated number of years to retirement:** 0
Kansas City

Hotel Phillips, Project A TIF Plan

Contact Agency: Kansas City
Contact Phone: 8166912109
Developer(s): Marcus Hotels, Inc.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 11/1/2000

Plan Description:

Project A proposed the renovation of the Hotel Phillips. Project B proposed the construction of a 225 space parking garage with commercial uses on the ground floor. Project C is the existing City Center Square office building, whose TIF revenues are proposed to be used for the implementation of Project B.

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

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

Number of New Jobs:

Projected: 45  Actual to Date: 83

Number of Retained Jobs:

Projected: 90  Actual to Date: 0
Kansas City

Hotel Phillips, Project B and C TIF Plan

TIF Revenues

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

Payments in Lieu of Taxes:
Total received since inception: $480,439.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $262,336.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $5,842,529.00
Other: $377,000.00
Other: $0.00
Other: $0.00
Other: $0.00
Other:
Total Anticipated TIF Reimbursable Project Costs: $6,219,529.00

Anticipated TOTAL Project Costs: $7,318,507.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City

Hotel Phillips, Project B and C TIF Plan

Contact Agency: Kansas City
Contact Phone: 8166912109
Developer(s): City Center Equities
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/2006

Plan Description:
Project A proposed the renovation of the Hotel Phillips. Project B proposed the construction of a 225 space parking garage with commercial uses on the ground floor. Project C is the existing City Center Square office building, whose TIF revenues are proposed to be used for the implementation of Project B.

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

Number of New Jobs:
Projected: 303  Actual to Date: 671

Number of Retained Jobs:
Projected: 1267  Actual to Date: 0
**Kansas City**

**Judicial Square TIF Plan**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $260,514.00  
  Amount on Hand: $0.00

#### Economic Activity Taxes:

- Total received since inception: $26,011.00  
  Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $687,498.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $687,498.00

### Anticipated TOTAL Project Costs:

**$4,396,735.00**

#### Financing Method:

- Pay As You Go

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

- 0

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

- 0
Kansas City

Judicial Square TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Judicial Square, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 5/1/2003

Plan Description:
The plan renovated the Griffith Building and parking garage to allow for professional office, restaurant and retail uses.

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

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

Number of New Jobs:
Projected: 10  Actual to Date: 25

Number of Retained Jobs:
Projected: 35  Actual to Date: 0
**Kansas City**

**Judicial Square TIF Plan**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2015</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $237,062.00  
  - **Amount on Hand:** $0.00

#### Economic Activity Taxes:

- **Total received since inception:** $259,985.00  
  - **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $687,498.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $687,498.00

### Anticipated TOTAL Project Costs:

**$4,396,735.00**

#### Financing Method:

- **Pay As You Go**

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City

Judicial Square TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Judicial Square, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 5/1/2003

Plan Description:
Rehabilitation of the historic Griffith Building and parking garage to allow for professional office, restaurant, and retail uses.

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

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

Number of New Jobs:
Projected: 10  Actual to Date: 53

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

KCI Corridor

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $102.00 As of: 1/1/2016

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

Economic Activity Taxes:
- Total received since inception: $81,517,091.00
  Amount on Hand: $102.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $76,566,806.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $8,741,255.00
- Other: $2,500,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $87,808,061.00

Anticipated TOTAL Project Costs: $136,135,165.00

Financing Method:
- Pay As You Go
- Industrial Revenue Bond

Original estimated number of years to retirement: 22

Current anticipated estimated number of years to retirement: 20
Kansas City

KCI Corridor

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): MD Management & Hunt Midwest
Senate District: 34
House District: 13/14
Original Date Plan/Project Approved: 3/1/1999

Plan Description:
Construction of necessary road, sewer and infrastructure improvements to facilitate the Development of retail and office projects within the plan area.

Plan/Project Status: Under Construction
Area Type: Economic Development

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

Number of New Jobs:
Projected: 1000  Actual to Date: 1964

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Kansas City
New England Bank Building TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $1.00

As of: 1/1/2015

Payments in Lieu of Taxes:
Total received since inception: $1,431,599.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $45.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $2,870,678.00
Other: $0.00
Other: $246,000.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $3,116,678.00

Anticipated TOTAL Project Costs: $11,842,661.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City
New England Bank Building TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): 21 W. 10th, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 11/1/2000

Plan Description:
Provided for the rehabilitation of the eighteen story New England National Bank Bldg. The Plan also provided for commercial uses on the first three floors and 59 residential units on the remaining floors.

Plan/Project Status: Fully-Operational
Area Type: Conservation
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 21 Actual to Date: 0

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

Current Amount of Revenue in Special Allocation Fund: $2,429,338.00  As of: 1/1/2015

Payments in Lieu of Taxes:
Total received since inception: $4,401,579.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $6,075,142.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $3,710,582.00
- Property Acquisition and Relocation Costs: $280,252.00
- Project Implementation Costs: $9,825,578.00
- Other: $173,582.00
- Other: $304,500.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $16,854,494.00

Anticipated TOTAL Project Costs: $56,200,966.00

Financing Method:
- Pay As You Go
- Other Bond

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
Kansas City

North Oak TIF/Projects 3, 4, 5a, 5b, & 6

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): HJ, LLC
Senate District: 17
House District: 18
Original Date Plan/Project Approved: 2/1/2005

Plan Description:
The North Oak TIF Plan is a proactive Tax Increment Plan implemented to provide a source of revenue for the implementation of a North Oak Corridor plan.

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

Number of New Jobs:
Projected: 56  Actual to Date: 20

Number of Retained Jobs:
Projected: 241  Actual to Date: 336
**Kansas City**

**North Oak TIF/Projects 3, 4, 5a, 5b, & 6**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$2,429,338.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $4,739,521.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $7,231,935.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $3,710,582.00
- **Property Acquisition and Relocation Costs:** $2,840,252.00
- **Project Implementation Costs:** $9,825,578.00
- Other: $173,582.00
- Other: $304,500.00
- Other:
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $16,854,494.00

### Anticipated TOTAL Project Costs:

- $56,200,966.00

**Financing Method:**

- Pay As You Go
- Other Bond

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

**Current anticipated estimated number of years to retirement:** 0
**Kansas City**

**North Oak TIF/Projects 3, 4, 5a, 5b, & 6**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Kansas City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-691-2109</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>HJ, LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>17</td>
</tr>
<tr>
<td>House District:</td>
<td>18</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>2/1/2005</td>
</tr>
</tbody>
</table>

**Plan Description:**

The North Oak TIF Plan is a proactive Tax Increment Financing Plan implemented to provide a source of revenue for the implementation of a North Oak Corridor plan.

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

**Area Type:** Conservation

**But for Determination:**

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

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

**Number of New Jobs:**

- **Projected:** 56  
  - **Actual to Date:** 279

**Number of Retained Jobs:**

- **Projected:** 241  
  - **Actual to Date:** 336
Kansas City
North Oak-Cerner (Project 1) TIF Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $380,262.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $367,904.00 Amount on Hand: $380,262.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $4,084,840.00
Property Acquisition and Relocation Costs: $1,980,000.00
Project Implementation Costs: $352,800.00
Other: $2,971,533.00
Other: $0.00
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $9,389,173.00

Anticipated TOTAL Project Costs: $37,769,133.00

Financing Method:
Other Bond

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City

North Oak-Cerner (Project 1) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Cerner Corporation
Senate District: 17
House District: 18
Original Date Plan/Project Approved: 2/1/2005

Plan Description:
Project 1 of the North Oak Corridor TIF Plan consists of the Acquisition and improvement of 3301 North Oak Trafficway, which formerly housed Farmland Industries. The Redeveloper, agreed to create 400 jobs new to the state of Missouri and Kansas City, relocate 150 existing jobs, and invest 30 million in real and personal property and improvements over an eight year period.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 400  Actual to Date: 316

Number of Retained Jobs:
Projected: 0  Actual to Date: 56
Kansas City
North Oak-Cerner (Project 1) TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $380,262.00
As of: 1/1/2015

Payments in Lieu of Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $367,904.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $4,084,840.00
Property Acquisition and Relocation Costs: $1,980,000.00
Project Implementation Costs: $352,800.00
Other: $2,971,533.00

Total Anticipated TIF Reimbursable Project Costs: $9,389,173.00

Anticipated TOTAL Project Costs: $37,769,133.00

Financing Method:
Other Bond

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City

North Oak-Cerner (Project 1) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Cerner Corporation
Senate District: 17
House District: 18
Original Date Plan/Project Approved: 2/1/2005

Plan Description:
Project 1 consisted of acquisition and improvement of 3301 North Oak Trfwy, which formerly housed Farmland Industries. Project 1 also received Chapter 100 tax abatement bonds.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:

Number of New Jobs:

Projected: 0  Actual to Date: 448

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
Kansas City

Parvin Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $580.00

As of: 1/1/2015

Payments in Lieu of Taxes:
Total received since inception: $1,594,361.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $6,075,142.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $35,711,094.00
Property Acquisition and Relocation Costs: $411,000.00
Project Implementation Costs: $5,249,975.00
Other: $1,010,848.00
Other: $170,071.00

Total Anticipated TIF Reimbursable Project Costs: $42,552,988.00

Anticipated TOTAL Project Costs: $108,664,786.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0


**Kansas City**

**Parvin Road TIF Plan**

<table>
<thead>
<tr>
<th>Contact Agency</th>
<th>Kansas City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone</td>
<td>816-691-2109</td>
</tr>
<tr>
<td>Developer(s)</td>
<td>Hunt Midwest</td>
</tr>
<tr>
<td>Senate District</td>
<td>17/7</td>
</tr>
<tr>
<td>House District</td>
<td>17/24</td>
</tr>
</tbody>
</table>

**Original Date Plan/Project Approved:** 12/1/2000

**Plan Description:**

The Plan provides for improved public infrastructure to serve approx. 1,334 acres of surface area and approx. 315 acres of subsurface area. The creation of an additional 6,782 jobs and retain 4,403 jobs.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

- **Projected:** 5673
- **Actual to Date:** 722

**Number of Retained Jobs:**

- **Projected:** 4793
- **Actual to Date:** 4793
Kansas City
Parvin Road TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $4,320.00 As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $3,862,652.00 Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $7,546,216.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $35,711,094.00
- Property Acquisition and Relocation Costs: $411,000.00
- Project Implementation Costs: $5,249,975.00
- Other: $1,010,848.00
- Other: $170,071.00
- Other:
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $42,552,988.00

Anticipated TOTAL Project Costs: $108,664,786.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0


**Kansas City**

**Parvin Road TIF Plan**

**Contact Agency:** Kansas City  
**Contact Phone:** 816-691-2109  
**Developer(s):** Hunt Midwest  
**Senate District:** 17/7  
**House District:** 17/24  
**Original Date Plan/Project Approved:** 12/1/2000

**Plan Description:**

1 To provide improved public infrastructure to serve approx. 1,334 acres of surface area and approx. 315 acres of Subsurface area. 2 To create an additional 6,782 jobs and retain 4,403 jobs.

**Plan/Project Status:** Under Construction  
**Area Type:** Economic Development  
**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>5673</td>
<td>722</td>
</tr>
</tbody>
</table>

**Number of Retained Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>4793</td>
<td>4793</td>
</tr>
</tbody>
</table>
Kansas City

Pershing Road (IRS) TIF Plan

**TIF Revenues**

| Current Amount of Revenue in Special Allocation Fund: | $225.00 | As of: | 1/1/2016 |

**Payments in Lieu of Taxes:**

- Total received since inception: $33,979,853.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $40,006,087.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $15,518,073.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $114,393,998.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $129,912,071.00

**Anticipated TOTAL Project Costs:** $589,057,605.00

**Financing Method:**

- Other Bond

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 15
**Kansas City**

**Pershing Road (IRS) TIF Plan**

Contact Agency: Kansas City  
Contact Phone: 816-691-2109  
Developer(s): Pershing Road Development Company, LLC  
Senate District: 7  
House District: 24  
Original Date Plan/Project Approved: 4/1/2003

**Plan Description:**

Demolition of 188,121 sq ft of industrial space, new construction of 775,000 sq ft of office space, rehabilitation of existing structures to provide 493,556 sq ft of office space, 6,300 sq ft of retail space, 93,521 sq ft of industrial space and 97,868 sq ft of residential space, plus new pkg spaces, a pedestrian link from union Station to the Crossroads and Freight House Districts and upgrade of street and utility infrastructure.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

Projected: 4000  
Actual to Date: 5460

**Number of Retained Jobs:**

Projected: 2000  
Actual to Date: 130
### Kansas City

#### Pershing Road (IRS) TIF Plan

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$225.00</th>
<th>As of:</th>
<th>1/1/2015</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $30,233,961.00
- **Amount on Hand:** $0.00

### Economic Activity Taxes:

- **Total received since inception:** $34,363,987.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $15,518,073.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $114,393,998.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $129,912,071.00

### Anticipated TOTAL Project Costs:

**$589,057,605.00**

### Financing Method:

- **Pay As You Go**

### Original estimated number of years to retirement:

- **0**

### Current anticipated estimated number of years to retirement:

- **0**
Kansas City

Pershing Road (IRS) TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Pershing Road Development Company, LLC
Senate District: 7
House District: 24

Original Date Plan/Project Approved: 4/1/2003

Plan Description:
Dismantlement of industrial space, new construction of office space, rehabilitation of existing structures to provide for offices space, retail space, industrial space, and residential space, plus new parking spaces, a pedestrian link from Union Station to the Crossroads and Freight House Districts and upgrade of street and utility infrastructure.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:

Number of New Jobs:
Projected: 4000  Actual to Date: 5460

Number of Retained Jobs:
Projected: 2000  Actual to Date: 130
# Kansas City

## River Market-Project 16 TIF Plan

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$107.00</th>
<th>As of:</th>
<th>1/1/2015</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $181,109.00
- Amount on Hand: $0.00

### Economic Activity Taxes:

- Total received since inception: $13,869.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $18,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $317,344.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- Total Anticipated TIF Reimbursable Project Costs: $335,344.00

### Anticipated TOTAL Project Costs:

- $1,296,967.00

#### Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**Kansas City**

**River Market-Project 16 TIF Plan**

Contact Agency: Kansas City  
Contact Phone: 816-691-2109  
Developer(s): 4th & Locust  
Senate District: 7  
House District: 24  
Original Date Plan/Project Approved: 12/1/1999

Plan Description:
The Plan proposed the rehabilitation of an existing structure to provide 17,800 Sq. Ft. of commercial space and associated parking - Project 16.

Plan/Project Status: Fully-Operational  
Area Type: Conservation  
But for Determination:  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:  
Projected: 40  Actual to Date: 0

Number of Retained Jobs:  
Projected: 30  Actual to Date: 12
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $107.00 As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $207,453.00 Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $143,575.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $18,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $317,344.00
- Other: 
- Other: 
- Other: 
- Total Anticipated TIF Reimbursable Project Costs: $335,344.00

Anticipated TOTAL Project Costs: $1,296,967.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City

River Market-Project 16 TIF Plan

Contact Agency: Kansas City
Contact Phone: 8166912109
Developer(s): 4th & Locust, LLC
Senate District: 7
House District: 24

Original Date Plan/Project Approved: 12/1/2005

Plan Description:
The overall plan proposes improvements to the Town of Kansas archaeological site and area infrastructure and redevelopment of individual properties. Project 16 proposed rehabilitation of an existing structure to provide 17,800 sq ft of commercial space and associated parking.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 40  Actual to Date: 0

Number of Retained Jobs:
Projected: 30  Actual to Date: 12
## TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $344,824.00  
As of: 1/1/2015

### Payments in Lieu of Taxes:
- **Total received since inception:** $428,125.00  
  **Amount on Hand:** $0.00

### Economic Activity Taxes:
- **Total received since inception:** $2,742,381.00  
  **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:
- **Public Infrastructure/Site Development Costs:** $20,270,554.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $4,500,000.00
- **Other:** $134,098,353.00
- **Other:** $7,500,000.00
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $166,368,907.00

### Anticipated TOTAL Project Costs:
- $670,400,000.00

**Financing Method:**
- Pay As You Go

### Original estimated number of years to retirement:
- 0

### Current anticipated estimated number of years to retirement:
- 0
Kansas City
Santa Fe TIF Plan

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Pursell Mid-City Development, LLC
Senate District: 9
House District: 27
Original Date Plan/Project Approved: 9/1/1993

Plan Description:
The plan proposes 500,000 Sq. Ft. of retail space, 3,900,000 Sq. Ft. of office space and 3,600,000 Sq. Ft. of industrial/warehouse space, and street and infrastructure improvements.

Plan/Project Status: Under Construction
Area Type: Economic Development

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 970  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
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<th>As of:</th>
<th>1/1/2015</th>
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<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$513,682.00</td>
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### Payments in Lieu of Taxes:

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<th>Description</th>
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<th>On Hand</th>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$20,327,868.00</td>
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### Economic Activity Taxes:

<table>
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<th>On Hand</th>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$91,641,147.00</td>
<td>$0.00</td>
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</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $148,310,366.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $1,000,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $149,310,366.00

**Anticipated TOTAL Project Costs:** $224,426,012.00

### Financing Method:

- Pay As You Go
- TIF Bonds

### Original estimated number of years to retirement:

- 23

### Current anticipated estimated number of years to retirement:

- 12
**Kansas City**

**Shoal Creek**

Contact Agency: Kansas City  
Contact Phone: 816-691-2109  
Developer(s): Hunt Midwest Real Estate Development, Inc.  
Senate District: 17  
House District: 16  
Original Date Plan/Project Approved: 11/1/1994

**Plan Description:**

The Plan calls for the development of the Redevelopment Area thru the construction of public infrastructure improvements, including sections of Shoal Creek Pkwy, NE 72nd St, Maplewoods Pkwy, NE 76th St, NE 96th St, N. Flintlock Rd, N. Brighton Ave, N Eastern Ave, NE 108th St. & NE 104th St & the I-35 & 291 Interchange.

**Plan/Project Status:** Under Construction

**Area Type:** Economic Development

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

Projected: 0  
Actual to Date: 386

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
Kansas City
Summit-Output Technologies (Project 1, 2, 21, 26)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2015

Payments in Lieu of Taxes:
Total received since inception: $1,284,334.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $3,353,734.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,905,050.00

Anticipated TOTAL Project Costs: $6,276,050.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City
Summit-Output Technologies (Project 1, 2, 21, 26)

Contact Agency: Kansas City
Contact Phone: 816-691-2109
Developer(s): Output Technologies, Inc
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 8/1/1995

Plan Description:
Creation of a technology campus through adaptive reuse of existing structures and construction of new office/warehouse and light industrial structures, parking, and landscape improvements. Projects 4-7 & 9-17 of the original plan were deleted by the various amendments.

Plan/Project Status: Fully-Operational
Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 182

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# Kansas City

## Summit-Pershing Building (Project 8-9A) TIF Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$11,451.00</th>
<th>As of:</th>
<th>1/1/2015</th>
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<tr>
<td>Payments in Lieu of Taxes:</td>
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<td>Total received since inception:</td>
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<td>Economic Activity Taxes:</td>
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<tr>
<td>Total received since inception:</td>
<td>$9,890.00</td>
<td>Amount on Hand:</td>
<td>$0.00</td>
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</table>

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $841,500.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $2,026,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,867,500.00

### Anticipated TOTAL Project Costs:

Anticipated TOTAL Project Costs: $13,640,000.00

Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
Kansas City

Summit-Pershing Building (Project 8-9A) TIF Plan

Contact Agency: Kansas City  
Contact Phone: 816-691-2109  
Developer(s): Pershing Building, LLC  
Senate District: 7  
House District: 24  
Original Date Plan/Project Approved: 8/1/1995

Plan Description:
The plan proposed adaptive reuse of the existing Pershing Building for commercial and office use.

Plan/Project Status: Fully-Operational  
Area Type: Conservation  
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:  
Projected: 0  Actual to Date: 4

Number of Retained Jobs:  
Projected: 0  Actual to Date: 0
Kansas City MO
9th & Central TIF Plan

TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $0.00 | As of: | 1/1/2015 |

Payments in Lieu of Taxes:

| Total received since inception: | $0.00 | Amount on Hand: | $0.00 |

Economic Activity Taxes:

| Total received since inception: | $0.00 | Amount on Hand: | $0.00 |

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $4,700,000.00
- Project Implementation Costs: $1,898,000.00
- Other: $9,076,014.00
- Other: $400,000.00

Total Anticipated TIF Reimbursable Project Costs: $16,074,014.00

Anticipated TOTAL Project Costs: $47,500,000.00

Financing Method:

- Pay As You Go
- Other

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**Kansas City MO**  
**9th & Central TIF Plan**

**Contact Agency:** Kansas City MO  
**Contact Phone:** 8166912100  
**Developer(s):** 21c Kansas City, LLC  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 11/1/2013

**Plan Description:**
The Plan contemplates the rehabilitation of an existing historic hotel bldg located at 219 W. 9th St, into a 120 room boutique hotel, approx. 5,800 sq. ft restaurant & bar area, event space & a contemporary art museum that shall be open and free to the public along with all necessary parking and infrastructure.

**Plan/Project Status:** Starting-Up  
**Area Type:** Blight  
**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**  
Projected: 125  
Actual to Date: 0

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
**Kansas City MO**

**9th & Central TIF Plan**

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $0.00  
As of: 1/1/2016

**Payments in Lieu of Taxes:**

- Total received since inception: $0.00  
  Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $0.00  
  Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $4,700,000.00
- Project Implementation Costs: $1,898,000.00
- Other: $9,076,014.00
- Other: $400,000.00

**Total Anticipated TIF Reimbursable Project Costs:** $16,074,014.00

**Anticipated TOTAL Project Costs:** $47,500,000.00

**Financing Method:**

Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**Kansas City MO**

**9th & Central TIF Plan**

Contact Agency: Kansas City MO  
Contact Phone: (816) 691-2109  
Developer(s): 21c Kansas City, LLC  
Senate District: 7  
House District: 24  
Original Date Plan/Project Approved: 11/1/2013

Plan Description:
The Plan contemplates the rehabilitation of an existing historic hotel bldg located at 219 W. 9th St, into a 120 room boutique hotel, approx. 5,800 sq. ft restaurant & bar area, event space & a contemporary art museum that shall be open and free to the public along with all necessary parking and infrastructure.

Plan/Project Status: Starting-Up  
Area Type: Blight  
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:  
Projected: 125  
Actual to Date: 0

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
Kansas City, Missouri

19th Terrace & Central TIF Plan (Overall)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2015

Payments in Lieu of Taxes:
- Total received since inception: $1,070,933.00
  Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $691,237.00
  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $1,350,000.00
- Project Implementation Costs: $6,382,385.00
- Other: $46,682,164.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $54,414,549.00

Anticipated TOTAL Project Costs: $78,386,606.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**Kansas City, Missouri**

**19th Terrace & Central TIF Plan (Overall)**

**Contact Agency:** Kansas City, Missouri  
**Contact Phone:** 816-691-2109  
**Developer(s):** AF Real Estate Holdings, LLC & Broadway Development  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 6/1/1999

**Plan Description:**
The plan proposes construction/rehabilitation of 5,000 sq ft of residential space, 11,000 sq ft of warehouse space, 142,000 sq ft of office/commercial space & 47,000 sq ft of retail space, plus associated parking Projects 3 - 18

**Plan/Project Status:** Inactive  
**Area Type:** Conservation  
**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- **Projected:** 0  
- **Actual to Date:** 402

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
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<tr>
<td>Payments in Lieu of Taxes:</td>
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<td>Economic Activity Taxes:</td>
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<tr>
<td>Public Infrastructure/Site Development Costs:</td>
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<td>Property Acquisition and Relocation Costs:</td>
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<td>Project Implementation Costs:</td>
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<td>Total Anticipated TIF Reimbursable Project Costs:</td>
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<tr>
<td>Current anticipated estimated number of years to retirement:</td>
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</tbody>
</table>
Kansas City, Missouri

22nd & Main TIF  Project 16

Contact Agency: Kansas City, Missouri
Contact Phone: 816-691-2109
Developer(s): No Developer
Senate District: 7
House District: 24

Original Date Plan/Project Approved: 3/1/1998

Plan Description:
Rehabilitation of 3 parcels to office and retails space. Project 16 was not completed with TIF funding.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation $31,489.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $37,667.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $0.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $170,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $10,000.00
- Other: $1,150,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $1,330,000.00

Anticipated TOTAL Project Costs: $3,832,955.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
Kansas City, Missouri
22nd & Main TIFProject 22 - Creamery Building

Contact Agency: Kansas City, Missouri
Contact Phone: 816-691-2109
Developer(s): 2100 Central, LLC
Senate District: 7
House District: 24

Original Date Plan/Project Approved: 3/1/1998

Plan Description:
Rehabilitation of an historic 14,098 sq. ft. 3 story office building to retail and office space.

Plan/Project Status: Under Construction

Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 81  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Kansas City, Missouri
Antioch Crossing TIF Plan

TIF Revenues

<table>
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<th>As of</th>
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<td>Economic Activity Taxes:</td>
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<td>Total received since inception:</td>
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<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$5,393,638.00</td>
<td></td>
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<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$500,000.00</td>
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<tr>
<td>Project Implementation Costs:</td>
<td>$1,311,431.00</td>
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</tr>
<tr>
<td>Other:</td>
<td>$10,123,000.00</td>
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<tr>
<td>Other:</td>
<td>$1,120,610.00</td>
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<td>Other:</td>
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<tr>
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<td></td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$30,985,207.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Anticipated TOTAL Project Costs: $100,770,104.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, Missouri
Antioch Crossing TIF Plan

Contact Agency: Kansas City, Missouri
Contact Phone: (816) 691-2109
Developer(s): Antioch Redevelopment Partners, LLC
Senate District: 17
House District: 18
Original Date Plan/Project Approved: 4/1/2012

Plan Description:
The Plan will include the partial demolition of the existing Antioch Center Mall to construction a mixed-use development including approx. 91,285 sq ft of new retail, approx. 96 units of Senior housing and rehab 169,344 sq ft of office and retail and construct necessary public improvements and Infrastructure including parking, utilities and streetscaping.

Plan/Project Status: Under Construction
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 656 Actual to Date: 300

Number of Retained Jobs:
Projected: 446 Actual to Date: 0
# Kansas City, Missouri
## Antioch Mall TIF Plan

### TIF Revenues

<table>
<thead>
<tr>
<th></th>
<th>Current Amount of Revenue in Special Allocation</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$423,633.00</td>
<td></td>
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</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $1,274.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $457,278.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $1,581,354.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $20,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $1,601,354.00

**Anticipated TOTAL Project Costs:** $1,601,354.00

**Financing Method:**

- **Other**

- Original estimated number of years to retirement: 0
- Current anticipated estimated number of years to retirement: 0
Kansas City, Missouri

Antioch Mall TIF Plan

Contact Agency: Kansas City, Missouri
Contact Phone: (816) 691-2109
Developer(s): No Developer
Senate District: 17
House District: 18
Original Date Plan/Project Approved: 3/1/2006

Plan Description:
The Redevelopment Area is divided into six Redevelopment Project Areas. Project Area 3 includes commercial and retail operations located on the NW corner of Antioch Road and Vivion Road. Project Area 6 includes the commercial and retail operations located on the SE corner of Chouteau Trfwy and Vivion Road. Project Area 8 includes the gas station located on the NE corner of Antioch Road and Vivion Road. Project 10 is located near the NE corner of NE Antioch Road and NE 50th Street. Project 11 is located at the NE corner of NE Antioch Road and NE 50th Street. Project 12 is located near the NW corner of N. Chouteau Trfwy and NE 50th Street.

Plan/Project Status: Inactive
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 9  Actual to Date: 15

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $0.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $0.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $44,898,664.00
- Property Acquisition and Relocation Costs: $17,317,090.00
- Project Implementation Costs: $32,157,000.00
- Other: $775,603,947.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $869,976,701.00

Anticipated TOTAL Project Costs: $4,452,407,252.00

Financing Method:
- Pay As You Go
- Other

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, Missouri

Bannister & I-435 TIF Plan

Contact Agency: Kansas City, Missouri
Contact Phone: 816-691-2109
Developer(s): Cerner Property Development, Inc
Senate District: 7
House District: 36
Original Date Plan/Project Approved: 10/1/2013

Plan Description:
The Plan contemplates the development of sixteen phased mixed-use office business park and retail development consisting of approximately 4,714,000 Sq. Ft. of office and commercial uses and certain related site improvements. Redevelopment financing includes TIF, Super TIF revenue, and State Supplemental TIF.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 16006  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$0.00</td>
<td>1/1/2015</td>
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<tr>
<td>Payments in Lieu of Taxes:</td>
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<tr>
<td>Total received since inception</td>
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<td>Amount on Hand:</td>
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<tr>
<td>Economic Activity Taxes:</td>
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</tr>
<tr>
<td>Total received since inception</td>
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<td>Amount on Hand:</td>
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</tr>
<tr>
<td>Anticipated TIF Reimbursable Costs:</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$44,898,664.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$17,317,090.00</td>
<td></td>
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<tr>
<td>Project Implementation Costs:</td>
<td>$32,157,000.00</td>
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<tr>
<td>Other</td>
<td>$775,603,947.00</td>
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<tr>
<td>Other</td>
<td>$0.00</td>
<td></td>
<td></td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$869,976,701.00</td>
<td></td>
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</tr>
<tr>
<td>Anticipated TOTAL Project Costs:</td>
<td>$4,452,407,252.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Financing Method:**

Pay As You Go

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
Kansas City, Missouri
Bannister & I-435 TIF Plan

Contact Agency:  Kansas City, Missouri
Contact Phone:   816-691-2109
Developer(s):   Cerner Property Development, Inc.
Senate District:  7
House District:   36
Original Date Plan/Project Approved:  10/1/2013

Plan Description:
The Plan contemplates the development of 16 phased mixed-use business park &
retail development consisting of approx. 4,714,000 sq. ft. of office & commercial uses
and certain related site improvements. Redevelopment financing includes TIF, Super
TIF, & State Supplemental TIF.

Plan/Project Status:     Under Construction
Area Type:  Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in
the market place.
Project required significant public infrastructure investment to remedy existing
inadequate conditions.
Project required significant public infrastructure investment to construct adequate
capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected:  16006  Actual to Date:  0

Number of Retained Jobs:
Projected:   0  Actual to Date:  0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2015

Payments in Lieu of Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $6,733,253.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $75,000.00
Other: $13,256,344.00
Other: $2,581,537.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $22,646,135.00

Anticipated TOTAL Project Costs: $231,817,836.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, Missouri
Bannister & Wornall TIF Plan

Contact Agency: Kansas City, Missouri
Contact Phone: 816-691-2109
Developer(s): Burns & McDonnell Engineering Company, Inc.
Senate District: 7
House District: 25
Original Date Plan/Project Approved: 5/1/2014

Plan Description:
Demolition of an approx. 75,000 Sq ft existing structure located at 9400 Wornall Road, construction of approx. 471,467 sq ft of office space, approx 340 surface parking spaces, 1,583 space pkg garage, & all necessary infrastructure.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 2100  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $0.00 | As of: 1/1/2016 |

#### Payments in Lieu of Taxes:

| Total received since inception: | $0.00 | Amount on Hand: | $0.00 |

#### Economic Activity Taxes:

| Total received since inception: | $0.00 | Amount on Hand: | $0.00 |

#### Anticipated TIF Reimbursable Costs:

| Public Infrastructure/Site Development Costs: | $6,733,253.00 |
| Property Acquisition and Relocation Costs: | $0.00 |
| Project Implementation Costs: | $75,000.00 |
| Other: | $13,256,344.00 |
| Other: | $2,581,537.00 |

#### Total Anticipated TIF Reimbursable Project Costs:

| $22,646,135.00 |

#### Anticipated TOTAL Project Costs:

| $231,817,836.00 |

### Financing Method:

- Pay As You Go

### Original estimated number of years to retirement:

| 0 |

### Current anticipated estimated number of years to retirement:

| 0 |
**Kansas City, Missouri**

**Bannister & Wornall TIFPlan**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Kansas City, Missouri</th>
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</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-691-2109</td>
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<tr>
<td>Developer(s):</td>
<td>Burns &amp; McDonnell Engineering Company, Inc.</td>
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<tr>
<td>Senate District:</td>
<td>7</td>
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<tr>
<td>House District:</td>
<td>25</td>
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<tr>
<td>Original Date Plan/Project Approved:</td>
<td>5/1/2014</td>
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</table>

**Plan Description:**
Demolition of an approx. 75,000 Sq. Ft. existing structure located at 9400 Wornall Road, construction of approx. 471,467 Sq. Ft. of office space, to be undertaken in two phases, along with approx. 340 surface parking spaces, an approx. 1,583 space parking garage, and all necessary infrastructure to support such improvements, including site preparation, utility construction and relocation, curbs, sidewalks, aesthetic improvements, landscaping and other improvements.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
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<tbody>
<tr>
<td>2100</td>
<td>1070</td>
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**Number of Retained Jobs:**

<table>
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<tbody>
<tr>
<td>0</td>
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</table>
**Kansas City, Missouri**

**Prospect North TIF Plan**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$68,328.00</th>
<th>As of:</th>
<th>1/1/2016</th>
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**Payments in Lieu of Taxes:**

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<tr>
<th>Total received since inception:</th>
<th>$519,907.00</th>
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<th>$68,328.00</th>
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**Economic Activity Taxes:**

<table>
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<tr>
<th>Total received since inception:</th>
<th>$0.00</th>
<th>Amount on Hand:</th>
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### Anticipated TIF Reimbursable Costs:

<table>
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<tr>
<th>Public Infrastructure/Site Development Costs:</th>
<th>$15,925,099.00</th>
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<tbody>
<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$1,585,000.00</td>
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<tr>
<td>Project Implementation Costs:</td>
<td>$2,292,508.00</td>
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<tr>
<td>Other:</td>
<td>$350,000.00</td>
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<tr>
<td>Other:</td>
<td>$0.00</td>
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<tr>
<td>Other:</td>
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<tr>
<td>Other:</td>
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<tr>
<td>Other:</td>
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</table>

**Total Anticipated TIF Reimbursable Project Costs:**

<table>
<thead>
<tr>
<th>$20,152,607.00</th>
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</table>

### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>$112,473,499.00</th>
</tr>
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</table>

### Financing Method:

- Other Bond

### Original estimated number of years to retirement:

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<th>18</th>
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</table>

### Current anticipated estimated number of years to retirement:

<table>
<thead>
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<th>5</th>
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</thead>
</table>
**Kansas City, Missouri**

**Prospect North TIF Plan**

**Contact Agency:** Kansas City, Missouri

**Contact Phone:** 816-691-2109

**Developer(s):** There is currently no Developer for this Plan

**Senate District:** 17

**House District:** 16

**Original Date Plan/Project Approved:** 3/1/2000

**Plan Description:**

Development of approx. 280,800 sq ft of commercial space, 426 townhomes and apartments, of which 300 units are to be constructed within Kansas City, MO and 126 units are to be constructed in Gladstone, MO, 147 patio homes, the construction of a portion of Maple Woods Pkwy west of MO State Highway 1, significant upgrade of Agnes Rd, together with all necessary utilities and street improvements.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

- **Projected:** 889
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
**Kansas City, Missouri**

**Prospect North TIF Plan**

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$17,800.00</th>
<th>As of:</th>
<th>1/1/2015</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $417,873.00
- Amount on Hand: $17,800.00

**Economic Activity Taxes:**

- Total received since inception: $0.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $15,925,099.00
- Property Acquisition and Relocation Costs: $1,585,000.00
- Project Implementation Costs: $2,292,508.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $20,152,607.00

**Anticipated TOTAL Project Costs:** $112,473,499.00

**Financing Method:**

- Other Bond

**Original estimated number of years to retirement:** 18

**Current anticipated estimated number of years to retirement:** 5
Kansas City, Missouri

Prospect North TIF Plan

Contact Agency: Kansas City, Missouri
Contact Phone: 816-691-2109
Developer(s): There is currently no developer for this plan
Senate District: 17
House District: 16
Original Date Plan/Project Approved: 3/1/2000

Plan Description:
The project improvements are to consist of the development of approx. 280,800 sq ft of commercial space, 426 townhomes and apartments of which 300 units are to be constructed within Kansas City, Mo and 126 units are to be constructed in Gladstone, Mo. 147 patio homes, the construction of a portion of maple woods pkwy west of mo state highway 1, significant upgrade of agnes rd, together with all necessary utilities and street improvements.

Plan/Project Status: Inactive
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 889  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
TIF Revenues

- Current Amount of Revenue in Special Allocation Fund: $147.00
  - As of: 1/1/2016

Payments in Lieu of Taxes:

- Total received since inception: $0.00
  - Amount on Hand: $0.00

Economic Activity Taxes:

- Total received since inception: $132,574.00
  - Amount on Hand: $147.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $2,865,200.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- Total Anticipated TIF Reimbursable Project Costs: $2,865,200.00

Anticipated TOTAL Project Costs:

- $6,147,200.00

Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**Kansas City, Missouri**  
*Southtown Corridor 31st & Baltimore TIF Project H*

Contact Agency: Kansas City, Missouri  
Contact Phone: 816-691-2109  
Developer(s): Metro Plaza, Inc.  
Senate District: 7  
House District: 24  
Original Date Plan/Project Approved: 5/1/1994

**Plan Description:**  
Project H involved the rehabilitation/new construction of approximately 112,000 sq ft of commercial space, parking lot improvements and streetscape/infrastructure improvements.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Conservation  
**But for Determination:**  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**  
Projected: 102  
Actual to Date: 115

**Number of Retained Jobs:**  
Projected: 36  
Actual to Date: 36
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $2,940,865.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $2,522,135.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $1,250,000.00
Project Implementation Costs: $450,000.00
Other: $1,912,500.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $3,612,500.00

Anticipated TOTAL Project Costs: $12,185,375.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, MO

13th & Washington TIF Plan

Contact Agency: Kansas City, MO
Contact Phone: 8166912109
Developer(s): DST Realty, Inc.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 9/1/1995

Plan Description:
The plan proposed a new commercial building of about 75,000 sf and 225 space parking area

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 100 Actual to Date: 367

Number of Retained Jobs:
Projected: 350 Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $1,198,137.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $820,388.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $851,060.00
- Other: $6,284,940.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $7,136,000.00

Anticipated TOTAL Project Costs: $78,386,606.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, MO

19th Terrace & Central TIF Projects 2a, 2b, 2c

Contact Agency: Kansas City, MO
Contact Phone: 8166912109
Developer(s): AF Real Estate Holdings, LLC & Broadway Dev.LLC
Senate District: 7
House District: 24

Original Date Plan/Project Approved: 6/1/1999

Plan Description:
The plan proposes construction or rehabilitation of 5,000 sq ft of residential space, 11,000 sq ft of warehouse space, 142,000 sq ft of office/commercial space and 47,000 sq ft of retail space, plus associated parking Projects 3-18. Projects 2a, 2b and 2c are under separate development.

Plan/Project Status: Inactive
Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0 Actual to Date: 402

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $109.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $196,255.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $1,147.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $2,416,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $1,128,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $3,544,000.00

Anticipated TOTAL Project Costs: $6,589,750.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, MO

22nd & Main TIFH.D. Lee Bldg - Project 12c & 12r

Contact Agency: Kansas City, MO
Contact Phone: 8166912109
Developer(s): Piper Jen Investments, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/2006

Plan Description:
The project proposed renovation of the existing HD Lee Building to provide 18,000 sq ft of office space, 16,220 sq ft of retail restaurant space, and 119 residential condominium units done as PIEA abatement, and construction of a 29 space 4 story garage.

Plan/Project Status: Fully-Operational

Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 158  Actual to Date: 2

Number of Retained Jobs:
Projected: 0  Actual to Date: 28
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$324,038.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $1,286,121.00  
  - Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $56,828.00  
  - Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $467,711.00
- Property Acquisition and Relocation Costs: $386,938.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $854,649.00

**Anticipated TOTAL Project Costs:** $10,740,317.00

**Financing Method:**

- Pay As You Go

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
Kansas City, MO

22nd & Main TIF Project 14 - The Safeway Bldg

Contact Agency: Kansas City, MO
Contact Phone: 8166912109
Developer(s): Master Reality Properties
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 7/1/2000

Plan Description:
The project proposed renovation of existing buildings to provide 36,550 sq ft of residential space for 28 units, 16,550 sq ft of office space and 3,000 sq ft of gallery space

Plan/Project Status: Fully-Operational
Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
   Projected: 82  Actual to Date: 3

Number of Retained Jobs:
   Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $244,365.00  As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $165,698.00  Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $77,548.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $278,529.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $214,649.00
- Other: $3,954,616.00
- Other: $33,000.00

Total Anticipated TIF Reimbursable Project Costs: $4,480,794.00

Anticipated TOTAL Project Costs: $20,948,688.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, MO

22nd & Main TIF Project 21 - Jacobson Bldg

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Jacobson Crossroads, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 3/1/1998

Plan Description:
The overall 22nd and Main TIF Plan provides for the construction of commercial and residential uses, together with parking and necessary utilities, street improvements and public infrastructure.

Plan/Project Status: Fully-Operational
Area Type: Conservation
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 368   Actual to Date: 12

Number of Retained Jobs:

Projected: 0   Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$12.00</th>
<th>As of:</th>
<th>1/1/2015</th>
</tr>
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</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $170,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $10,000.00
- Other: $1,150,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- Total Anticipated TIF Reimbursable Project Costs: $1,330,000.00

#### Anticipated TOTAL Project Costs:
- $3,832,955.00

#### Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, Mo

22nd & Main TIF Project 22 - Creamery Building

Contact Agency: Kansas City, Mo
Contact Phone: 816-691-2109
Developer(s): 2100 Central, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 3/1/1998

Plan Description:
Rehabilitation of an historic 14,098 sq. ft. 3-story office building to retail and office space.

Plan/Project Status: Under Construction
Area Type: Conservation
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 81  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $164,268.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $68,059.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $158,005.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $860,386.00
Property Acquisition and Relocation Costs: $665,606.00
Project Implementation Costs: $175,000.00
Other: $1,741,508.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $3,442,500.00

Anticipated TOTAL Project Costs: $4,847,394.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, MO
39th & Prospect

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): A1 Redevelopment Corporation
Senate District: 9
House District: 22
Original Date Plan/Project Approved: 12/1/2006

Plan Description:
Project Area 1 proposed the construction of a grocery store and associated parking. No change to existing land use was proposed for Project Areas 2-4.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 13  Actual to Date: 61

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Kansas City, MO
Baltimore Place TIF Plan Projects 1 & 2

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $588,028.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $171,333.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $532,000.00
Other: $2,096,910.00
Other: $0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $2,628,910.00

Anticipated TOTAL Project Costs: $10,116,280.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, MO
Baltimore Place TIF PlanProjects 1 & 2

Contact Agency: Kansas City, MO
Contact Phone: (816) 691-2109
Developer(s): Cumberland Redevelopment Corporation
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 2/1/2006

Plan Description:
Project 1 consists of the Larue Building at 906-908 Baltimore Avenue.- Project 2 consists of the Union Carbide Building at 912 Baltimore Avenue.

Plan/Project Status: Fully-Operational
Area Type: Conservation
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.
Historic Preservation

Number of New Jobs:
Projected: 172  Actual to Date: 6

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $57.00  
As of: 1/1/2016

### Payments in Lieu of Taxes:

- Total received since inception: $24,384,278.00  
- Amount on Hand: $57.00

### Economic Activity Taxes:

- Total received since inception: $8,974,455.00  
- Amount on Hand: $57.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:

- Total Anticipated TIF Reimbursable Project Costs: $0.00

### Anticipated TOTAL Project Costs:

- $0.00

### Financing Method:

- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 7
Kansas City, MO
Country Club Plaza TIFProject 3 - Valencia Place

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Highwoods Realty, LP
Senate District: 7
House District: 25
Original Date Plan/Project Approved: 4/1/1997

Plan Description:
The overall plan proposed new and rehabilitated commercial space, new residential units, increased parking and a public amenities package of signage, graphics, auditory and water elements, lighting, and direction enhancements. The 47th and Penn Valencia Place project proposed new construction of a total of 928,300 sq ft of retail, office and garage space with 1,745 parking spaces.

Plan/Project Status: Fully-Operational
Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 1175  Actual to Date: 1368

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Kansas City, MO
Grand Boulevard TIF Plan

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$15,000.00</th>
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Payments in Lieu of Taxes:

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<th>Amount on Hand:</th>
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Economic Activity Taxes:

<table>
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<tr>
<th>Total received since inception:</th>
<th>$0.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
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Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $714,000.00
- Property Acquisition and Relocation Costs: $450,000.00
- Project Implementation Costs: $0.00
- Other: $10,671,980.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $11,835,980.00

Anticipated TOTAL Project Costs: $47,986,411.00

Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, MO

Grand Boulevard TIF Plan

Contact Agency: Kansas City, MO
Contact Phone: 8166912109
Developer(s): UMB
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 11/1/1996

Plan Description:
See Attachment

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 0  Actual to Date: 324

Number of Retained Jobs:
Projected: 732  Actual to Date: 1224
# TIF Revenues

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<thead>
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**Economic Activity Taxes:**

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**Anticipated TIF Reimbursable Costs:**

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<th>Description</th>
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<tbody>
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<td>Total Anticipated TIF Reimbursable Project Costs</td>
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**Anticipated TOTAL Project Costs:**

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<table>
<thead>
<tr>
<th>Description</th>
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<tbody>
<tr>
<td>Original estimated number of years to retirement</td>
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</tr>
<tr>
<td>Current anticipated estimated number of years to retirement</td>
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</tbody>
</table>
Kansas City, MO

Grand Boulevard TIF Projects K1 & L1 - Watkins Bld

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Watkins and Company, Inc.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 11/1/1996

Plan Description:
Redevelopment of the Western Union Building to provide 12,000 sq ft of commercial/retail uses on the ground floor and 38,000 sq ft of office space on the upper three floors Project K1, beautification of two surface parking lots Project L1, district gateway features at 6th and Grand and 15th and Grand, and associated streetscape and infrastructure improvements

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 49   Actual to Date: 50

Number of Retained Jobs:
Projected: 90   Actual to Date: 0
Kansas City, MO
Midtown-Linwood TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $5,967.00

Payments in Lieu of Taxes:
- Total received since inception: $846,721.00
- Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $4,948,314.00
- Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $5,659,060.00
- Property Acquisition and Relocation Costs: $990,940.00
- Project Implementation Costs: $295,500.00
- Other: $38,560,500.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $45,406,000.00

Anticipated TOTAL Project Costs: $76,070,140.00

Financing Method:
- Other Bond

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 2
Kansas City, MO

Midtown-Linwood TIF Plan

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Midtown Redevelopment Corporation
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 4/1/1993

Plan Description:
The plan calls for the construction of 300,000 to 275,000 sq ft of retail space and the preservation of safe residential structures together with related infrastructure improvements.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 0  Actual to Date: 915

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Kansas City, Mo
Midtwon-Linwood TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2015

Payments in Lieu of Taxes:
Total received since inception: $638,617.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $3,723,666.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $5,659,060.00
- Property Acquisition and Relocation Costs: $990,940.00
- Project Implementation Costs: $295,500.00
- Other: $38,560,500.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $45,406,000.00

Anticipated TOTAL Project Costs: $76,070,140.00

Financing Method:
Other Bond

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 3
Kansas City, Mo
Midtown-Linwood TIF Plan

Contact Agency: Kansas City, Mo
Contact Phone: 816-691-2109
Developer(s): Midtown Redevelopment Corporation
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 4/1/1993

Plan Description:
The plan calls for the construction of 300,000 to 275,000 sq ft of retail space and the preservation of safe residential structures together with related infrastructure improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
   Projected: 0   Actual to Date: 0

Number of Retained Jobs:
   Projected: 0   Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $1.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $1,431,599.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $45.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $2,870,678.00
Other: $0.00
Other: $24,600.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $3,116,678.00

Anticipated TOTAL Project Costs: $11,842,661.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**Kansas City, MO**

**New England Bank Bldg TIF**

Contact Agency: Kansas City, MO  
Contact Phone: 816-691-2109  
Developer(s): 21 W. 10th, LLC  
Senate District: 7  
House District: 24

Original Date Plan/Project Approved: 11/1/2000

Plan Description:

Provides for the rehabilitation of the eighteen-story New England National Bank Building. Plan provides for commercial uses on the first three floors and 59 residential units on the remaining floors.

Plan/Project Status: Fully-Operational  
Area Type: Conservation  
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:  
Projected: 21  Actual to Date: 0

Number of Retained Jobs:  
Projected: 0  Actual to Date: 0
**Kansas City, MO**

**New York Life TIF Plan**

**New York Life Bldg**

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**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
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<td>1/1/2016</td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $4,927,396.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $3,839,952.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $16,140,000.00
- Property Acquisition and Relocation Costs: $40,000.00
- Project Implementation Costs: $336,500.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $16,516,500.00

**Anticipated TOTAL Project Costs:** $31,254,120.00

**Financing Method:**

- Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**Kansas City, MO**

**New York Life TIF Plan**

**New York Life Bldg**

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Kansas City Power & Light Company
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 11/1/1994

Plan Description:
Rehabilitation of the New York Life Building, construction of a 550 space parking garage, rehabilitation of an existing bank/office building

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
- **Projected:** 0
- **Actual to Date:** 132

Number of Retained Jobs:
- **Projected:** 0
- **Actual to Date:** 0
Kansas City, MO
New York Life TIF Plan
New York Life Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $333.00
As of: 1/1/2015

Payments in Lieu of Taxes:
- Total received since inception: $4,927,396.00
  Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $3,800,976.00
  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $16,140,000.00
- Property Acquisition and Relocation Costs: $40,000.00
- Project Implementation Costs: $336,500.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $16,516,500.00

Anticipated TOTAL Project Costs: $31,254,120.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**Kansas City, MO**

**New York Life TIF Plan**

New York Life Bldg

Contact Agency: Kansas City, MO  
Contact Phone: 816-691-2109  
Developer(s): Kansas City Power & Light Company  
Senate District: 7  
House District: 24  

Original Date Plan/Project Approved: 11/1/1994

Plan Description:
Rehabilitation of the New York Life Building, construction of a 550 space parking garage, rehabilitation of an existing bank/office building.

Plan/Project Status: Fully-Operational

Area Type: Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>132</td>
</tr>
</tbody>
</table>

Number of Retained Jobs:

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
<th>1/1/2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$0.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
<th>$0.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$714,359.00</td>
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### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
<th>$0.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$0.00</td>
<td>$0.00</td>
<td></td>
</tr>
</tbody>
</table>

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
<th>$0.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$0.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$0.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Implementation Costs</td>
<td>$3,114,828.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
<td></td>
<td></td>
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<tr>
<td>Other</td>
<td>$0.00</td>
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<td>Other</td>
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</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
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</tbody>
</table>

**Total Anticipated TIF Reimbursable Project Costs:** $3,114,828.00

**Anticipated TOTAL Project Costs:** $8,327,447.00

### Financing Method:

- Pay As You Go

### Estimated Number of Years to Retirement:

- Original estimated number of years to retirement: 0
- Current anticipated estimated number of years to retirement: 0
**Kansas City, MO**

**River Market TIF Plan**

**Project 17 - Republic Bldg**

**Contact Agency:** Kansas City, MO  
**Contact Phone:** 816-691-2109  
**Developer(s):** Cortlandt Holding Company, LLC  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 12/1/1999

**Plan Description:**

Project 17 proposed the rehabilitation of an existing building to provide 6,450 Sq. Ft. of retail space and 25 residential units.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

Projected: 6  
Actual to Date: 6

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
# Kansas City, MO

## River Market TIF Plan

### Project 17 - Republic Bldg

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $786,977.00
- **Amount on Hand:** $0.00

### Economic Activity Taxes:

- **Total received since inception:** $242.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $3,114,828.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

### Total Anticipated TIF Reimbursable Project Costs: $3,114,828.00

### Anticipated TOTAL Project Costs: $8,327,447.00

- **Financing Method:** Pay As You Go

### Original estimated number of years to retirement: 0

### Current anticipated estimated number of years to retirement: 0
Kansas City, MO

River Market TIF Plan
Project 17 - Republic Bldg

Contact Agency: Kansas City, MO
Contact Phone: 8166912109
Developer(s): Cortlandt Holding Company, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 5/1/2005

Plan Description:

The overall plan proposes improvements to the Town of Kansas archaeological site and area infrastructure and redevelopment of individual properties. Project 17 proposed the rehabilitation of an existing building to provide 6,450 sq ft of retail space and 25 residential units,

Plan/Project Status: Fully-Operational
Area Type: Conservation

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 6     Actual to Date: 7

Number of Retained Jobs:

Projected: 0     Actual to Date: 0
Kansas City, MO
River Market TIF#500 SAF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $2,533,189.00 Amount on Hand: $487,490.00

Economic Activity Taxes:
Total received since inception: $552,014.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:
Other Bond

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 7
Kansas City, MO
River Market TIF#500 SAF

Contact Agency: Kansas City, MO
Contact Phone: 8166912109
Developer(s): Proactive  No Developer
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/1999

Plan Description:
The overall plan proposes improvements to the Town of Kansas archaeological site and area infrastructure and redevelopment of individual properties. The River Market 500 SAF is not a project per se, but a fund that collects incremental taxes throughout the plan area for use in public infrastructure improvements.

Plan/Project Status: Fully-Operational
Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
  Projected: 0  Actual to Date: 0

Number of Retained Jobs:
  Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$344,824.00</th>
<th>As of:</th>
<th>1/1/2016</th>
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</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$448,143.00</th>
<th>Amount on Hand:</th>
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### Economic Activity Taxes:

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<thead>
<tr>
<th>Total received since inception:</th>
<th>$2,914,053.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
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</thead>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $20,270,554.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $4,500,000.00
- **Other:** $134,098,353.00
- **Other:** $7,500,000.00
- **Other:**
- **Other:**
- **Other:**
- **Total Anticipated TIF Reimbursable Project Costs:** $166,368,907.00

### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Anticipated TOTAL Project Costs:</th>
<th>$670,400,000.00</th>
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</table>

### Financing Method:

- **Pay As You Go**

### Original estimated number of years to retirement:

- **2691375**

### Current anticipated estimated number of years to retirement:

- **0**
**Kansas City, MO**

**Santa Fe TIF**

Contact Agency: Kansas City, MO  
Contact Phone: 816-691-2109  
Developer(s): Pursell Mid-City Development, LLC  
Senate District: 9  
House District: 27  
Original Date Plan/Project Approved: 9/1/1993

**Plan Description:**

The plan proposes 500,000 sq ft of retail space, 3,900,000 sq ft of office space and 3,600,000 sq ft of industrial/warehouse space, and street and infrastructure improvements.

---

**Plan/Project Status:** Under Construction 
**Area Type:** Economic Development 

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

Projected: 970  
Actual to Date: 76

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
**Kansas City, MO**

**Shoal Creek**

### TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $312,893.00  
As of: 1/1/2016

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>$33,060,304.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>$100,486,354.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $148,310,366.00  
- **Property Acquisition and Relocation Costs:** $0.00  
- **Project Implementation Costs:** $1,000,000.00  
- **Other:** $0.00  
- **Other:** $0.00  
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $149,310,366.00

### Anticipated TOTAL Project Costs:

$224,426,012.00

**Financing Method:**

- Pay As You Go  
- TIF Bonds

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 12
Kansas City, MO
Shoal Creek

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Hunt Midwest Real Estate Development, Inc.
Senate District: 17
House District: 16
Original Date Plan/Project Approved: 11/1/1994

Plan Description:
Development of the Redevelopment Area through the construction of public infrastructure improvements, including sections of Shoal Creek Parkway, NE 72nd Street, Maplewoods Parkway, NE 76th Street, NE 96th Street, N. Flintlock Road, N Brighton Ave, N Eastern Avenue, NE 108th Street and NE 104th Street and the I-35 and 291 Interchange.

Plan/Project Status: Under Construction
Area Type: Conservation
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 386

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Kansas City, MO
Southtown 31st & Baltimore TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $492,767.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $9,468,997.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $8,208,845.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $1,992,721.00
- Project Implementation Costs: $27,420,755.00
- Other: $6,500,000.00
- Other: $2,500,000.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $38,413,476.00

Anticipated TOTAL Project Costs: $115,715,177.00

Financing Method:
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 13
Kansas City, MO  
Southtown 31st & Baltimore TIF

Contact Agency: Kansas City, MO  
Contact Phone: 816-691-2109  
Developer(s): Hospital Corporation of America (HCA)  
Senate District: 7  
House District: 24  
Original Date Plan/Project Approved: 5/1/1994

Plan Description:

Project A 80,000 sq ft office  
Project A-1 5-15,000 sq ft commercial, 60-64 room hotel, Project B 39,000 sq ft data center, Projects C, F and N streetscape improvements, Project D 80,000 sq ft office, Project E rehab/new construction for 22-28 residential units  
Project J 20,744 sq ft retail/bank, Project K 170,000 sq ft commercial  
Project L 185,000 sq ft commercial  
Project M residential neighborhood rehab.

Plan/Project Status: Under Construction  
Area Type: Conservation  
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0  
Actual to Date: 142

Number of Retained Jobs:

Projected: 0  
Actual to Date: 440
Kansas City, MO
Summit TIF Plan Project 25

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $134,526.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $241,805.00 Amount on Hand: $134,526.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $379,600.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $379,600.00

Anticipated TOTAL Project Costs: $379,600.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, MO

Summit TIF PlanProject 25

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Diocese of Kansas City-St. Joseph
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 8/1/1995

Plan Description:
The plan as amended proposes exterior improvements and renovations to the Sacred Heart Guadalupe Church 2544 Madison Avenue and the Parish Activities Center 814 W 26th Street.

Plan/Project Status: Inactive
Area Type: Conservation
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $1,336,498.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $3,427,161.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,905,050.00

Anticipated TOTAL Project Costs: $6,276,050.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, MO
Summit-Output Technologies TIFProj 1, 2, 21, & 26

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Output Technologies, Inc.
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 8/1/1995

Plan Description:
Creation of a technology campus through adaptive reuse of existing structures and construction of new office/warehouse and light industrial structures parking landscape improvements

Plan/Project Status: Fully-Operational
Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0 Actual to Date: 182

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $11,451.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $1,405,052.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $33,950.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $841,500.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $2,026,000.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $2,867,500.00

Anticipated TOTAL Project Costs: $13,640,000.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, MO
Summit-Pershing TIF Project 8 - Pershing Bldg

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Pershing Building, LLC
Senate District: 7
House District: 24

Original Date Plan/Project Approved: 8/1/1995

Plan Description:
The plan proposed adaptive reuse of the existing Pershing Building for commercial and office use.

Plan/Project Status: Fully-Operational
Area Type: Conservation
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 120

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$1,142,990.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
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</thead>
</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$0.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $20,608,961.00
- **Other:** $476,000.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $21,084,961.00

### Anticipated TOTAL Project Costs:

**$23,288,121.00**

**Financing Method:**

Pay As You Go

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
Kansas City, MO  

**Tower Properties TIF Project A**  

Contact Agency: Kansas City, MO  
Contact Phone: 816-691-2109  
Developer(s): Tower Properties Company  
Senate District: 7  
House District: 24  

**Original Date Plan/Project Approved:** 12/1/1998

**Plan Description:**  
Project A proposed development of a 624 space parking garage at the southwest corner of 9th Walnut Streets.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**  
Projected: 0  
Actual to Date: 0

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 1
**Kansas City, MO**

**Tower Properties TIF Project A**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2015</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $1,079,788.00
- **Amount on Hand:** $0.00

#### Economic Activity Taxes:

- **Total received since inception:** $41,714.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $20,608,961.00
- **Other:** $476,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

- **Total Anticipated TIF Reimbursable Project Costs:** $21,084,961.00

#### Anticipated TOTAL Project Costs:

- **$23,288,121.00**

**Financing Method:**

- Pay As You Go

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
Kansas City, MO

Tower Properties TIF Project A

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Tower Properties Company
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/1998

Plan Description:

Project A proposed the development of a 624 space parking garage at the SW corner of 9th & Walnut Streets.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 1
**Kansas City, MO**

**Tower Properties TIF Project B**

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$134,462.00</td>
<td>1/1/2015</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $977,629.00  
  **Amount on Hand:** $0.00

#### Economic Activity Taxes:

- **Total received since inception:** $92,570.00  
  **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $20,608,961.00
- Other: $476,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $21,084,961.00

### Anticipated TOTAL Project Costs:

**$23,268,121.00**

**Financing Method:**

- Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
Kansas City, MO

Tower Properties TIF Project B

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Tower Properties Company
Senate District: 7
House District: 24

Original Date Plan/Project Approved: 11/1/1991

Plan Description:
Project B proposed development of a 339 space parking garage at the NW corner 9th Walnut Streets.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 2
### TIF Revenues

**Current Amount of Revenue in Special Allocation Fund:**

$0.00  As of:  1/1/2015

#### Payments in Lieu of Taxes:

- Total received since inception:  $0.00  Amount on Hand:  $0.00

#### Economic Activity Taxes:

- Total received since inception:  $4,580,133.00  Amount on Hand:  $0.00

#### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:**  $0.00
- **Property Acquisition and Relocation Costs:**  $1,000,000.00
- **Project Implementation Costs:**  $8,747,000.00
- **Other:**  $418,000.00
- **Other:**  $0.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:**  $10,165,000.00

### Anticipated TOTAL Project Costs:

$67,519,459.00

**Financing Method:**

- Other Bond

**Original estimated number of years to retirement:**  23

**Current anticipated estimated number of years to retirement:**  12
Kansas City, Mo

Tower Properties TIF Project H

Contact Agency: Kansas City, Mo
Contact Phone: 816-691-2109
Developer(s): 909 E. Walnut, LLC co SIMBOL Commercial
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 11/1/1991

Plan Description:
Project H proposed rehabilitation of the 34 story bldg at 909 Walnut Street & the 9 story bldg at 927 Walnut Street, construction of a 347 space parking garage and necessary utility and street improvements including streetscaping. A Certificate of Completion for Project H was issued 2/25/09.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 222

Number of Retained Jobs:
Projected: 0  Actual to Date: 2
Kansas City, MO

Tower Properties TIFProject H

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $0.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $904,514.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $1,000,000.00
- Project Implementation Costs: $8,747,000.00
- Other: $418,000.00
- Other: $0.00
  Other:
  Other:
  Other:
  Other:

Total Anticipated TIF Reimbursable Project Costs: $10,165,000.00

Anticipated TOTAL Project Costs: $67,519,459.00

Financing Method:
Other Bond

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 12
Kansas City, MO

Tower Properties TIF Project H

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): 909 E. Walnut, LLC co SIMBOL Commercial
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 11/1/1991

Plan Description:

Project H proposed rehabilitation of the 34 story building at 909 Walnut Street and the 9 story building at 927 Walnut Street, construction of a 347 space parking garage and necessary utility and street improvements, including streetscaping.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 0  Actual to Date: 115

Number of Retained Jobs:

Projected: 0  Actual to Date: 2
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $4,605.00

As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $639,372.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $383,695.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $948,345.00
Other: $8,706,739.00
Other: $0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $9,657,084.00

Anticipated TOTAL Project Costs: $96,308,761.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 15
**Kansas City, MO**

**Union Hill TIF**

**Contact Agency:** Kansas City, MO  
**Contact Phone:** 8166912109  
**Developer(s):** Union Hill Development Company  
**Senate District:** 7  
**House District:** 24  
**Original Date Plan/Project Approved:** 12/1/1997

**Plan Description:**

The overall plan proposes a combination of residential and commercial projects including a 106 room hotel at the southeast corner of 30th & Main Streets, single-family residential rehabilitation, clearance of obsolete structures for single-family/multi-family development, creation of a Neighborhood Infrastructure Improvement Fund for residential and commercial property owners, and utility and street improvements.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Conservation  
**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

- **Projected:** 30  
- **Actual to Date:** 113

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
# TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$75.82</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

## Payments in Lieu of Taxes:
- Total received since inception: $75.82
- Amount on Hand: $0.00

## Economic Activity Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

## Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $948,345.00
- Other: $8,706,739.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $9,657,084.00

## Anticipated TOTAL Project Costs:

Anticipated TOTAL Project Costs: $96,308,761.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**Kansas City, MO**

**Union Hill TIF Projects C1, C2, C3, & D - KCPT**

- **Contact Agency:** Kansas City, MO
- **Contact Phone:** 8166912109
- **Developer(s):** Public TV 19, Inc.
- **Senate District:** 7
- **House District:** 24
- **Original Date Plan/Project Approved:** 12/1/1997

**Plan Description:**
Projects C1, C2 and C3 include demolition and building renovation for the KCPT broadcasting facilities, including expansion and improvement of surrounding parking areas.

**Plan/Project Status:** Fully-Operational

**Area Type:** Conservation

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**
- **Projected:** 0
- **Actual to Date:** 3

**Number of Retained Jobs:**
- **Projected:** 0
- **Actual to Date:** 47
Kansas City, MO
Universal Floodwater TIF

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $9,905,689.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $20,293,689.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $10,455,902.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $21,753,416.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $1,125,574.00
Other: $358,524.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $23,237,514.00

Anticipated TOTAL Project Costs: $23,237,514.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, MO

Universal Floodwater TIF

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): KCMO Water Department
Senate District: 17
House District: 18
Original Date Plan/Project Approved: 4/1/1991

Plan Description:
The plan is for the redevelopment of 212.24 acres in the traditional East Bottoms, generally bounded by Reynolds Avenue on the west, the south bank of the Missouri River on the north, Interstate 435 on the east, and Front Street on the South.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 674

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**Kansas City, MO**

**Uptown Theater TIF**

**TIF Revenues**

| Current Amount of Revenue in Special Allocation | $16,408.00 | As of: | 1/1/2016 |

**Payments in Lieu of Taxes:**

- Total received since inception: $2,423,493.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $9,092,088.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $28,018,910.00

**Anticipated TOTAL Project Costs:** $104,005,616.00

**Financing Method:**

- Other Bond

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
Kansas City, MO

Uptown Theater TIF

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): UGA, LLC
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 6/1/1994

Plan Description:
The plan proposes blight removal, infrastructure improvements, building rehabilitation and new construction in 21 projects along the Broadway Corridor.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 446

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Kansas City, MO
West 17th Street TIF Project C - Vitagraph Bldg

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $0.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $783,752.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $2,494,669.00
- Property Acquisition and Relocation Costs: $2,500,000.00
- Project Implementation Costs: $1,702,374.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $6,697,043.00

Anticipated TOTAL Project Costs: $21,994,074.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, MO

West 17th Street TIF Project C - Vitagraph Bldg

Contact Agency: Kansas City, MO
Contact Phone: 816-691-2109
Developer(s): Sobel Redevelopment Corporation co Lathrop & Gage
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 8/1/2008

Plan Description:
The W. 17th Street TIF Plan calls for the creation of six Redevelopment Project Areas within the W. 17th St area, the preservation, rehabilitation of redevelopment of those project areas, public improvements/streetscape improvements, and parking improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 130  Actual to Date: 299

Number of Retained Jobs:
Projected: 60  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2015

Payments in Lieu of Taxes:
Total received since inception: $0.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $783,752.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $2,494,669.00
- Property Acquisition and Relocation Costs: $2,500,000.00
- Project Implementation Costs: $1,702,374.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $6,697,043.00

Anticipated TOTAL Project Costs: $21,994,074.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Kansas City, MO

West 17th Street TIFProject C - Vitagraph Bldg

Contact Agency: Kansas City, MO
Contact Phone: 8166912100
Developer(s): Sobel Redevelopment Corporation co Lathrop Gage
Senate District: 7
House District: 24
Original Date Plan/Project Approved: 12/1/2009

Plan Description:
The W. 17th Street TIF Plan calls for the creation of six Redevelopment Project Areas within the W. 17th St area, the preservation, rehabilitation of redevelopment of those project areas, public improvements/streetscape improvements, and parking improvements.

Plan/Project Status: Under Construction
Area Type: Blight
But for Determination:

Number of New Jobs:
Projected: 130    Actual to Date: 299

Number of Retained Jobs:
Projected: 60    Actual to Date: 0
**Kearney**

**Northland Development Redevelopment Area**

---

**TIF Revenues**

Current Amount of Revenue in Special Allocation

- $82,045.00

As of: 1/1/2016

**Payments in Lieu of Taxes:**

- Total received since inception: $2,390,323.00
- Amount on Hand: $82,045.00

**Economic Activity Taxes:**

- Total received since inception: $0.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $330,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $330,000.00

**Anticipated TOTAL Project Costs:** $1,849,005.00

**Financing Method:**

- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
**Kearney**

**Northland Development Redevelopment Area**

Contact Agency: Kearney  
Contact Phone: (816)628-4142  
Developer(s): Platte Clay Industrial Development Corp  
Senate District: 12  
House District: 12  
Original Date Plan/Project Approved: 9/1/1995

Plan Description:

Platte Clay Electric Cooperative headquarters/warehouse facility 100,000 sq. ft. required water and sewer main extensions, Highway 92 widening improvements, and a new street constructed in order to locate to Kearney costing approx 1,000,000. A second phase was approved 11/19/2001 to invest 600,000 into infrastructure, opening up additional ground for development--the TIF area remained the same size and the TIF life NOT extended.

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

- **Projected:** 0
- **Actual to Date:** 0

Number of Retained Jobs:

- **Projected:** 0
- **Actual to Date:** 0
Kearney
Shoppes at Kearney

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $10,818.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $195,812.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $371,972.00  Amount on Hand: $10,818.00

Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$13,828,752.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$0.00</td>
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<tr>
<td>Project Implementation Costs:</td>
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<tr>
<td>Other:</td>
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<td>Other:</td>
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<td>Other:</td>
<td>$0.00</td>
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</table>

Total Anticipated TIF Reimbursable Project Costs: $13,828,752.00

Anticipated TOTAL Project Costs: $39,000,000.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 19
Current anticipated estimated number of years to retirement: 23
Kearney

Shoppes at Kearney

Contact Agency: Kearney
Contact Phone: (816)628-4142
Developer(s): Star Acquisitions, Inc. 244 W Mill LibertyMO 64068
Senate District: 12
House District: 12
Original Date Plan/Project Approved: 1/1/2010

Plan Description:
Construct a 170,000 sq. ft. retail area including a grocery store on 37 acres costing 39 million, of which 13,828,752 was approved from TIF and CID Revenues to be funded as a pay as you go project over 19 years, 23 years maximum.

Plan/Project Status: Under Construction
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 322  Actual to Date: 120

Number of Retained Jobs:
Projected: 50  Actual to Date: 50
### Kirksville Downtown Improvement TIF Plan

#### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
<th>1/1/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$647,301.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $2,705,132.00
- Amount on Hand: $647,301.00

**Economic Activity Taxes:**
- Total received since inception: $1,230,607.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $0.00

**Anticipated TOTAL Project Costs:** $15,052,479.00

**Financing Method:**
- Pay As You Go

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 6
**Kirksville**

**Kirksville Downtown Improvement TIF Plan**

Contact Agency: Kirksville  
Contact Phone: 660-627-1224  
Developer(s): NA  
Senate District: 18  
House District: 3  
Original Date Plan/Project Approved: 12/1/1999

**Plan Description:**

Plan is intended to fund the implementation of the Kirksville Downtown Development Plan. Under this plan the area will be developed as one mixed-use development project. Project includes construction of new business buildings remodeling of existing buildings facade improvements renovation of streets, sidewalks & other public areas. Downtown infrastructure will be improved.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Blight  
**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

Projected: 30  
Actual to Date: 24

**Number of Retained Jobs:**

Projected: 100  
Actual to Date: 100
# Kirksville

## South Highway 63 Corridor

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$189,086.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $0.00
- **Amount on Hand:** $0.00

### Economic Activity Taxes:

- **Total received since inception:** $289,869.00
- **Amount on Hand:** $189,086.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

- **Total Anticipated TIF Reimbursable Project Costs:** $0.00

### Anticipated TOTAL Project Costs:

- **$15,052,479.00**

**Financing Method:**

- Pay As You Go

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 17
Kirksville

South Highway 63 Corridor

Contact Agency: Kirksville
Contact Phone: 660-627-1224
Developer(s): Kirkville Mall, LLC
Senate District: 18
House District: 3
Original Date Plan/Project Approved: 7/1/2009

Plan Description:
The Redevelopment Project will include private development and construction of related and necessary public infrastructure. This will include construction and renovation of various commercial uses, including office, general commercial, institutional, and retail with estimated building area of approximately 137,918 square feet of gross leasable retail area, along with adequate parking and sidewalks. It will also include construction of related and necessary public improvement such as sidewalks, roads, traffic control and improvements and utility infrastructure.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 82  Actual to Date: 82
Lake Ozark
Horseshoe Bend Interior District

TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $0.00 | As of: | 1/1/2016 |

Payments in Lieu of Taxes:

| Total received since inception: | $0.00 | Amount on Hand: | $0.00 |

Economic Activity Taxes:

| Total received since inception: | $0.00 | Amount on Hand: | $0.00 |

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $49,202,885.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $3,340,650.00
- Other: $76,270,020.00
- Other: $32,203,389.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $176,610,164.00

Anticipated TOTAL Project Costs: $857,867,672.00

Financing Method:
- Pay As You Go
- TIF Bonds
- Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Lake Ozark

Horseshoe Bend Interior District

Contact Agency: Lake Ozark
Contact Phone: 573-365-5378
Developer(s): Horseshoe Bend Development Group, LLC
Senate District: 006
House District: 124
Original Date Plan/Project Approved: 7/1/2006

Plan Description:
The redev area contains approx 450 acres and is subdivided into nine 9 redev projects. The proj call for the const of various comm uses, including office, general commercial, institutional and retail with a total est building sq ft of approx 2,900,000. 1,290 units of median density housing, 850 units of high density housing along with various public imp, such as sidewalks, streets and utility infrastructure ext and system imp.

Plan/Project Status: Starting-Up

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 2780  Actual to Date: 0

Number of Retained Jobs:
Projected: 25  Actual to Date: 0
**Lake Ozark**

**The Briscoe's Ozark Development Group**

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $0.00  
As of: 1/1/2016

**Payments in Lieu of Taxes:**

Total received since inception: $0.00  
Amount on Hand: $0.00

**Economic Activity Taxes:**

Total received since inception: $0.00  
Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $18,850,534.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $6,057,171.00
- Other: $688,725.00
- Other: $4,863,322.00
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $30,459,862.00

**Anticipated TOTAL Project Costs:** $140,268,862.00

**Financing Method:**

- TIF Bonds

Original estimated number of years to retirement: 21

Current anticipated estimated number of years to retirement: 21
**Lake Ozark**

**The Briscoes Ozark Development Group**

Contact Agency: Lake Ozark  
Contact Phone: 573-365-5378  
Developer(s): The Briscoes Ozark Development Group, L.L.C.  
Senate District: 006  
House District: 126  
Original Date Plan/Project Approved: 1/1/2008

**Plan Description:**

The redev proj area comprises approx 88 acres. The TIF Plan proposes to dev the proj in 3 separate redev proj. Redev Proj 1 consists of approx 10 acres and results in approx 77,000 sq. feet of general comm office, institutional and retail uses. Redev Proj 2 allows for the dev of 41 acres of comm uses totaling 297,414 sq.ft. Redevt Proj 3 allows for the dev of approx 322,000 sq.ft of add retail space on approx 37 acres of land along with assoc imp.

**Plan/Project Status:** Starting-Up  
**Area Type:** Blight  
**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected</th>
<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1916</td>
<td>0</td>
</tr>
</tbody>
</table>

**Number of Retained Jobs:**

<table>
<thead>
<tr>
<th>Projected</th>
<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Lake Ozark
US Highway 54 and Business US Highway 54 TIF Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $328,168.37

As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $950,996.98
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $4,468,067.12
Amount on Hand: $328,168.37

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $44,931,382.00
Property Acquisition and Relocation Costs: $6,000,000.00
Project Implementation Costs: $835,875.00
Other: $1,672,632.00
Other: $4,493,138.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $60,960,028.00

Anticipated TOTAL Project Costs: $239,581,797.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**Lake Ozark**

**US Highway 54 and Business US Highway 54 TIF Plan**

Contact Agency: Lake Ozark  
Contact Phone: 573-365-5378  
Developer(s): RIS Incorporated  
Senate District: 006  
House District: 124  
Original Date Plan/Project Approved: 4/1/2007

**Plan Description:**
Under the proposed TIF Plan, the redevelopment area will be developed into four 4 redevelopment projects briefly described as Phase 1 Const 312,206 sq. ft of retail space Phase 2 Const 212,563 sq. ft of retail space Phase 3 - Const 200,690 sq. ft of retail space Phase 4 - Const 210,000 sq. ft of retail space 150 room hotel 400 units of residential. Total construction of 935,459 sq. ft retail a 150 room hotel and 400 units of residential.

**Plan/Project Status:** Under Construction  
**Area Type:** Blight  
**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**  
Projected: 750  
Actual to Date: 355  

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
**Lee's Summit**

**Chapel Ridge Tax Increment Financing District**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$528,910.24</th>
<th>As of: 1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

| Total received since inception: | $12,252,200.60 | Amount on Hand: | $1,518.29 |

**Economic Activity Taxes:**

| Total received since inception: | $21,640,946.57 | Amount on Hand: | $462,182.50 |

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $32,140,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $2,274,160.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $34,414,160.00

### Anticipated TOTAL Project Costs:

**$101,846,800.00**

**Financing Method:**

- Pay As You Go
- Other Bond
- Other

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
Lee's Summit

Chapel Ridge Tax Increment Financing District

Contact Agency: Lee's Summit
Contact Phone: 816 969-1105
Developer(s): Atcheson & Haas LLC
Senate District: 8
House District: 52
Original Date Plan/Project Approved: 12/1/2000

Plan Description:

Redevelopment Project Area 1 is substantially completed with retail space and office space, and a hotel in place. Redevelopment Project Area 2 contains completed multi-family housing, single family housing under construction, and some completed office space with parcels still available, and some completed retail space with parcels still available.

Plan/Project Status: Under Construction
Area Type: Economic Development

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
- Projected: 2599
- Actual to Date: 744

Number of Retained Jobs:
- Projected: 0
- Actual to Date: 0
# Lee's Summit

## East U.S. Highway 50 Corridor Improvement TIF Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
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</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$7,997,748.72</th>
<th>Amount on Hand:</th>
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</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$0.00</th>
<th>Amount on Hand:</th>
<th>$0.00</th>
</tr>
</thead>
</table>

**Anticipated TIF Reimbursable Costs:**

- **Public Infrastructure/Site Development Costs:** $47,036,277.00
- **Property Acquisition and Relocation Costs:** $642,628.00
- **Project Implementation Costs:** $70,000.00
- **Other:** $97,100.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:**
- **Total Anticipated TIF Reimbursable Project Costs:** $47,036,277.00

**Anticipated TOTAL Project Costs:** $250,000,000.00

**Financing Method:**

- Pay As You Go
- Other

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
Lee's Summit

East U.S. Highway 50 Corridor Improvement TIF Plan

Contact Agency: Lee's Summit
Contact Phone: 816 969-1105
Developer(s): Area 1-None Area 4--Todd George Marketplace
Senate District: 8
House District: 35
Original Date Plan/Project Approved: 12/1/2007

Plan Description:
The Plan anticipates four project areas. Project Area 1-- Medical Facilities and offices, commercial office space. Project Area 2-- Mixed use on 105 acres Project Area 3--Retail mixed use on 38.77 acres Project Area 4-- Retail, mixed use on 15.17 Acres.

Plan/Project Status: Under Construction
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

<table>
<thead>
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<th>Projected:</th>
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Number of Retained Jobs:

<table>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Lee's Summit
Hartley Block Tax Increment Financing Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $302,701.98 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $1,980,360.00
Property Acquisition and Relocation Costs: $310,000.00
Project Implementation Costs: $253,500.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $2,543,860.00

Anticipated TOTAL Project Costs: $7,653,984.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Lee's Summit

Hartley Block Tax Increment Financing Plan

Contact Agency: Lee's Summit
Contact Phone: 816 969-1105
Developer(s): CML-MO HAF LLC and Hartleys Appliance and Furniture
Senate District: 8
House District: 56

Original Date Plan/Project Approved: 8/1/2006

Plan Description:
The Plan calls for the redevelopment of a former two story hardware store and Hartley's furniture store. The Plan call for the completion of 18 new residential units and a 17,000 square foot parking garage, along with mixed use retail space.

Plan/Project Status: District Dissolved
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 36

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Lee's Summit
I-470 Business & Technology Center Tax Increment

TIF Revenues
Current Amount of Revenue in Special Allocation $72,356.73 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $2,877,283.62 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $771,539.99 Amount on Hand: $71,661.14

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $7,912,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $160,000.00
Other: $0.00
Other: $0.00
Other: $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: 0
Current anticipated estimated number of years to retirement: 0
Lee's Summit

I-470 Business & Technology Center Tax Increment

Contact Agency: Lee's Summit
Contact Phone: 816 969-1105
Developer(s): LBC Development Corp., a Missouri Corporation
Senate District: 8
House District: 56
Original Date Plan/Project Approved: 7/1/2006

Plan Description:
The Project is expected to consist of over 975,000 square feet of office and warehouse space, approximately 29,700 square feet of retail space, 25,000 square feet of restaurant space, and a 42,250 square foot retail center. The Plan provides for on-site improvements to facilitate storm-water runoff near the Development, wetland mitigation, and Public Road Improvements.

Plan/Project Status: Under Construction
Area Type: Economic Development

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 0  Actual to Date: 166

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Lee's Summit
New Longview Tax Increment Financing Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $2,947.67
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $1,963,486.06 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $617,385.48 Amount on Hand: $2,947.67

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $11,542,227.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $1,846,756.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $13,388,983.00

Anticipated TOTAL Project Costs: $200,665,294.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Lee's Summit

New Longview Tax Increment Financing Plan

Contact Agency: Lee's Summit
Contact Phone: 816 969-1105
Developer(s): Gale Communities Inc
Senate District: 8
House District: 56
Original Date Plan/Project Approved: 3/1/2002

Plan Description:
The Plan includes the renovation of 13 historic building structures, as well as the construction of approximately 220,000 square feet of retail and 176,000 square feet of commercial office space.

Plan/Project Status: Under Construction
Area Type: Conservation
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 112

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# Lee's Summit

## New Longview Tax Increment Financing Plan (2016)

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$0.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>On Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>On Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$0.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<tr>
<td>Project Implementation Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$16,939,463.00</td>
</tr>
</tbody>
</table>

### Total Anticipated TIF Reimbursable Project Costs:

| Amount | $16,939,463.00 |

### Anticipated TOTAL Project Costs:

| Amount | $81,802,498.00 |

### Financing Method:

- Pay As You Go
- Loan
- Other

### Original estimated number of years to retirement:

| Number | 0 |

### Current anticipated estimated number of years to retirement:

| Number | 0 |
Lee's Summit

New Longview Tax Increment Financing Plan (2016)

Contact Agency: Lee's Summit
Contact Phone: 816 969-1105
Developer(s): M-III Longview LLC
Senate District: 8
House District: 56
Original Date Plan/Project Approved: 12/1/2015

Plan Description:
The TIF is a Conservation TIF with the purpose of rehabilitating Historic Structures in the TIF area, including the Mansion, Pergola, Calf and Shelter Barns, Dairy Barns, Milk House, Farm Office and Dairy Manager's Office located on the Original Longview Farm.

Plan/Project Status: Starting-Up

Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# Lee's Summit
## Ritter Plaza Tax Increment Financing Plan

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$44,238.91</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $218,157.83
- Amount on Hand: $21,560.46

**Economic Activity Taxes:**

- Total received since inception: $107,399.16
- Amount on Hand: $22,678.45

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $2,899,650.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $434,102.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $3,333,752.00

**Anticipated TOTAL Project Costs:** $13,319,998.00

**Financing Method:**

- Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
Lee's Summit

Ritter Plaza Tax Increment Financing Plan

Contact Agency: Lee's Summit
Contact Phone: 816 969-1105
Developer(s): Ritter Plaza LLC
Senate District: 8
House District: 56

Original Date Plan/Project Approved: 11/1/2007

Plan Description:
The construction of 41,000 square feet of retail development on 7.2 acres of land. Also, necessary infrastructure improvements consisting of drainage modifications, a traffic signal, and road improvements at the intersection of Missouri Route 291 and Swann Road.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 99

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Lee's Summit  
Summit Fair Tax Increment Financing Plan

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $7,672,752.10  
  Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $7,666,558.83  
  Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

| Public Infrastructure/Site Development Costs: | $26,852,741.00 |
| Property Acquisition and Relocation Costs: | $10,243,729.00 |
| Project Implementation Costs: | $4,039,611.00 |
| Other: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |

Total Anticipated TIF Reimbursable Project Costs: $41,620,468.00

### Anticipated TOTAL Project Costs:

Anticipated TOTAL Project Costs: $217,268,488.00

Financing Method:
- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
**Lee's Summit**

*Summit Fair Tax Increment Financing Plan*

Contact Agency: Lee's Summit  
Contact Phone: 816 969-1105  
Developer(s): RED Development LLC  
Senate District: 8  
House District: 56  
Original Date Plan/Project Approved: 8/1/2006

**Plan Description:**

Project Area 1 consists of 497,000 square foot shopping center with related infrastructure improvements. Project areas 2a and 2b are projected to consist of 350,000 square feet of commercial retail space with related infrastructure improvements. Project area 5 consists of limited retail and infrastructure improvements required for the total project.

**Plan/Project Status:** Under Construction  
**Area Type:** Blight  
**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

Projected: 0  Actual to Date: 1106

**Number of Retained Jobs:**

Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $0.00
- Amount on Hand: $0.00

### Economic Activity Taxes:

- Total received since inception: $0.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $4,884,771.00
- Property Acquisition and Relocation Costs: $12,894,809.00
- Project Implementation Costs: $784,684.00
- Other: $436,759.00
- Other: $1,546,455.00
- Other:
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $20,547,478.00

### Anticipated TOTAL Project Costs:

**$80,640,326.00**

#### Financing Method:

- TIF Bonds
- Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Liberty

Liberty Commons

Contact Agency: Liberty
Contact Phone: 816-439-4532
Developer(s): Legacy Development
Senate District: 17
House District: 34

Original Date Plan/Project Approved: 12/1/2014

Plan Description:
The TIF Plan calls for a mixed use project including retail, restaurants, and a hotel. 90 of the project is leased.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 550  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**Liberty**

**Liberty Triangle Tax Increment Financing District**

---

### TIF Revenues

| Current Amount of Revenue in Special Allocation | $2,943,649.00 | As of: | 1/1/2016 |

#### Payments in Lieu of Taxes:
- Total received since inception: $5,662,147.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $10,083,142.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $12,934,371.00
- Property Acquisition and Relocation Costs: $4,995,271.00
- Project Implementation Costs: $328,457.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $18,258,099.00

**Anticipated TOTAL Project Costs:** $95,584,451.00

#### Financing Method:
- Pay As You Go
- TIF Bonds
- Other Bond

---

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Liberty

Liberty Triangle Tax Increment Financing District

Contact Agency: Liberty
Contact Phone: 816-439-4532
Developer(s): LTD EnterprisesLowes
Senate District: 17
House District: 34
Original Date Plan/Project Approved: 12/1/2002

Plan Description:

Redevelopment Plan calls for the redevelopment of the 88 acres from underutilized land into retail and mixed use together with public storm water, street and other public improvements necessary to support these uses. The property contained approximately 28 different tracts of land owned by different entities. The TIF District is divided into several Project Areas A-H, Area A, B-2 through E-4 and Area B-1 are each financed separately.

Plan/Project Status: Under Construction
Area Type: Blight
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 968  Actual to Date: 1035

Number of Retained Jobs:
Projected: 0  Actual to Date: 250
Liberty

Liberty Triangle (Blue Jay crossing-Area I) TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $37,297.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $882,539.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $579,019.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $2,319,562.00
- Property Acquisition and Relocation Costs: $700,000.00
- Project Implementation Costs: $675,957.00
- Other: $3,697,761.00
- Other: $40,000.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $7,433,280.00

Anticipated TOTAL Project Costs: $12,102,785.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**Liberty**

**Liberty Triangle (Blue Jay crossing-Area I) TIF**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Liberty</th>
</tr>
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<tbody>
<tr>
<td>Contact Phone:</td>
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<tr>
<td>Developer(s):</td>
<td>STAR Development</td>
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<td>Senate District:</td>
<td>17</td>
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<tr>
<td>House District:</td>
<td>34</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>10/1/2008</td>
</tr>
</tbody>
</table>

**Plan Description:**

Blue Jay Crossing is an amendment to the Liberty Triangle TIF Project, but maintains a separate TIF Fund from the Triangle, and therefore the project is being tracked independently. The project includes construction of mixed use retail and commercial buildings together with the public and/or private infrastructure facilities to support the development. A copy of the Plan was submitted with the original annual report.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

- **Projected:** 200
- **Actual to Date:** 159

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
### Liberty

#### Rober's Plaza Tax Increment Financing Dist

**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$1,073,474.00</td>
<td>1/1/2016</td>
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</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,459,583.00</td>
<td>$0.00</td>
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</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,081,682.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Anticipated TIF Reimbursable Costs:**

- **Public Infrastructure/Site Development Costs:** $5,638,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $593,000.00
- **Other:** $1,600,000.00
- **Other:** $530,000.00

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td><strong>Total Anticipated TIF Reimbursable Project Costs:</strong></td>
<td>$8,631,000.00</td>
</tr>
</tbody>
</table>

**Anticipated TOTAL Project Costs:** $32,032,902.00

**Financing Method:**
- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
**Liberty**

**Rober's Plaza Tax Increment Financing Dist**

Contact Agency: Liberty  
Contact Phone: 816-439-4532  
Developer(s): Rogers Sporting Goods  
Senate District: 17  
House District: 34  
Original Date Plan/Project Approved: 12/1/2006

Plan Description:

The Redevelopment Plan calls for the redevelopment of 14 acres from vacant, unimproved land into a retail commercial shopping center to include 99,500 sq ft of commercial retail space, 15,000 sq ft warehouse area, a 22,500 sq ft hotel and a medical clinic. All but two parcels are developed. Rogers opened their new store after relocation from Liberty Triangle project.

Plan/Project Status: Under Construction  
Area Type: Blight  
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 199  
Actual to Date: 82

Number of Retained Jobs:

Projected: 0  
Actual to Date: 30
## TIF Revenues

<table>
<thead>
<tr>
<th></th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Amount of Revenue in Special Allocation Fund:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $0.00
- **Amount on Hand:** $0.00

### Economic Activity Taxes:

- **Total received since inception:** $0.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $29,299,124.00
- **Property Acquisition and Relocation Costs:** $5,943,182.00
- **Project Implementation Costs:** $7,495,121.00
- **Other:** $3,277,533.00
- **Other:** $4,500,000.00

**Total Anticipated TIF Reimbursable Project Costs:** $68,697,610.00

### Anticipated TOTAL Project Costs:

- **$234,663,460.00**

**Financing Method:**

- **TIF Bonds**

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 23
**Liberty**

**Whitehall Station**

Contact Agency: Liberty  
Contact Phone: 816-439-4532  
Developer(s): Whitehall Station, LLC  
Senate District: 17  
House District: 34  
Original Date Plan/Project Approved: 9/1/2006  

Plan Description:

The Redevelopment Plan calls for the redevelopment of the 72 acres from vacant, unimproved land except 1 parcel where the previous City Auto Sales and Salvage property is located, 8301 NE 69 Hwy into retail and mixed use, together with public storm water, street, and other improvements necessary to support these uses. Total sq ft is proposed to be 705,109.

---

Plan/Project Status: Inactive  
Area Type: Blight  

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

---

Number of New Jobs:  
Projected: 740  
Actual to Date: 0  

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
TIF Revenues


Payments in Lieu of Taxes:

Total received since inception: $2,535,081.00 Amount on Hand: $2,940.84

Economic Activity Taxes:

Total received since inception: $3,838,318.00 Amount on Hand: $215,531.98

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $13,550,000.00
- Property Acquisition and Relocation Costs: $100,000.00
- Project Implementation Costs: $1,550,000.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $15,200,000.00

Anticipated TOTAL Project Costs: $71,000,000.00

Financing Method:
- Pay As You Go
- TIF Notes
- Loan
- TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
**Madison County**

**Redevelopment Plan for the Hwy 67/72 Tax Increment**

Contact Agency: Madison County  
Contact Phone: 573-783-2176  
Developer(s): none  
Senate District: 27  
House District: 145  
Original Date Plan/Project Approved: 12/1/2001

**Plan Description:**

Provide infrastructure to the City of Fredericktown's industrial park and to help with hazard mitigation due to flooding of City's water plant. Also provide a by-pass around flood prone areas and to make road and street improvements and signals.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.  
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

- Projected: 500  
- Actual to Date: 480

**Number of Retained Jobs:**

- Projected: 0  
- Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $58,119.53
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $517,993.27  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $1,034,335.47  Amount on Hand: $58,119.53

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $8,500,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $8,500,000.00

Anticipated TOTAL Project Costs: $27,100,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 19
Maplewood

Deer Creek

Contact Agency: Maplewood
Contact Phone: 314-646-3603
Developer(s): RAMCO-GERSHENSON PROPERTIES LP
Senate District: 1
House District: 83
Original Date Plan/Project Approved: 6/1/2012

Plan Description:
REDEVELOPMENT OF AREA INTO APPROXIMATELY 205,000 SQ FT OF SPACE WHICH AT LEAST 75 IS TO BE USED FOR SALES TAX GENERATING ACTIVITY.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:

Number of New Jobs:
Projected: 0  Actual to Date: 288

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Maplewood
Hanley Road South of Folk

**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
<td>$60,200.90</td>
<td>1/1/2016</td>
<td></td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $3,680,365.45
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $5,824,208.06
- Amount on Hand: $60,200.90

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $9,500,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $9,500,000.00

**Anticipated TOTAL Project Costs:** $9,500,000.00

**Financing Method:**

- TIF Bonds

**Original estimated number of years to retirement:** 12

**Current anticipated estimated number of years to retirement:** 23
**Maplewood**

**Hanley Road South of Folk**

Contact Agency: Maplewood  
Contact Phone: 314-646-3603  
Developer(s): ALAN BORNSTEIN  
Senate District: 1  
House District: 83  
Original Date Plan/Project Approved: 11/1/2003

Plan Description:

REDEVELOPMENT OF AN OLD RESIDENTIAL AND INDUSTRIAL AREA INCLUDING A LARGE HAZARDOUS CHEMICAL CONTAMINATED AREA INTO A RETAIL AREA TO INCLUDE A BIG BOX RETAILER AND RESTAURANTS

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.  
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

- **Projected:** 0  
- **Actual to Date:** 210

Number of Retained Jobs:

- **Projected:** 0  
- **Actual to Date:** 0
Maryland Heights
East Dorsett Redevelopment District

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$0.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $1,743,895.00
- **Amount on Hand:** $126,033.00

### Economic Activity Taxes:

- **Total received since inception:** $20,950.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $11,000,000.00
- **Property Acquisition and Relocation Costs:** $18,000,000.00
- **Project Implementation Costs:** $500,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $29,500,000.00

### Anticipated TOTAL Project Costs:

- **Total Anticipated TIF Reimbursable Project Costs:** $29,500,000.00

### Financing Method:

- Pay As You Go
- TIF Notes
- TIF Bonds

### Estimated Years to Retirement:

- **Original estimated number of years to retirement:** 0
- **Current anticipated estimated number of years to retirement:** 0
Maryland Heights
East Dorsett Redevelopment District

Contact Agency: Maryland Heights
Contact Phone: 3147382204
Developer(s): NA
Senate District: 24
House District: 79
Original Date Plan/Project Approved: 9/1/2003

Plan Description:
The project will provide for investment in infrastructure, redevelopment, elimination of blight, and conservation.

Plan/Project Status: Seeking Developer
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 0    Actual to Date: 0

Number of Retained Jobs:
Projected: 0    Actual to Date: 0
**Maryland Heights**

**South Heights Redevelopment Area**

### TIF Revenues

| Current Amount of Revenue in Special Allocation | $388,344.00 | As of: | 1/1/2016 |

**Payments in Lieu of Taxes:**

| Total received since inception: | $25,195,360.00 | Amount on Hand: | $0.00 |

**Economic Activity Taxes:**

| Total received since inception: | $2,705,545.00 | Amount on Hand: | $0.00 |

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $12,000,000.00
- **Property Acquisition and Relocation Costs:** $16,100,000.00
- **Project Implementation Costs:** $3,000,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $31,100,000.00

**Anticipated TOTAL Project Costs:** $139,500,000.00

**Financing Method:**

- TIF Bonds

**Original estimated number of years to retirement:** 18

**Current anticipated estimated number of years to retirement:** 23
Maryland Heights
South Heights Redevelopment Area

Contact Agency: Maryland Heights
Contact Phone: 3147382204
Developer(s): NA
Senate District: 24
House District: 79
Original Date Plan/Project Approved: 9/1/1995

Plan Description:
The plan is to develop this 100 +/- acre site with a combination of light industrial, commercial, and retail uses that would encompass approximately 1 million square feet of new development.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 1000  Actual to Date: 1951

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Maryville

Maryville Town Center- Redevelopment Area I

TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
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<td>1/1/2016</td>
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Payments in Lieu of Taxes:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
<th>On Hand</th>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$936,777.00</td>
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Economic Activity Taxes:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
<th>On Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,261,955.00</td>
<td>$0.00</td>
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</table>

Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$905,000.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
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<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Total Anticipated TIF Reimbursable Project Costs: $1,950,000.00

Anticipated TOTAL Project Costs: $7,531,000.00

Financing Method:

TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20
Maryville

Maryville Town Center- Redevelopment Area I

Contact Agency: Maryville
Contact Phone: 660-562-8009
Developer(s): Maryville Partners, L.L.C.
Senate District: 012
House District: 004
Original Date Plan/Project Approved: 2/1/2005

Plan Description:
Area 1 project costs were estimated at $7.531 million & involve the demolition of the 2 existing anchor spaces & construction of a new anchor space containing 48,800 sq ft, a junior anchor space containing 11,090 sq ft, the renovation of an existing retail strip facility comprised of 7 spaces containing approximately 11,000 sq ft, a new 2,800 sq ft convenience store & public improvements such as sidewalks, parking lots & other items.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
### Miller County
### Osage National Retail District

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $0.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $0.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $6,951,829.00
- Property Acquisition and Relocation Costs: $4,434,000.00
- Project Implementation Costs: $0.00
- Other: $1,000,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $12,385,829.00

**Anticipated TOTAL Project Costs:** $12,385,829.00

**Financing Method:**
- Pay As You Go

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**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: 124  
Original Date Plan/Project Approved: 8/1/2006

Plan Description:

The Osage National Retail District Tax Increment Financing Plan the Redevelopment Plan proposes to convert an abandoned rock quarry and the sand plant into a retail center, possibly including a major destination anchor hunting-fishing retailer, and possibly also including hotel and movie theater, and the construction of related infrastructure necessary to adequately serve the Redevelopment Area.

Plan/Project Status: Starting-Up  
Area Type: Blight  
But for Determination:  
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:  
Projected: 400  
Actual to Date: 0

Number of Retained Jobs:  
Projected: 400  
Actual to Date: 0
# Miner Gateway Redevelopment Project

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $900,000.00
- **Amount on Hand:** $0.00

### Economic Activity Taxes:

- **Total received since inception:** $587,929.97
- **Amount on Hand:** $0.00

## Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $900,000.00
- **Property Acquisition and Relocation Costs:** $950,000.00
- **Project Implementation Costs:** $200,000.00
- **Other:** $100,000.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $15,050,000.00

## Anticipated TOTAL Project Costs:

**$15,050,000.00**

### Financing Method:

- **TIF Notes**

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 15
**Miner**

**Miner Gateway Redevelopment Project**

Contact Agency: Miner  
Contact Phone: 573-471-8520  
Developer(s): Joseph Pereless  
Senate District: 27  
House District: 160  

Original Date Plan/Project Approved: 8/1/2006

Plan Description:
Demolition of old blighted hotel building and construction of a new hotel and complementary commercial properties.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Number of New Jobs:

- Projected: 0  
  Actual to Date: 27

Number of Retained Jobs:

- Projected: 0  
  Actual to Date: 0
## Monett

### TIF 1 Redevelopment Area

#### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
<td>$73.58</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $4,722,304.56
- Amount on Hand: $14.40

#### Economic Activity Taxes:

- Total received since inception: $8,251,239.40
- Amount on Hand: $59.18

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- Total Anticipated TIF Reimbursable Project Costs: $0.00

#### Anticipated TOTAL Project Costs:

- Anticipated TOTAL Project Costs: $0.00

#### Financing Method:

- TIF Bonds

#### Estimated Years to Retirement:

- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 3
Monett

TIF 1 Redevelopment Area

Contact Agency: Monett
Contact Phone: 417-235-3495
Developer(s): NA
Senate District: 29
House District: 68 & 132

Original Date Plan/Project Approved: 12/1/1996

Plan Description:
The improvements included, but were not limited to, the widening of Business Highway 60 and the removal of hills and blind spots, and the widening of U.S. Highway 60 and the installation of traffic signals, storm sewers, and storm water detention.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 391

Number of Retained Jobs:
Projected: 0  Actual to Date: 391
Monett

TIF 2 Redevelopment Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $349,977.91
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $791,450.74
Amount on Hand: $206,257.84

Economic Activity Taxes:
Total received since inception: $2,484,146.16
Amount on Hand: $143,720.07

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 12


**Monett**

**TIF 2 Redevelopment Area**

Contact Agency: Monett  
Contact Phone: 417-235-3495  
Developer(s): NA  
Senate District: 29  
House District: 68  
Original Date Plan/Project Approved: 3/1/2005

Plan Description:

Improving, widening, and installing traffic signals on U.S. Highway 60 for Redevelopment Plan Area 1 Lowe's Store Development.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:  
Projected: 110  Actual to Date: 90  

Number of Retained Jobs:  
Projected: 0  Actual to Date: 90
### Moscow Mills

#### Redevelopment Plan for the Highway 61 Redevelopment

## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$0.00</td>
<td>1/1/2016</td>
<td></td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $0.00  
  Amount on Hand: $0.00

### Economic Activity Taxes:

- Total received since inception: $0.00  
  Amount on Hand: $0.00

## Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $19,700,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $3,800,000.00
  Other: $0.00
  Other: $0.00
  Other: $0.00
  Other: $0.00
  Other: $0.00

### Total Anticipated TIF Reimbursable Project Costs: $23,500,000.00

### Anticipated TOTAL Project Costs: $23,500,000.00

#### Financing Method:

- TIF Notes

### Original estimated number of years to retirement: 22

### Current anticipated estimated number of years to retirement: 22
Moscow Mills

Redevelopment Plan for the Highway 61 Redevelopment

Contact Agency: Moscow Mills
Contact Phone: 636-356-4220
Developer(s): Crossroads Center Moscow Mills, LLC
Senate District: 2
House District: 11
Original Date Plan/Project Approved: 9/1/2003

Plan Description:
The Redevelopment Project consists of infrastructure and road improvements throughout the Redevelopment Area to support up to 900,000 square feet of commercial development.

Plan/Project Status: Under Construction
Area Type: Economic Development

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 2540  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## Mound City
### Mound City Tax Increment Financing District

### TIF Revenues

| Current Amount of Revenue in Special Allocation | $9,309.25 | As of: | 1/1/2016 |
| Payments in Lieu of Taxes: | |
| Total received since inception: | $0.00 | Amount on Hand: | $0.00 |

### Economic Activity Taxes:

| Total received since inception: | $729,097.70 | Amount on Hand: | $9,309.25 |

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $4,117.66
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $802,400.00
- Other: $16,471.35
- Other: $0.00
- Other:
  - Other:
    - Other:
      - Other:

### Total Anticipated TIF Reimbursable Project Costs: $822,989.01

### Anticipated TOTAL Project Costs: $1,136,102.20

### Financing Method:

- Pay As You Go

### Original estimated number of years to retirement: 0

### Current anticipated estimated number of years to retirement: 0
**Mound City**

**Mound City Tax Increment Financing District**

Contact Agency: Mound City  
Contact Phone: 660-442-3447  
Developer(s): M.C. Dev. Corp, Custom Convenience LLC & McDonald  
Senate District: 012  
House District: 001  
Original Date Plan/Project Approved: 8/1/2002

**Plan Description:**

The intent of the Plan is to use tax increment financing to pay costs associated with installation of infrastructure, commercial buildings and related improvements in the area as well as other costs associated with the elimination of blighted conditions. The three phases of the Plan include a retail store for Dollar General, a convenience store with an attached Subway restaurant, and renovation of an existing structure for a McDonald's rest

**Plan/Project Status:** Fully-Operational  
**Area Type:** Blight  
**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

Projected: 49  
Actual to Date: 62

**Number of Retained Jobs:**

Projected: 49  
Actual to Date: 62
**Neosho**  
**Neosho Tax Increment Finance District**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$2,046,828.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

| Total received since inception: | $1,451,861.00 | Amount on Hand: | $774,362.00 |

**Economic Activity Taxes:**

| Total received since inception: | $2,783,437.79 | Amount on Hand: | $1,272,466.00 |

### Anticipated TIF Reimbursable Costs:

| Public Infrastructure/Site Development Costs: | $0.00 |
| Property Acquisition and Relocation Costs: | $0.00 |
| Project Implementation Costs: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |
| Other: | $0.00 |

**Total Anticipated TIF Reimbursable Project Costs:**

$0.00

### Anticipated TOTAL Project Costs:

$0.00

**Financing Method:**

Pay As You Go

**Original estimated number of years to retirement:**

23

**Current anticipated estimated number of years to retirement:**

20
Neosho
Neosho Tax Increment Finance District

Contact Agency: Neosho
Contact Phone: 417-451-8050
Developer(s): None
Senate District: 32
House District: 130
Original Date Plan/Project Approved: 7/1/1999

Plan Description:
Funding debt service and direct costs related to improvements to infrastructure, streets, and utilities to new areas at the edge of the City that have been annexed or is annexed

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0       Actual to Date: 326

Number of Retained Jobs:
Projected: 0       Actual to Date: 326
**Normandy, MO**

**Natural Bridge Redevelopment**

**TIF Revenues**

| Current Amount of Revenue in Special Allocation Fund: | $418,055.00 | As of: | 1/1/2016 |

**Payments in Lieu of Taxes:**

- Total received since inception: $0.00  
  - Amount on Hand: $418,055.00

**Economic Activity Taxes:**

- Total received since inception: $0.00  
  - Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00  
- Property Acquisition and Relocation Costs: $0.00  
- Project Implementation Costs: $0.00  
- Other: $0.00

- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- Total Anticipated TIF Reimbursable Project Costs: $0.00

**Anticipated TOTAL Project Costs:** $0.00

**Financing Method:**

- Pay As You Go

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 23
Normandy, MO
Natural Bridge Redevelopment

Contact Agency: Normandy, MO
Contact Phone: 314-725-8788
Developer(s): None
Senate District: 14
House District: 07-71
Original Date Plan/Project Approved: 2/1/2005

Plan Description:
Redevelopment of blighted areas

Plan/Project Status: Seeking Developer
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
North Kansas City
Northgate Village Tax Increment Financing Plan

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $6,133,489.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $195,820.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $9,649,602.00
Property Acquisition and Relocation Costs: $14,364,203.00
Project Implementation Costs: $612,641.00
Other: $538,935.00
Other: $945,398.00
Other:
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $26,110,779.00

Anticipated TOTAL Project Costs: $28,240,995.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Contact Agency: North Kansas City
Contact Phone: 816-412-7814
Developer(s): Hunt Midwest Enterprises
Senate District: 17
House District: 31
Original Date Plan/Project Approved: 2/1/2000

Plan Description:
The Northgate Redevelopment involved the replacement of single-story garden style apartments with a mixed use redevelopment. The last years of the complex saw an increasing amount of unattended deterioration which became an increasing blight upon the community and surrounding neighborhoods. Given it made up such a significant portion of the city's residential community, the City decided to take the significant step of designating the area for redevelopment. The City solicited proposals in 1999, selecting the development team of Hunt Midwest, Inc., in partnership with The Rainen Companies. The development agreement approved in tandem with the TIF plan states that the city is responsible for acquiring the property, relocating residents of the apartments, demolishing the old apartment complex, and installing the infrastructure. The city would then sell the land to each respective developer, with no additional funds required of the City. The City would receive any TIF proceeds as reimbursement of the pre-development costs. The developers do not receive any TIF proceeds. Ruby Tuesday became the first commercial business within the development. Construction to date for the residential project includes 173 of the eventual 219 units. Three phases of Senior Apartments 258 units The Gardens are complete and are fully occupied. A fourth phase of Senior Apartment 60 units is under construction and expected to be completed in December 2016. The first phase of the apartments 246 units CityView were constructed in 2006. Finally, we hope the second phase of CityView will commence construction in 2016. As of December of 2009, the City has activated all of the 15 designated TIF project areas that make up the redevelopment.

Plan/Project Status: Under Construction
Area Type: Conservation
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.
Number of New Jobs:
    Projected: 0  Actual to Date: 25
Number of Retained Jobs:
    Projected: 0  Actual to Date: 0

Osage Beach
Dierbergs Osage Beach Redevelopment Project

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2016

Payments in Lieu of Taxes:
    Total received since inception: $77,203.00  Amount on Hand: $0.00

Economic Activity Taxes:
    Total received since inception: $1,311,072.00  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:
    Other:

Total Anticipated TIF Reimbursable Project Costs: $5,100,000.00

Anticipated TOTAL Project Costs: $34,234,400.00

Financing Method:
    Pay As You Go
    TIF Notes

Original estimated number of years to retirement: 13
Current anticipated estimated number of years to retirement: 23
**Osage Beach**

**Dierbergs Osage Beach Redevelopment Project**

Contact Agency: Osage Beach  
Contact Phone: 573-302-2000  
Developer(s): Dierbergs Osage Beach LLC  
Senate District: 4  
House District: 155  
Original Date Plan/Project Approved: 12/1/2010

**Plan Description:**
The project calls for the construction of approximately 142,000 square feet of retail space. There is no residential development included in this project. Dierbergs Market will be the anchor tenant occupying approximately 76,500 square feet of space. Next to Dierbergs will be approximately 8,000 square feet of retail space. Another building occupied by Bed, Bath and Beyond and Dicks Sporting Goods.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**
The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing.

**Number of New Jobs:**

- **Projected:** 90  
- **Actual to Date:** 165

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
## Osage Beach

### Marina View Redevelopment Area

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
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### Payments in Lieu of Taxes:

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<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
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<tbody>
<tr>
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### Economic Activity Taxes:

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<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Total received since inception</td>
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### Anticipated TIF Reimbursable Costs:

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<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$1,700,000.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<td>Total Anticipated TIF Reimbursable Project Costs</td>
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</table>

### Anticipated TOTAL Project Costs:

**$98,888,200.00**

### Financing Method:

- Pay As You Go

### Original estimated number of years to retirement:

- 0

### Current anticipated estimated number of years to retirement:

- 0
Osage Beach

Marina View Redevelopment Area

Contact Agency: Osage Beach
Contact Phone: 573-302-2000
Developer(s): JQH-Lake of the Ozarks Development, LLC
Senate District: 4
House District: 155
Original Date Plan/Project Approved: 11/1/2007

Plan Description:

The Plan proposes to completely redevelop the Area by eliminating blighting conditions through the demolition of existing structures, installation of utilities, installation of access drives, and the construction of an approximately three hundred 300 room hotel with appurtenant facilities which will include, but is not limited to, an approximately one hundred thousand 100,000 square foot flexible space convention center and health spa.

Plan/Project Status: Inactive
Area Type: Blight

But for Determination:

The Redevelopment Area as a whole is a blighted area, and has not been subject to growth and development through investment by private enterprise and will not reasonable be expected to be developed without the adoption of tax increment financing.

Number of New Jobs:

Projected: 0  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
Osage Beach
Prewitt's Highway 54 Enterprises LLC

TIF Revenues

Current Amount of Revenue in Special Allocation $1,705.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $6,253,170.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $20,180,830.00 Amount on Hand: $1,705.00

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

Total Anticipated TIF Reimbursable Project Costs: $17,275,947.00

Anticipated TOTAL Project Costs: $101,130,093.00

Financing Method:
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Osage Beach

Prewitt's Highway 54 Enterprises LLC

Contact Agency: Osage Beach
Contact Phone: 573-302-2000
Developer(s): Prewitts Hwy 54 Enterprises LLC
Senate District: 9
House District: 115
Original Date Plan/Project Approved: 7/1/2000

Plan Description:
Development of big box retail and small stores, road improvements to the intersection of 54 Highway and 42 Highway including the addition of stop lights and rerouting of Missouri Route D were approved and recommended by MODOT. Infrastructure improvements also include the extension of fire protection, water and sewer to the School of the Osage.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 850

Number of Retained Jobs:
Projected: 0  Actual to Date: 8
## TIF Revenues

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<td>Payments in Lieu of Taxes</td>
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</tr>
<tr>
<td>Current anticipated estimated number of years to retirement</td>
<td>23</td>
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</table>
Pagedale

Pagedale TIF Redevelopment Plan

Contact Agency: Pagedale  
Contact Phone: 314-726-2604  
Developer(s): Beyond Housing, Inc.  
Senate District: 14  
House District: 72  
Original Date Plan/Project Approved: 12/1/2007

Plan Description:
Redevelop the area to build a variety of mixed-use commercial, retail, and residential project. Key projects include a grocery store, branch bank, multi-family residential, health services, cinema, and financial advisement center.

Plan/Project Status: Under Construction  
Area Type: Blight  
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required parcel assembly and/or relocation costs.

Number of New Jobs:  
Projected: 253  
Actual to Date: 195  

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $46,021.16  
As of: 1/1/2016

**Payments in Lieu of Taxes:**
- Total received since inception: $238,673.27  
  Amount on Hand: $46,021.16

**Economic Activity Taxes:**
- Total received since inception: $779,694.94  
  Amount on Hand: $46,021.16

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $1,459,402.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $1,459,402.00

**Anticipated TOTAL Project Costs:** $1,459,402.00

**Financing Method:**
- Pay As You Go

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 14


**Park Hills**

**Downtown Park Hills Redevelopment Dist 4**

Contact Agency: Park Hills  
Contact Phone: 573-431-3577  
Developer(s): Town & Country Grocers of Fredericktown, MO  
Senate District: 3  
House District: 117  
Original Date Plan/Project Approved: 7/1/2005

Plan Description:

Construction of road improvements, a grocery store, renovation of a downtown building as a public library, and demolition of blighted structures to provide a parking lot. Grading and demolition for grocery store construction, and acquisition of land for road improvements.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

- **Projected:** 50  
  **Actual to Date:** 50

Number of Retained Jobs:

- **Projected:** 30  
  **Actual to Date:** 30
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $8,769.86 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $290,707.45 Amount on Hand: $8,769.86

Economic Activity Taxes:
Total received since inception: $509,342.65 Amount on Hand: $14,921.50

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $1,400,000.00
- Property Acquisition and Relocation Costs: $370,000.00
- Project Implementation Costs: $40,000.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $1,810,000.00

Anticipated TOTAL Project Costs: $1,810,000.00

Financing Method:
Other

Original estimated number of years to retirement: 20
Current anticipated estimated number of years to retirement: 20
Park Hills

Highway 67 Corridor Redevelopment District 2

Contact Agency: Park Hills
Contact Phone: 573-431-3577
Developer(s): Hefner Furniture & Appliance
Senate District: 3
House District: 117
Original Date Plan/Project Approved: 12/1/2003

Plan Description:
Plans include relocation of water and sewer utility mains to accommodate construction of a west outer road alongside U.S. Highway 67 corridor from Leadington south through Park Hills to unincorporated St. Francois County. Extension of natural gas main and three-phase electric lines, construction of portable water storage with a connection main.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 7  Actual to Date: 7

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation $0.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $650,894.01 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $295,583.42 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $3,564,420.61
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $3,564,420.61

Anticipated TOTAL Project Costs: $3,564,420.61

Financing Method:
Other

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Park Hills

Parkway Drive Redevelopment District 3

Contact Agency: Park Hills
Contact Phone: 573-431-3577
Developer(s): NA
Senate District: 3
House District: 117
Original Date Plan/Project Approved: 12/1/2004

Plan Description:
Plans include extension of Parkway Drive and construction of a bridge connecting Parkway Drive to Industrial Drive. Road improvements were also planned for Industrial Drive and St. Joe Drive.

Plan/Project Status: Seeking Developer

Area Type: Blight

But for Determination:
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 13  Actual to Date: 13
## Perry County
### Redevelopment Plan for the Highway 51/61 Tax

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$70.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $280,688.00
- **Amount on Hand:** $0.00

### Economic Activity Taxes:

- **Total received since inception:** $6,251.00
- **Amount on Hand:** $47.05

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $5,132,500.00
- **Property Acquisition and Relocation Costs:** $530,000.00
- **Project Implementation Costs:** $1,742,500.00
- **Other:** $1,072,250.00
- **Other:** $0.00

### Total Anticipated TIF Reimbursable Project Costs:

$12,427,250.00

### Anticipated TOTAL Project Costs:

$46,800,000.00

### Financing Method:

- Pay As You Go
- TIF Notes
- Loan
- TIF Bonds

### Original estimated number of years to retirement:

23

### Current anticipated estimated number of years to retirement:

23
Perry County
Redevelopment Plan for the Highway 51/61 Tax

Contact Agency: Perry County
Contact Phone: 573-547-4242
Developer(s): none
Senate District: 27
House District: 145-116
Original Date Plan/Project Approved: 1/1/2010

Plan Description:
Street, water, sewer, gas, property acquisition, parking

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 500  Actual to Date: 451

Number of Retained Jobs:
Projected: 200  Actual to Date: 200
Perryville

Redevelopment Plan for downtown Perryville Tax

TIF Revenues

Current Amount of Revenue in Special Allocation $28,230.86 As of: 1/1/2016

Payments in Lieu of Taxes:

Total received since inception: $0.00 Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $73,447.42 Amount on Hand: $8,890.16

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $5,250,000.00
Property Acquisition and Relocation Costs: $500,000.00
Project Implementation Costs: $1,787,500.00
Other: $1,153,750.00
Other: $0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $12,691,750.00

Anticipated TOTAL Project Costs: $33,000,000.00

Financing Method:

Pay As You Go
TIF Notes
Loan
TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**Perryville**

*Redevelopment Plan for downtown Perryville Tax*

Contact Agency: Perryville  
Contact Phone: 573-547-2594  
Developer(s): none  
Senate District: 27  
House District: 116 & 145  
Original Date Plan/Project Approved: 2/1/2012

**Plan Description:**
The City will fund grants to various property owners for rehabilitation and stabilization of commercial buildings, faade improvements, signage, electrical, water and sewer improvements.

**Plan/Project Status:** Under Construction  
**Area Type:** Conservation  
**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**
- **Projected:** 100  
- **Actual to Date:** 80

**Number of Retained Jobs:**
- **Projected:** 50  
- **Actual to Date:** 0
Perryville
Redevelopment Plan for the I-55/Perryville Blvd.

TIF Revenues
Current Amount of Revenue in Special Allocation $386,986.73 As of: 1/1/2016
Fund:

Payments in Lieu of Taxes:
Total received since inception: $351,648.00 Amount on Hand: $351,648.03

Economic Activity Taxes:
Total received since inception: $37,545.00 Amount on Hand: $23,230.18

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $40,837,500.00
Property Acquisition and Relocation Costs: $1,000,000.00
Project Implementation Costs: $5,875,000.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $47,712,500.00

Anticipated TOTAL Project Costs: $70,000,000.00

Financing Method:
Pay As You Go
TIF Notes
Loan
TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**Perryville**

*Redevelopment Plan for the I-55/Perryville Blvd.*

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Perryville</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>573-547-2594</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>none</td>
</tr>
<tr>
<td>Senate District:</td>
<td>27</td>
</tr>
<tr>
<td>House District:</td>
<td>116 &amp; 145</td>
</tr>
</tbody>
</table>

**Original Date Plan/Project Approved:** 1/1/2012

**Plan Description:**

Streets, water and sewer, site improvements and a new I-55 interchange

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

- **Projected:** 200
- **Actual to Date:** 50

**Number of Retained Jobs:**

- **Projected:** 50
- **Actual to Date:** 50
## Platte City

### Shoppes at North Gate Redevelopment Plan

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $0.00  
  - Amount on Hand: $0.00

#### Economic Activity Taxes:

- Total received since inception: $0.00  
  - Amount on Hand: $0.00

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $5,160,028.00
- Property Acquisition and Relocation Costs: $480,000.00
- Project Implementation Costs: $848,254.00
  - Other: $0.00
  - Other: $0.00
  - Other: $0.00
  - Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $6,488,282.00

### Anticipated TOTAL Project Costs:

$17,648,880.00

**Financing Method:**

- Pay As You Go

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
Platte City

Shoppes at North Gate Redevelopment Plan

Contact Agency: Platte City
Contact Phone: 816 858 3046
Developer(s): Cox Rabius Development LLC
Senate District: 34
House District: 30
Original Date Plan/Project Approved: 12/1/2005

Plan Description:
The redevelopment plan will consist of one redevelopment project including a new, first-class, high quality, pedestrian-friendly shopping area encompassing approximately 7.65 acres of new commercial development containing approximately 57,100 sq ft of new retail and restaurant space

Plan/Project Status: Inactive
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 78 Actual to Date: 0

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $29,937.64  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $54,265.70  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $279,839.05  Amount on Hand: $29,941.64

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $1,576,575.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $727,542.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,304,117.00

Anticipated TOTAL Project Costs: $12,764,764.00

Financing Method:
- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 0
Raymore

Foxwood Village Shops Tax Increment Finance Plan

Contact Agency: Raymore
Contact Phone: (816) 331-5000
Developer(s): Foxwood Plaza, LLC
Senate District: 31
House District: 55
Original Date Plan/Project Approved: 1/1/2009

Plan Description:
The redevelopment area consists of approx. 12.68 acres of property located in Raymore, generally to the south of MO Hwy 58 at its intersection with Mott Drive the Redevelopment Area. The entire Redevelopment Area will be redeveloped as one redevelopment project the Redevelopment Project to consist of a commercial development comprised of an approximately 4,507 sq ft restaurant and approximately 52,520 sq ft of strip retail space.

Plan/Project Status: Starting-Up
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 142  Actual to Date: 50

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### Raymore

#### Good Ranch Redevelopment Area TIF

<table>
<thead>
<tr>
<th>TIF Revenues</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $17,000,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $17,000,000.00

**Anticipated TOTAL Project Costs:** $17,000,000.00

**Financing Method:**
- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 0
Raymore

Good Ranch Redevelopment Area TIF

Contact Agency: Raymore
Contact Phone: (816) 331-5000
Developer(s): Good-Otis LLC
Senate District: 31
House District: 55

Original Date Plan/Project Approved: 5/1/2006

Plan Description:
See Attachment 3 - will be e-mailed.

Plan/Project Status: Starting-Up
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### Raymore

**Highway 58 West Extended Redevelopment Plan**

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

| Total received since inception: | $2,436,774.27 | Amount on Hand: | $0.00 |

**Economic Activity Taxes:**

| Total received since inception: | $6,771,328.46 | Amount on Hand: | $0.00 |

#### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $8,459,276.00
- **Property Acquisition and Relocation Costs:** $4,509,546.00
- **Project Implementation Costs:** $793,000.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $13,761,822.00

#### Anticipated TOTAL Project Costs:

| $71,800,000.00 |

**Financing Method:**

- Pay As You Go
- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 21
Raymore

Highway 58 West Extended Redevelopment Plan

Contact Agency: Raymore
Contact Phone: (816) 331-5000
Developer(s): PDD Development, LLC & Raymore Galleria, LLC
Senate District: 31
House District: 55

Original Date Plan/Project Approved: 1/1/2005

Plan Description:
See Attachment - will be e-mailed.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 153  Actual to Date: 458

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $0.00  
  Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $0.00  
  Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $350,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $350,000.00

### Anticipated TOTAL Project Costs:

**Total Anticipated TIF Reimbursable Project Costs:** $350,000.00

**Anticipated TOTAL Project Costs:** $350,000.00

**Financing Method:**
- Pay As You Go

**Original estimated number of years to retirement:** 11

**Current anticipated estimated number of years to retirement:** 23
RAYTONW

USA 800 REDEVELOPMENT PLAN

Contact Agency: RAYTONW
Contact Phone: 816-737-6084
Developer(s): USA 800, Inc
Senate District: 10
House District: 50
Original Date Plan/Project Approved: 8/1/1998

Plan Description:
The project called for the construction of a two story building of 21,000 square feet. The building is metal construction with masonry exterior to compliment the three existing nearby structures. The site is zoned C2. the building and the landscaping are well maintained.

Plan/Project Status: Fully-Operational
Area Type: Conservation
But for Determination:

Number of New Jobs:
  Projected: 75  Actual to Date: 150
Number of Retained Jobs:
  Projected: 0  Actual to Date: 40
## TIF Revenues

<table>
<thead>
<tr>
<th>Fund</th>
<th>Current Amount of Revenue in Special Allocation</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $2,325,166.00  
  Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $6,825,230.00  
  Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $14,730,083.00
- Property Acquisition and Relocation Costs: $17,583,544.00
- Project Implementation Costs: $166,666.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $45,203,251.00

### Anticipated TOTAL Project Costs:
- $101,303,464.00

### Financing Method:
- Pay As You Go
- TIF Bonds

### Original estimated number of years to retirement:
- 23

### Current anticipated estimated number of years to retirement:
- 17
**Raytown, Jackson County**

**Raytown Live**

Contact Agency: Raytown, Jackson County  
Contact Phone: 816-737-6000  
Developer(s): Raytown 350 Investment Group, LLC  
Senate District: 9  
House District: 28  
Original Date Plan/Project Approved: 3/1/2005

Plan Description:

Construction of a Wal-Mart, parking lot pad sites, off site and onsite public improvements

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.  
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 473  
Actual to Date: 285

Number of Retained Jobs:

Projected: 32  
Actual to Date: 32
Raytown, Jackson County

Raytown Live

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $178,874.00 As of: 1/1/2015

Payments in Lieu of Taxes:
Total received since inception: $1,963,249.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $6,077,422.00 Amount on Hand: $178,874.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $14,730,083.00
- Property Acquisition and Relocation Costs: $17,583,544.00
- Project Implementation Costs: $166,666.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $45,203,251.00

Anticipated TOTAL Project Costs: $101,303,464.00

Financing Method:
- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 18
Raytown, Jackson County

Raytown Live

Contact Agency: Raytown, Jackson County
Contact Phone: 8167376084
Developer(s): Raytown 350 Investment Group, LLC
Senate District: 9
House District: 28
Original Date Plan/Project Approved: 3/1/2005

Plan Description:
Construction of a new Wal-Mart, construction of parking lot pad sites, off site and onsite public improvements

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 473  Actual to Date: 285

Number of Retained Jobs:
Projected: 32  Actual to Date: 32
Richmond Heights
Francis Pl. Redevelopment Project Area (RPA) 1 & 4

TIF Revenues

Current Amount of Revenue in Special Allocation $96,038.73 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $6,577,641.00 Amount on Hand: $9.30

Economic Activity Taxes:
Total received since inception: $10,607,287.00 Amount on Hand: $96,029.43

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:
Other:
Total Anticipated TIF Reimbursable Project Costs: $16,402,194.28

Anticipated TOTAL Project Costs: $54,953,000.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 13
Current anticipated estimated number of years to retirement: 23
Richmond Heights
Francis Pl. Redevelopment Project Area (RPA) 1 & 4

Contact Agency: Richmond Heights
Contact Phone: 314-646-7658
Developer(s): Pace Properties, Inc.
Senate District: 15
House District: 87
Original Date Plan/Project Approved: 3/1/2003

Plan Description:
Redevelopment of a site that is collectively 29 acres. The redevelopment is being phased-in by four areas. RPA 1 consists of a parking garage with approximately 750 spaces, approximately 110,000 SF of retail space and approximately 35 residential units. RPA 4 consists of approximately 5,000 to 6,000 SF of retail and related parking.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 340  Actual to Date: 400

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Richmond Heights
Francis Pl. Redevelopment Project Area (RPA) 2

TIF Revenues
Current Amount of Revenue in Special Allocation $71,575.40 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $43,389.26 Amount on Hand: $43,389.26

Economic Activity Taxes:
Total received since inception: $28,186.14 Amount on Hand: $28,186.14

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $12,460,000.00
Property Acquisition and Relocation Costs: $7,040,000.00
Project Implementation Costs: $200,000.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $19,700,000.00

Anticipated TOTAL Project Costs: $105,300,000.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Richmond Heights

Francis Pl. Redevelopment Project Area (RPA) 2

Contact Agency: Richmond Heights
Contact Phone: 314-646-7658
Developer(s): Pace Properties
Senate District: 15
House District: 87
Original Date Plan/Project Approved: 12/1/2007

Plan Description:
Redevelopment of a site that is collectively 29 acres. The redevelopment is being phased-in by four areas. RPA 2 consists of approximately 70,000 to 90,000 SF of commercial retail, service or restaurant space approximately 240,000 SF of Class A office space approximately 35 to 140 multi-family units and structured parking to service these uses.

Plan/Project Status: Inactive
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 1062  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 14
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $4,344,500.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $68,900.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $4,413,400.00

#### Anticipated TOTAL Project Costs:
- $48,541,400.00

#### Financing Method:
- Other

### Other

- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 23
Richmond Heights
Francis Pl. Redevelopment Project Area (RPA) 3

Contact Agency: Richmond Heights
Contact Phone: 314-646-7658
Developer(s): Abrams Rothman Brentwood Partnership (prop. owner)
Senate District: 15
House District: 87
Original Date Plan/Project Approved: 12/1/2007

Plan Description:
Redevelopment of a site that is collectively 29 acres. The redevelopment is being phased-in by four areas. RPA 3 consists of approximately 35,000 to 45,000 SF of commercial retail, service or restaurant space approximately 250,000 SF of Class A office space approximately 35 to 140 multi-family units and structured parking to service these uses.

Plan/Project Status: Inactive
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 850  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 28
# Richmond Heights

## Hadley Township Redevelopment Project Area-North

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$339,480.35</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $294,428.50
- **Amount on Hand:** $294,428.50

### Economic Activity Taxes:

- **Total received since inception:** $45,051.85
- **Amount on Hand:** $45,051.85

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $1,128,500.00
- **Project Implementation Costs:** $228,898.50
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $1,357,398.50

### Anticipated TOTAL Project Costs:

**$1,357,398.50**

### Financing Method:

- **Other**

### Original estimated number of years to retirement:

- 23

### Current anticipated estimated number of years to retirement:

- 23
**Richmond Heights**

**Hadley Township Redevelopment Project Area-North**

- **Contact Agency:** Richmond Heights
- **Contact Phone:** 314-646-7658
- **Developer(s):** No Comprehensive Developer
- **Senate District:** 24
- **House District:** 72
- **Original Date Plan/Project Approved:** 7/1/2006

**Plan Description:**

Sub-Area B & Sub-Area C will be redeveloped into a variety of commercial & residential uses, including retail, office, hotel, multi-family housing & in-fill single family housing. There is a 14,000 sq. ft. retail center and a Quick Trip convenience store/gas station on 3 acres fronting Hanley Rd. in Sub-Area B. A developer is trying to secure financing to build a mixed use hotel/retail space in Sub-Area C.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

- **Projected:** 280
- **Actual to Date:** 82

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
Richmond Heights
Hadley Township Redevelopment Project Area-South

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $116,750.60
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $67,264.50
Amount on Hand: $67,264.50

Economic Activity Taxes:
Total received since inception: $49,486.10
Amount on Hand: $49,486.10

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $15,000,000.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $15,000,000.00

Anticipated TOTAL Project Costs: $15,000,000.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**Richmond Heights**

**Hadley Township Redevelopment Project Area-South**

**Contact Agency:** Richmond Heights  
**Contact Phone:** 314-646-7658  
**Developer(s):** Menards  
**Senate District:** 24  
**House District:** 72  
**Original Date Plan/Project Approved:** 7/1/2006

**Plan Description:**

Sub-Area A is available for approximately 10 complementary retail and/or restaurants. Sub-Area M is 15.4 acres it will include construction of a 246,346 sq. ft. two story Menard's Home Improvement store, with associated yard, covered storage and 406 parking spaces. A new City of RH Public Works facility will be constructed on 3.3 acres north & east of Menards this is not included in the TIF.

**Plan/Project Status:** Starting-Up  
**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.  
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected</th>
<th>Actual to Date</th>
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</thead>
<tbody>
<tr>
<td>160</td>
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</table>

**Number of Retained Jobs:**

<table>
<thead>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Riverside
Gateway Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Riverside
Gateway Redevelopment Plan

Contact Agency: Riverside
Contact Phone: 816-372-9009
Developer(s): na
Senate District: 34
House District: 32
Original Date Plan/Project Approved: 10/1/2001

Plan Description:
The plan proposes activities to eliminate blight in the area. The projects may include infrastructure improvements and/or commercial, retail and general business development. Infrastructure may include streets, curbs, sidewalks and utility construction and improvements, as well as property acquisition. Specified projects will be considered on a project-by-project basis.

Plan/Project Status: Starting-Up
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Riverside
1-385 Levee Redevelopment Plan

TIF Revenues

Current Amount of Revenue in Special Allocation: $486,401.00
As of: 1/1/2016

Payments in Lieu of Taxes:

Total received since inception: $27,059,821.00
Amount on Hand: $163,820.00

Economic Activity Taxes:

Total received since inception: $3,848,995.00
Amount on Hand: $322,581.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $79,000,000.00
Property Acquisition and Relocation Costs: $2,000,000.00
Project Implementation Costs: $8,600,000.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $89,600,000.00

Anticipated TOTAL Project Costs: $167,600,000.00

Financing Method:
Pay As You Go
TIF Bonds
Industrial Revenue Bond

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**Riverside**

**I-385 Levee Redevelopment Plan**

Contact Agency: Riverside  
Contact Phone: 816 372-9009  
Developer(s): Northpoint Realty  
Senate District: 34  
House District: 32  
Original Date Plan/Project Approved: 7/1/1996

Plan Description:

The construction of the Riverside and Quindaro Bend Levees to provide flood protection, a full diamond interchange at I-635 and Van de Populier Road and improvements to Mattox Road and Van de Populier Road, internal storm drainage system, east-west access roads and utilities development of a mixed use retail/commercial/industrial development.

Plan/Project Status: Under Construction  
Area Type: Blight  
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. 
Project required significant public infrastructure investment to remedy existing inadequate conditions. 
Project required significant public infrastructure investment to construct adequate capacity to support the project. 
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

**Projected:** 12664  
**Actual to Date:** 3025

Number of Retained Jobs:

**Projected:** 0  
**Actual to Date:** 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
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<td>As of: 1/1/2016</td>
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<tr>
<td>Payments in Lieu of Taxes:</td>
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<tr>
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<td>Public Infrastructure/Site Development Costs:</td>
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<td>Property Acquisition and Relocation Costs:</td>
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<td>$70,000,000.00</td>
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</table>

Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Riverside

West Platte Road Redevelopment Plan

Contact Agency: Riverside
Contact Phone: 816 372-9009
Developer(s): Briarcliff Development Company
Senate District: 34
House District: 32
Original Date Plan/Project Approved: 7/1/2007

Plan Description:
The plan consists of 2 projects 1 demolition of dilapidated commercial structures, removal of mobile homes and construction of the linear park along W. Platte Road 2 construction of 75,000 sq. ft. of commercial buildings.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 50  Actual to Date: 21

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## Rock Hill

### City Center at McKnight

### TIF Revenues

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<tr>
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<th>As of</th>
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<td>Amount on Hand</td>
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<td>Amount on Hand</td>
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<td>Public Infrastructure/Site Development Costs</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Project Implementation Costs</td>
<td>$0.00</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>$10,000.00</td>
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<td>Anticipated TOTAL Project Costs</td>
<td>$1,500,000.00</td>
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</table>

### Financing Method:

- Other

### Original estimated number of years to retirement: 0

### Current anticipated estimated number of years to retirement: 0
Rock Hill
City Center at McKnight

Contact Agency: Rock Hill
Contact Phone: 314-561-4302
Developer(s): Missouri CVS Pharmacy, LLC
Senate District: 24
House District: 87
Original Date Plan/Project Approved: 3/1/2005

Plan Description:
Create new retail development along Manchester Road. Reimburse the developer for environmental remediation costs associated with the construction of a new CVS/Pharmacy. Relocate the city's fire department out of the redevelopment area.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $284,676.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $3,011,553.00 Amount on Hand: $16.00

Economic Activity Taxes:
Total received since inception: $2,587,589.00 Amount on Hand: $284,676.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $2,700,000.00
- Property Acquisition and Relocation Costs: $8,000,000.00
- Project Implementation Costs: $400,000.00
- Other: $500,000.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $11,600,000.00

Anticipated TOTAL Project Costs: $35,471,562.00

Financing Method:
- Industrial Revenue Bond

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Rock Hill
Market at McKnight

Contact Agency: Rock Hill
Contact Phone: 314-561-4302
Developer(s): Novus Development
Senate District: 24
House District: 87
Original Date Plan/Project Approved: 3/1/2005

Plan Description:
Create a new retail development along Manchester Road

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in
the market place.
Project required significant public infrastructure investment to remedy existing
inadequate conditions.
Project required significant public infrastructure investment to construct adequate
capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**Sedalia**

50 Highway Tax Increment Financing Plan

### TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $0.00 | As of: | 1/1/2016 |

**Payments in Lieu of Taxes:**

- Total received since inception: $0.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $0.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $903,434.00
- Property Acquisition and Relocation Costs: $1,155,000.00
- Project Implementation Costs: $230,000.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $2,288,464.00

### Anticipated TOTAL Project Costs:

- $11,129,616.00

**Financing Method:**

- Pay As You Go

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**Sedalia**

**50 Highway Tax Increment Financing Plan**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>Sedalia</th>
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<tbody>
<tr>
<td>Contact Phone:</td>
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</tr>
<tr>
<td>Developer(s):</td>
<td>Star Acquisitions</td>
</tr>
<tr>
<td>Senate District:</td>
<td>28</td>
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<tr>
<td>House District:</td>
<td>118</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>11/1/2015</td>
</tr>
</tbody>
</table>

**Plan Description:**

Redevelopment of two areas of vacant land connected by Highway 50 right-of-way and include the design and construction of approximately 22,000 square feet of restaurant, retail, and/or other commercial facilities. The TIF resources are need to offset the extraordinary costs of the development to cure the blight.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

<table>
<thead>
<tr>
<th>Number of New Jobs:</th>
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</thead>
<tbody>
<tr>
<td>Projected:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Retained Jobs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected:</td>
</tr>
</tbody>
</table>
### TIF Revenues

**Current Amount of Revenue in Special Allocation Fund:** $0.00  
**As of:** 1/1/2016

**Payments in Lieu of Taxes:**

- **Total received since inception:** $436,152.88  
- **Amount on Hand:** $0.00

**Economic Activity Taxes:**

- **Total received since inception:** $3,757.92  
- **Amount on Hand:** $0.00

**Anticipated TIF Reimbursable Costs:**

- **Public Infrastructure/Site Development Costs:** $700,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $50,000.00
- **Other:** $1,598,000.00
- **Other:** $100,000.00
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $2,573,000.00

**Anticipated TOTAL Project Costs:** $10,303,000.00

**Financing Method:**  
**Pay As You Go**

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**Sedalia**

**Sedalia Midtown TIF Redevelopment Plan & Project**

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
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<tr>
<td>Developer(s):</td>
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<td>118</td>
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<tr>
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</table>

**Plan Description:**

The redevelopment plan focuses resources to provide opportunities for infrastructure development and rehab, residential reinvestment, and private investment. Activities to be undertaken as part of the redevelopment plan to achieve this goal include building rehab, infill development, street improvements and enhancements to pedestrian facilities. This investment is intended to spur additional private development throughout the district.

**Plan/Project Status:** Under Construction

**Area Type:** Conservation

**But for Determination:**

Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
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<tbody>
<tr>
<td>26</td>
<td>125</td>
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**Number of Retained Jobs:**

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<tbody>
<tr>
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Shrewbury

The Kenrick Plaza Redevelopment Project

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$33,438.00</th>
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<th>1/1/2016</th>
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<tbody>
<tr>
<td><strong>TIF Revenues</strong></td>
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<td></td>
</tr>
</tbody>
</table>

Payments in Lieu of Taxes:

- Total received since inception: $0.00
- Amount on Hand: $0.00

Economic Activity Taxes:

- Total received since inception: $601,821.00
- Amount on Hand: $33,438.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $29,705,000.00
- Property Acquisition and Relocation Costs: $11,129,000.00
- Project Implementation Costs: $6,000,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $15,000,000.00

Anticipated TOTAL Project Costs:

$50,000,000.00

Financing Method:

- Pay As You Go
- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 20
**Shrewbury**

**The Kenrick Plaza Redevelopment Project**

**Contact Agency:** Shrewbury
**Contact Phone:** 314-647-5795
**Developer(s):** Kenrick Developers, LLC
**Senate District:** 15
**House District:** 91

**Original Date Plan/Project Approved:** 2/1/2013

**Plan Description:**

Redevelopment of area that was deemed blighted and to encourages a consumer-friendly commercial environment that promotes economic health. To allow the City to carry out comprehensive redevelopment of the area as consistent with the City's comprehensive plan.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

- **Projected:** 400  
- **Actual to Date:** 300

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
**Sikeston**

**60/61 TIF District**

### TIF Revenues

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#### Payments in Lieu of Taxes:

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#### Economic Activity Taxes:

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<tr>
<td>Economic Activity Taxes</td>
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</tbody>
</table>

#### 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: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $7,000,000.00

**Anticipated TOTAL Project Costs:** $43,707,000.00

**Financing Method:**
- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 15

Current anticipated estimated number of years to retirement: 0
**Sikeston**

**60/61 TIF District**

Contact Agency: Sikeston  
Contact Phone: 573-471-2511  
Developer(s): Four Corners Development Co., Inc.  
Senate District: 25  
House District: 149  
Original Date Plan/Project Approved: 6/1/2000  
Plan Description:  
A mixture of commercial and residential development

Plan/Project Status: District Dissolved  
Area Type: Blight  
But for Determination:  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:  
Projected: 180  
Actual to Date: 387

Number of Retained Jobs:  
Projected: 80  
Actual to Date: 100
TIF Revenues
Current Amount of Revenue in Special Allocation $12,454.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $29,099.00 Amount on Hand: $2.00

Economic Activity Taxes:
Total received since inception: $98,931.00 Amount on Hand: $10,272.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $381,262.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $381,262.00

Anticipated TOTAL Project Costs: $2,800,000.00

Financing Method:
- Loan

Original estimated number of years to retirement: 8
Current anticipated estimated number of years to retirement: 8
**Sikeston**

**Colton's Steakhouse and Grill**

Contact Agency: Sikeston  
Contact Phone: 573-471-2511  
Developer(s): Six Thirty Tow, LLC  
Senate District: 27  
House District: 149  
Original Date Plan/Project Approved: 10/1/2012

**Plan Description:**
Franchise steakhouse and grill which will provide a restaurant along the HWY 60 corridor. Square footage is 6,716 consisting of wood frame with hardboard lap siding, manufactured stone veneer and stucco on a concrete slab with membrane roof and metal awnings.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Economic Development  
**But for Determination:**
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**
- Projected: 150  
- Actual to Date: 150

**Number of Retained Jobs:**
- Projected: 0  
- Actual to Date: 0
## Sikeston

### Holiday Inn Express

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$6.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $49,169.00
- Amount on Hand: $6.00

#### Economic Activity Taxes:

- Total received since inception: $0.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $419,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $5,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

#### Total Anticipated TIF Reimbursable Project Costs: $424,000.00

### Anticipated TOTAL Project Costs: $6,800,000.00

#### Financing Method:

- Pay As You Go

Original estimated number of years to retirement: 8

Current anticipated estimated number of years to retirement: 8
Sikeston

Holiday Inn Express

Contact Agency: Sikeston
Contact Phone: 573-471-2511
Developer(s): Select Sikeston Hospitality, LLC
Senate District: 25
House District: 149
Original Date Plan/Project Approved: 10/1/2012

Plan Description:
Construction of a new Holiday Inn Express Select Service hotel-73 rooms

Plan/Project Status: Fully-Operational
Area Type: Economic Development
But for Determination:
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 20  Actual to Date: 20

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
Sikeston
North Main & Malone Development Area

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $30,070.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $638,019.00  Amount on Hand: $1,606.00

Economic Activity Taxes:
Total received since inception: $888,723.00  Amount on Hand: $21,757.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $1,000,000.00
- Property Acquisition and Relocation Costs: $800,000.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $1,700,000.00

Anticipated TOTAL Project Costs: $8,250,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Sikeston

North Main & Malone Development Area

Contact Agency: Sikeston
Contact Phone: 573-471-2511
Developer(s): Sikeston Aquisitions
Senate District: 27
House District: 148
Original Date Plan/Project Approved: 9/1/2004

Plan Description:
Site demolition and construction of commercial and retail businesses

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 50  Actual to Date: 70

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
SMITHVILLE
SMITHVILLE COMMONS TIF REDEVELOPMENT PLAN

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $4,600,500.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $187,500.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $4,788,000.00

Anticipated TOTAL Project Costs: $57,823,574.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
SMITHVILLE
SMITHVILLE COMMONS TIF REDEVELOPMENT PLAN

Contact Agency: SMITHVILLE
Contact Phone: 816-532-3897
Developer(s): FORECLOSED
Senate District: 17
House District: 35
Original Date Plan/Project Approved: 9/1/2006

Plan Description:
CONSTRUCTION OF 280,000 SQUARE FEET OF RETAIL, RESTAURANT AND OTHER COMMERCIAL FACILITIES INCLUDING SITE PREP, ENGINEERING, ROAD AND HIGHWAY IMPROVEMENTS, UTILITY EXTENSION AND/OR ENHANCEMENTS, STORMWATER DETENTION AND COLLECTION OF OTHER INFRASTRUCTURE.

Plan/Project Status: Inactive
Area Type: Blight
But for Determination:

Number of New Jobs:
Projected: 0 Actual to Date: 0

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
**Springfield**

**Commercial Street TIF**

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $497,523.09  
As of: 1/1/2016

**Payments in Lieu of Taxes:**

- Total received since inception: $471,724.96  
  Amount on Hand: $471,724.96

**Economic Activity Taxes:**

- Total received since inception: $25,798.13  
  Amount on Hand: $25,798.13

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $4,216,000.00
- Property Acquisition and Relocation Costs: $750,000.00
- Project Implementation Costs: $240,000.00
- Other: $250,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $5,456,000.00

**Anticipated TOTAL Project Costs:** $5,456,000.00

**Financing Method:**

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
Springfield
Commercial Street TIF

Contact Agency: Springfield
Contact Phone: 417-864-1035
Developer(s): Juliet Mee
Senate District: 30
House District: 132
Original Date Plan/Project Approved: 4/1/2008

Plan Description:
The Commercial Street Redevelopment Plan consists of a private Redevelopment Project professional massage school, day spa, and laundry and Public Improvement Projects undertaken by the City of Springfield. Almost 20 public projects are proposed comprised primarily of public infrastructure improvements with a few programs, such as a rehabilitation loan/grant program, included.

Plan/Project Status: Starting-Up
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 27

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**Springfield**  
**Jordan Valley Park TIF**

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$12,140.91</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
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</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$1,837,723.34</th>
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<th>$11,054.94</th>
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</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$341,499.44</th>
<th>Amount on Hand:</th>
<th>$1,085.97</th>
</tr>
</thead>
</table>

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $2,600,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $18,500,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $21,100,000.00

**Anticipated TOTAL Project Costs:** $150,545,000.00

**Financing Method:**

- Other Bond

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 23
**Springfield**

**Jordan Valley Park TIF**

Contact Agency: Springfield  
Contact Phone: 417-864-1035  
Developer(s): John Q. Hammons revocable trust  
Senate District: 30  
House District: 132 & 135  

Original Date Plan/Project Approved: 10/1/2000

Plan Description:
The Plan will revitalize the Area and positively impact all of central Springfield through the development of public improvements and concurrent private development. Projects within the area include a municipally-owned recreational ice facility, exposition hall, a public park, privately owned minor league baseball stadium, parking deck, and a business class hotel.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 335  
Actual to Date: 387

Number of Retained Jobs:

Projected: 10  
Actual to Date: 293
Springfield Springfield Plaza TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of:  1/1/2016

Payments in Lieu of Taxes:

Total received since inception: $0.00  Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $0.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $8,734,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $250,000.00
Other: $595,016.00
Other: $0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $9,579,016.00

Anticipated TOTAL Project Costs: $78,454,016.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 18
Current anticipated estimated number of years to retirement: 18
Springfield
Springfield Plaza TIF

Contact Agency: Springfield
Contact Phone: 417-864-1035
Developer(s): Springfield Plaza Real Estate, Inc.
Senate District: 30
House District: 133
Original Date Plan/Project Approved: 5/1/2013

Plan Description:
The Redevelopment Plan proposes to redevelop the Area into a 432,500 square foot retail and office mixed-use development. TIF revenues will be used to fund approximately 9.58 million of public improvements in and around the Redevelopment Area. Such improvements include, but are not limited to road and intersection improvements, new public streets, storm water facilities, sanitary sewers, and utilities.

Plan/Project Status: Starting-Up
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $3,638.05
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $983.57
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

| Public Infrastructure/Site Development Costs: | $0.00 |
| Property Acquisition and Relocation Costs: | $0.00 |
| Project Implementation Costs: | $63,500.00 |
| Other: | $102,500.00 |
| Other: | $65,000.00 |

Total Anticipated TIF Reimbursable Project Costs: $291,000.00

Anticipated TOTAL Project Costs: $1,883,457.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**St Joseph**

**Gilmore Building Redevelopment**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St Joseph</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>816-271-5526</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>R&amp;M Machines, LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>34</td>
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<tr>
<td>House District:</td>
<td>27</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>11/1/2014</td>
</tr>
</tbody>
</table>

**Plan Description:**

The approved plan involves the rehab and restoration of an existing building for the development of retail space and market rate apartments. The building is four stories high and approximately 36,000 sq ft. The main floor will be a coffee shop and entertainment venue. The floors will be converted to residential loft apartments. Renovations include restoring the exterior of the building and reconstruct the historical image.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

Projected: 30  
Actual to Date: 22

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
**St. Ann**

**No Name Was Provided**

**TIF Revenues**

| Current Amount of Revenue in Special Allocation | $540,758.78 | As of: | 1/1/2016 |

**Payments in Lieu of Taxes:**

| Total received since inception: | $288,321.50 | Amount on Hand: | $288,321.50 |

**Economic Activity Taxes:**

| Total received since inception: | $300,564.91 | Amount on Hand: | $251,028.91 |

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $19,681,225.00
- Property Acquisition and Relocation Costs: $6,000,000.00
- Project Implementation Costs: $7,318,775.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

**Total Anticipated TIF Reimbursable Project Costs:** $33,300,000.00

**Anticipated TOTAL Project Costs:** $106,181,225.00

**Financing Method:**

- TIF Notes
- TIF Bonds

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 20
**St. Ann**

*No Name Was Provided*

- **Contact Agency:** St. Ann
- **Contact Phone:** 314-428-6801
- **Developer(s):** Raven Development
- **Senate District:** 24
- **House District:** 77
- **Original Date Plan/Project Approved:** 7/1/2012

**Plan Description:**

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**
- Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- Project required significant public infrastructure investment to remedy existing inadequate conditions.
- Project required significant public infrastructure investment to construct adequate capacity to support the project.
- Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**
- **Projected:** 1000
- **Actual to Date:** 650

**Number of Retained Jobs:**
- **Projected:** 1500
- **Actual to Date:** 700
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$568.00</td>
<td>1/1/2016</td>
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<tr>
<td>Payments in Lieu of Taxes:</td>
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<tr>
<td>Total received since inception:</td>
<td>$15,597,390.0</td>
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<tr>
<td>Amount on Hand:</td>
<td>$303.00</td>
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<tr>
<td>Economic Activity Taxes:</td>
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<tr>
<td>Total received since inception:</td>
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<td>Amount on Hand:</td>
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<td>Anticipated TIF Reimbursable Costs:</td>
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<td>Public Infrastructure/Site Development Costs:</td>
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<td>Property Acquisition and Relocation Costs:</td>
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<td>Project Implementation Costs:</td>
<td>$0.00</td>
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<tr>
<td>Other:</td>
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<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$8,000,000.0</td>
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<td>Anticipated TOTAL Project Costs:</td>
<td>$99,724,668.0</td>
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</tbody>
</table>

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**St. Charles**  
*Elm Point Redevelopment Area Phase I & II*

**Contact Agency:** St. Charles  
**Contact Phone:** 636-949-3302  
**Developer(s):** MB Properties  
**Senate District:** 23  
**House District:** 65  
**Original Date Plan/Project Approved:** 10/1/1996

**Plan Description:**
The plan includes site evaluation, utility placement, stormwater detention and internal roadway improvements. Also, the plan anticipates the remediation of the lime detention basin. Private development will include mostly industrial space with possible office use in certain areas.

**Plan/Project Status:** Under Construction  
**Area Type:** Blight  
**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**  
Projected: 0  
Actual to Date: 0

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$533,717.00</td>
<td>1/1/2016</td>
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**Payments in Lieu of Taxes:**

<table>
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<th>Description</th>
<th>Amount</th>
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<tr>
<td>Total received since inception</td>
<td>$22,932,090.00</td>
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<tr>
<td>Amount on Hand</td>
<td>$308,310.00</td>
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**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$2,626,053.00</td>
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<tr>
<td>Amount on Hand</td>
<td>$225,407.00</td>
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**Anticipated TIF Reimbursable Costs:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$13,440,000.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<tr>
<td>Project Implementation Costs</td>
<td>$60,000.00</td>
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<td>Other</td>
<td>$1,500,000.00</td>
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<td>Other</td>
<td>$0.00</td>
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</table>

**Total Anticipated TIF Reimbursable Project Costs:**

<table>
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<tr>
<th>Amount</th>
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<tr>
<td>$15,000,000.00</td>
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**Anticipated TOTAL Project Costs:**

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<th>Amount</th>
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<tbody>
<tr>
<td>$210,331,000.00</td>
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**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:**

<table>
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<th>Amount</th>
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<tbody>
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**Current anticipated estimated number of years to retirement:**

<table>
<thead>
<tr>
<th>Amount</th>
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<tbody>
<tr>
<td>23</td>
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</table>
**St. Charles**

**Fountain Lake/West 370 Redevelopment**

<table>
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<th>St. Charles</th>
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<tbody>
<tr>
<td>Contact Phone:</td>
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<tr>
<td>Developer(s):</td>
<td>MB Properties LLC</td>
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<td>Senate District:</td>
<td>23</td>
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<tr>
<td>House District:</td>
<td>65</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>12/1/1997</td>
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**Plan Description:**

The plan includes development of a business park, which will include retail, commercial and light industrial activities. The project will include raising the site out of the flood plain, realignment of Cole Creek, relocation of Huster Road, utility relocation and development of a 123 acre public park.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
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<tbody>
<tr>
<td>0</td>
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</table>

**Number of Retained Jobs:**

<table>
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<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
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<tbody>
<tr>
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## St. Charles
### Plaza at Noah's Ark

### TIF Revenues

<table>
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<th>Description</th>
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<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$47,004.00</td>
<td>1/1/2016</td>
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</table>

### Payments in Lieu of Taxes:

- Total received since inception: **$1,744,816.00**  
  - Amount on Hand: **$15.00**

### Economic Activity Taxes:

- Total received since inception: **$395,247.00**  
  - Amount on Hand: **$46,989.00**

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: **$44,786,225.00**
- Property Acquisition and Relocation Costs: **$6,209,088.00**
- Project Implementation Costs: **$2,500,000.00**
- Other: **$0.00**
- Other: **$250,000.00**

### Total Anticipated TIF Reimbursable Project Costs: **$55,000,000.00**

### Anticipated TOTAL Project Costs: **$385,000,000.00**

### Financing Method:

- Other

### Original estimated number of years to retirement: **23**

### Current anticipated estimated number of years to retirement: **23**
St. Charles
Plaza at Noah's Ark

Contact Agency: St. Charles
Contact Phone: 636-949-3302
Developer(s): Cullinan Properties, LTD
Senate District: 23
House District: 106
Original Date Plan/Project Approved: 1/1/2007

Plan Description:
The proposed plan will help facilitate redevelopment of the area for high density planned mixed use and commercial purposes.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation $78,305.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $3,059,584.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $12,239,962.00  Amount on Hand: $78,305.00

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:
Total Anticipated TIF Reimbursable Project Costs: $12,200,000.00

Anticipated TOTAL Project Costs: $45,025,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 12
Current anticipated estimated number of years to retirement: 15
St. Charles

St. Charles Center/Mark Twain Mall

Contact Agency: St. Charles
Contact Phone: 636-949-3302
Developer(s): American Commercial Realty
Senate District: 23
House District: 65
Original Date Plan/Project Approved: 2/1/1996

Plan Description:
The proposed plan will expand and upgrade retail within the development area. The redevelopment projects include site improvements, new building construction, upgrades and renovations. The TIF funding will be used for building rehab, roadway and parking lot construction, landscaping and lighting.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Charles

St. Charles County Convention Center Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $7,001.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $5,984,381.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $795,899.00  Amount on Hand: $7,001.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $5,150,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $2,500,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $7,650,000.00

Anticipated TOTAL Project Costs: $84,000,000.00

Financing Method:
Other

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**St. Charles**

**St. Charles County Convention Center Redevelopment**

Contact Agency: St. Charles  
Contact Phone: 636-949-3302  
Developer(s): na  
Senate District: 23  
House District: 106  
Original Date Plan/Project Approved: 11/1/1997

Plan Description:

The proposed redevelopment calls for the construction of a convention center of approximately 128,000 square feet servicing both St Charles City and St Charles County. The area will also house a 259 room high quality, full service hotel.

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:  
Projected: 0  
Actual to Date: 0

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
St. Charles
West Clay Extension

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $29,558.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $255,295.00
Amount on Hand: $29,558.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $7,300,000.00
- Property Acquisition and Relocation Costs: $1,300,000.00
- Project Implementation Costs: $1,500,000.00
- Other: $100,000.00
- Other: $300,000.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $10,500,000.00

Anticipated TOTAL Project Costs: $28,850,000.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**St. Charles**

**West Clay Extension**

Contact Agency: St. Charles  
Contact Phone: 636-949-3302  
Developer(s): SM Properties UV, LLC  
Senate District: 23  
House District: 65  
Original Date Plan/Project Approved: 6/1/2012

Plan Description:

The plan includes a grocery store, anchored retail and dining development. The plan also includes a post office relocation.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:  
Projected: 0  Actual to Date: 0

Number of Retained Jobs:  
Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$0.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Cost Category</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$11,250,000.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$9,000,000.00</td>
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<td>Project Implementation Costs</td>
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<td>Other Costs</td>
<td>$0.00</td>
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</tbody>
</table>

**Total Anticipated TIF Reimbursable Project Costs:** $26,500,000.00

### Anticipated TOTAL Project Costs:

- **Anticipated TOTAL Project Costs:** $0.00

#### Financing Method:
- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: **23**

Current anticipated estimated number of years to retirement: **23**
**St. Clair**

**I-44 East Redevelopment Project 1**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Clair</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>636-629-0333x119</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Osage Fund, LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>26</td>
</tr>
<tr>
<td>House District:</td>
<td>98</td>
</tr>
</tbody>
</table>

**Original Date Plan/Project Approved:** 12/1/2009

**Plan Description:**

Redevelopment of non-utilized lands within the designated district for commercial use to be implemented in phases over several years, in accordance with the approved redevelopment plan, and amendments.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

- **Projected:** 0
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
### St. Joseph
### Cook Road Corridor

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $750,200.94
- Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $3,543.73
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $492,786.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $20,000.00
- Other: $2,375,000.00
- Other: $2,567,000.00
- Other:
- Other:
- Other:
- Other:

- **Total Anticipated TIF Reimbursable Project Costs:** $5,539,786.00

**Anticipated TOTAL Project Costs:** $19,375,786.00

**Financing Method:**
- Pay As You Go
- Other Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
**St. Joseph**

**Cook Road Corridor**

Contact Agency: St. Joseph  
Contact Phone: 816-271-5526  
Developer(s): Greystone Partners Land Development LLC  
Senate District: 34  
House District: 28  
Original Date Plan/Project Approved: 3/1/2008

**Plan Description:**

1 private project improvements that will consist of the development of a residential subdivision on approximately 185 acres of land into over 350 single family and townhouse housing units, 2 improvements to Cook Road resulting in a three-lane section, concrete curb and gutter, storm water drainage, and raised grass medians, 3 sewer system improvements including a new pump station 4 the construction of a 2,000 ft waterline.

**Plan/Project Status:** Under Construction  
**Area Type:** Blight  
**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.  
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**  
Projected: 0  
Actual to Date: 0

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $3,848,851.32
- Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $3,743,677.41
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- **Public Infrastructure/Site Development Costs**: $18,279,936.00
- **Property Acquisition and Relocation Costs**: $1,000,000.00
- **Project Implementation Costs**: $50,000.00
- **Other**: $8,729,791.00
- **Other**: $2,837,315.00

### Total Anticipated TIF Reimbursable Project Costs: $30,897,042.00

### Anticipated TOTAL Project Costs: $131,056,412.00

### Financing Method:
- Pay As You Go
- Industrial Revenue Bond

### Original estimated number of years to retirement: 23

### Current anticipated estimated number of years to retirement: 23
St. Joseph

East Hills Mall

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): MD Management, Inc.
Senate District: 34
House District: 28
Original Date Plan/Project Approved: 1/1/2008

Plan Description:
1 construct improvements to Belt Hwy & Frederick Blvd intersection including traffic & crosswalk signals, illuminated street signs, landscaping, streetscape, etc. 2 Upgrade Belt entry and Frederick entry signals, 3 demolish and renovate significant portions of exterior, 4 demolish and renovate significant portions of the interior including construction of a food court, 5 construct 45,000 sq ft of new lifestyle retail space.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 700  Actual to Date: 385

Number of Retained Jobs:
Projected: 756  Actual to Date: 602
# TIF Revenues

Current Amount of Revenue in Special Allocation in TIF Revenues Fund: $0.00  
As of: 1/1/2016

## Payments in Lieu of Taxes:
- Total received since inception: $1,663,182.60  
  Amount on Hand: $0.00

## Economic Activity Taxes:
- Total received since inception: $1,315,366.92  
  Amount on Hand: $0.00

## Anticipated TIF Reimbursable Costs:
- **Public Infrastructure/Site Development Costs:** $3,656,539.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $265,954.00
- **Other:** $30,972.00
- **Other:** $1,000,000.00

**Total Anticipated TIF Reimbursable Project Costs:** $5,529,620.00

## Anticipated TOTAL Project Costs:

**Financing Method:** Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
St. Joseph

EBR Enterprises, LLC/HHS Properties Inc.

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): EBR Enterprises, LLC
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 1/1/2006

Plan Description:

This plan provides for the redevelopment of the area consisting of 13.2 acres at the intersection of Blackwell Road and the Belt Highway. It consists of three project areas, consisting of retail space and office space with construction be completed in October of 2008. The plan provides for public infrastructure improvements including road improvements to Blackwell Road and to the Belt Highway.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 203  Actual to Date: 342

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $3,428,174.06
- Amount on Hand: $0.00

### Economic Activity Taxes:

- Total received since inception: $78,770.71
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $5,093,768.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $125,000.00
- Other: $53,905.00
- Other: $0.00
- Other:
- Other:
- Other:
- 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

### Estimated Number of Years to Retirement:

- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 23
St. Joseph

Mitchell Avenue Corridor

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): American Family Mutual Insurance Company
Senate District: 34
House District: 29

Original Date Plan/Project Approved: 6/1/2006

Plan Description:
American Family developed plans for a new building addition to be constructed. The project will also include construction of new gravity flow sewers & traffic improvements to Mitchell Avenue to enhance traffic safety as well to increase traffic volume capacity. The gravity flow sewers and traffic and traffic improvements will benefit not only the Company and Missouri Western State University, but all development along the corridor.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 400  Actual to Date: 61

Number of Retained Jobs:
Projected: 825  Actual to Date: 732
St. Joseph
Mosaic Downtown Revitalization TIF

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

Payments in Lieu of Taxes:

| Total received since inception: | $0.00 | Amount on Hand: | $0.00 |

Economic Activity Taxes:

| Total received since inception: | $0.00 | Amount on Hand: | $0.00 |

Anticipated TIF Reimbursable Costs:

| Public Infrastructure/Site Development Costs: | $2,035,830.00 |
| Property Acquisition and Relocation Costs: | $0.00 |
| Project Implementation Costs: | $1,946,820.00 |
| Other: | $19,284,820.00 |
| Other: | $5,547,520.00 |
| Other: |  |
| Other: |  |
| Other: |  |
| Other: |  |

Total Anticipated TIF Reimbursable Project Costs: $29,410,380.00

Anticipated TOTAL Project Costs: $37,551,440.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 23
St. Joseph

Mosaic Downtown Revitalization TIF

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): St. Joseph Downtown Development
Senate District: 34
House District: 27

Original Date Plan/Project Approved: 12/1/2015

Plan Description:
The plan involves the renovation of the German American Building for commercial use, the demo and reconstruction of the City owned public parking structure at Felix & 8th Street and the repaving/striping of two surface parking lots. The new parking structure will include three levels—one for the employees, one for public City use, and the bottom level will consist of a grocery store.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 20  Actual to Date: 0

Number of Retained Jobs:
Projected: 300  Actual to Date: 0
St. Joseph
North County Development - Project #1

TIF Revenues
Current Amount of Revenue in Special Allocation $2,367,721.50 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $11,081,986.43 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $26,933,123.77 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $33,957,346.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $1,800,619.00
Other: $1,139,035.00
Other: $160,000.00
Total Anticipated TIF Reimbursable Project Costs: $37,643,581.00

Anticipated TOTAL Project Costs: $107,643,091.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
The plan for this Project is to construct a general retail shopping center totaling approximately 646,000 square feet, together with all necessary parking and utilities.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 1640    Actual to Date: 1103

Number of Retained Jobs:

Projected: 0    Actual to Date: 0
St. Joseph
Ryan's Block Redevelopment Project-Uptown

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $3,064.89  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $5,617.71  Amount on Hand: $3,036.99

Economic Activity Taxes:
Total received since inception: $27.90  Amount on Hand: $27.90

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $8,000.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $309,766.86
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:

Total Anticipated TIF Reimbursable Project Costs: $317,766.86

Anticipated TOTAL Project Costs: $858,945.00

Financing Method:
   Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**St. Joseph**

**Ryan's Block Redevelopment Project-Uptown**

Contact Agency: St. Joseph  
Contact Phone: 816-271-5526  
Developer(s): St. Joseph Restoration  
Senate District: 34  
House District: 27

Original Date Plan/Project Approved: 12/1/2006

**Plan Description:**

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 Avenue and demolish the existing building at 1125 Frederick Avenue to provide 20 parking spaces for the renovated building.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

Projected: 0  
Actual to Date: 0

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
## St. Joseph
### Stockyards Redevelopment

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
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</tbody>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $6,318,019.05
- Amount on Hand: $0.00

#### Economic Activity Taxes:

- Total received since inception: $870,252.43
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$2,450,000.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$5,600,000.00</td>
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<td>Project Implementation Costs:</td>
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<td>Other:</td>
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<td>Other:</td>
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</tbody>
</table>

**Total Anticipated TIF Reimbursable Project Costs:** $16,700,000.00

### Anticipated TOTAL Project Costs:

**$128,500,000.00**

### Financing Method:

- TIF Bonds
- Industrial Revenue Bond

### Original estimated number of years to retirement:

16

### Current anticipated estimated number of years to retirement:

20
St. Joseph

Stockyards Redevelopment

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): Triumph Foods, LLC
Senate District: 34
House District: 29
Original Date Plan/Project Approved: 10/1/2003

Plan Description:
The Redevelopment Plan provides for the construction of approximately 550,000 gross square feet of improvements to be used for the corporate headquarters and operation of a pork processing facility, estimated value of 130 million, together with the installation, repair, construction, reconstruction and relocation of certain streets and utilities.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 1000  Actual to Date: 2855

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

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<td>$0.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $58,417.04
- Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $149,456.99
- Amount on Hand: $0.00

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $903,630.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $144,378.00
- Other: $1,190.00
- Other: $297,399.00
- Other: $1,190.00
- Other: $297,399.00
- Other: $1,190.00
- Other: $297,399.00
- Total Anticipated TIF Reimbursable Project Costs: $1,355,097.00

#### Anticipated TOTAL Project Costs:
- $2,737,144.00

#### Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
St. Joseph

The Center Building

Contact Agency: St. Joseph
Contact Phone: (816) 271-5526
Developer(s): Mid-City Partnership
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 1/1/2010

Plan Description:
The approved plan consists of renovating the Center Building which encompasses 609 through 613 Edmond and 119 through 123 S 6th Street. The project will include all new infrastructure including sidewalks, utilities, and removal of non-functional vaults to compliment the sidewalks and streetscape on Felix Street.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 59  Actual to Date: 56

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Joseph
The Tuscany Towers

TIF Revenues

Current Amount of Revenue in Special Allocation Fund:

$0.00  As of:  1/1/2016

Payments in Lieu of Taxes:

Total received since inception:  $0.00  Amount on Hand:  $0.00

Economic Activity Taxes:

Total received since inception:  $0.00  Amount on Hand:  $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs:  $16,902,986.00
Property Acquisition and Relocation Costs:  $82,000.00
Project Implementation Costs:  $10,077,380.00
Other:  $10,000.00
Other:  $0.00

Total Anticipated TIF Reimbursable Project Costs:  $29,772,366.00

Anticipated TOTAL Project Costs:  $148,492,231.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement:  23
Current anticipated estimated number of years to retirement:  23
The Tuscany Towers

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): St. Joe 47, Inc.
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 9/1/2005

Plan Description:
The plan provides for 1 the rehab of a structure currently existing in the Phase 1 Redevelopment Area, 2 the construction of several one to four-level commercial, retail and office buildings within the Redevelopment Areas, including a hotel, restaurant, financial institution and convenience store and 3 the construction of several parking lots and public infrastructure servicing the development in the Tuscany Towers Redevelopment Area.

Plan/Project Status: Under Construction
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 1500  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Joseph

Third Street Hotel Development

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $1,240,683.94
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $838,600.07
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $493,000.00
- Property Acquisition and Relocation Costs: $1,100,000.00
- Project Implementation Costs: $100,000.00
- Other: $807,000.00
- Other: $50,000.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $2,700,000.00

Anticipated TOTAL Project Costs: $6,025,000.00

Financing Method:
- Pay As You Go
- Other

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 0
St. Joseph

Third Street Hotel Development

Contact Agency: St. Joseph
Contact Phone: 816-271-5526
Developer(s): Inner Circle Management
Senate District: 34
House District: 27
Original Date Plan/Project Approved: 1/1/2004

Plan Description:
The project involves the redevelopment and renovation of a 170-room hotel, a nationally known restaurant franchise and related site, facade and landscaping improvements. The Redevelopment Area is the public interest because it will result in increased employment within the City and will enhance the tax base of the City.

Plan/Project Status: District Dissolved
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 132  Actual to Date: 41

Number of Retained Jobs:
Projected: 0  Actual to Date: 52
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$622.25</th>
<th>As of:</th>
<th>1/1/2016</th>
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</table>

### Payments in Lieu of Taxes:
- Total received since inception: $0.00  
  Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $0.00  
  Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $1,233,500.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $1,233,500.00

### Anticipated TOTAL Project Costs:
- $21,227,692.00

### Financing Method:
- Pay As You Go

### Original estimated number of years to retirement:
- 23

### Current anticipated estimated number of years to retirement:
- 23
**St. Joseph**

**Uptown St Joseph**

Contact Agency: St. Joseph  
Contact Phone: 816-271-5526  
Developer(s): Uptown St. Joseph Redevelopment Corporation  
Senate District: 34  
House District: 27  
Original Date Plan/Project Approved: 3/1/2005

**Plan Description:**
The plan will consist of the redevelopment of the Heartland West Campus, the renovation of commercial structures, and the renovation of residential structures within the project area. The demolition of the Heartland West Campus will provide approximately 13.6 acres for development new single family residential units. The area will also include park like amenities and green space.

**Plan/Project Status:** Under Construction  
**Area Type:** Blight  
**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$6,498.00 $6,498.00 $6,498.00 $6,498.00 $6,498.00</td>
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</table>

#### Payments in Lieu of Taxes:

| Total received since inception: | $2,892.00 |

<table>
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<tbody>
<tr>
<td>$2,892.00</td>
</tr>
</tbody>
</table>

#### Economic Activity Taxes:

| Total received since inception: | $3,606.00 |

<table>
<thead>
<tr>
<th>Amount on Hand:</th>
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</thead>
<tbody>
<tr>
<td>$3,606.00</td>
</tr>
</tbody>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $10,000,000.00

### Anticipated TOTAL Project Costs:

**$70,645,787.00**

**Financing Method:**

TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**St. Louis**

**100 N. Euclid (352-136)**

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): City Walk in Euclid, LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 7/1/2013

Plan Description:
Construct new mixed-use 7 story structure with 177 market rate apartments, 438 space parking garage and 38,430 sq. ft. 1st floor retail on 1.65 acre site.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
- Projected: 0
- Actual to Date: 0

Number of Retained Jobs:
- Projected: 0
- Actual to Date: 0
St. Louis
1133 Washington Ave. (352-48)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $581,404.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $73,067.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,100,000.00

Anticipated TOTAL Project Costs: $11,754,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St. Louis**

*1133 Washington Ave. (352-48)*

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Washington Avenue Apts., L.P.</td>
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<tr>
<td>Senate District:</td>
<td>5</td>
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<tr>
<td>House District:</td>
<td>63</td>
</tr>
</tbody>
</table>

**Original Date Plan/Project Approved:** 8/1/2004

**Plan Description:**

Renovation of former Days In Motel into 127 apartment units for rental, commercial usage and related parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

- **Projected:** 0
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
<td>$94,285.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $2,046,204.00
- Amount on Hand: $94,285.00

### Economic Activity Taxes:

- Total received since inception: $232.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $3,650,000.00

### Anticipated TOTAL Project Costs:

- $25,371,000.00

### Financing Method:

- TIF Notes

### Original estimated number of years to retirement:

- 0

### Current anticipated estimated number of years to retirement:

- 0
St. Louis

1136 Washington Avenue (A.D. Brown Bldg.) (352-58)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): A. D. Brown Acquisition Corp., L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2004

Plan Description:
Renovation of 9-story A. D. Brown Building for 89 condominiums with ground floor commercial and related parking.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis
1141-51 S. 7th St. (352-23)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $261.00  As of: 1/1/2016

Payments in Lieu of Taxes:

Total received since inception: $606,930.00  Amount on Hand: $261.00

Economic Activity Taxes:

Total received since inception: $644,089.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,300,000.00

Anticipated TOTAL Project Costs: $6,542,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St. Louis**

**1141-51 S. 7th St. (352-23)**

Contact Agency: St. Louis  
Contact Phone: 3146573732  
Developer(s): Diaper-Schmitt Properties, LLC  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 12/1/2002

**Plan Description:**
Adapt an historic 48,000 s/f two-story industrial building for office use. Provide an expanded job source for the southern edge of downtown.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- Projected: 0  
- Actual to Date: 0

**Number of Retained Jobs:**
- Projected: 0  
- Actual to Date: 0
**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $16.00

As of: 1/1/2016

**Payments in Lieu of Taxes:**

Total received since inception: $230,906.00

Amount on Hand: $0.00

**Economic Activity Taxes:**

Total received since inception: $14,701.00

Amount on Hand: $16.00

**Anticipated TIF Reimbursable Costs:**

Public Infrastructure/Site Development Costs: $0.00

Property Acquisition and Relocation Costs: $0.00

Project Implementation Costs: $0.00

Other: $0.00

Other: $0.00

Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $870,000.00

**Anticipated TOTAL Project Costs:**

$9,000,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**St. Louis**

**1300 Convention Plaza (352-47)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Convention Plaza Apartments, L.L.C.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>63</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>12/1/2004</td>
</tr>
</tbody>
</table>

**Plan Description:**
Renovation

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $12,331.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $337,945.00  Amount on Hand: $12,316.00

Economic Activity Taxes:
Total received since inception: $45,346.00  Amount on Hand: $15.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $500,000.00

Anticipated TOTAL Project Costs: $3,211,132.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
St. Louis

1312 Washington (Garment Row Lofts 352-30)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): 1312 Washington Ave., LLC
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 6/1/2003

Plan Description:
Adaptive rescue of 7-story, 36,250 s/f building for 12 condos plus ground floor retail.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $270,892.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $4,860.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $600,000.00

Anticipated TOTAL Project Costs: $2,676,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 9
**St. Louis**

1505 Missouri Ave. (352-21)

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Gilded Age Renovation, LLC  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 8/1/2002

Plan Description:

Adaptive reuse of an historic church for 12 condo residential units. Upgraded a deteriorating church structure in the middle of an historic neighborhood.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

- **Projected:** 0  
- **Actual to Date:** 0

Number of Retained Jobs:

- **Projected:** 0  
- **Actual to Date:** 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- **Total Anticipated TIF Reimbursable Project Costs:** $4,500,000.00

#### Anticipated TOTAL Project Costs:
- $30,807,146.00

#### Financing Method:
- TIF Notes

### Original estimated number of years to retirement:
- 0

### Current anticipated estimated number of years to retirement:
- 0
**St. Louis**

**32 North Euclid TIF (352-149)**

Contact Agency: St. Louis  
Contact Phone: 3146573732  
Developer(s): In two phases, develop industrial projects on a fo  
Senate District: 1  
House District: 80  
Original Date Plan/Project Approved: 11/1/2015  

Plan Description:

In two phases, develop industrial projects on a former rail yard. Cost 24.46 m.

Plan/Project Status: Under Construction  
Area Type: Blight  
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

Projected: 0  
Actual to Date: 0

Number of Retained Jobs:

Projected: 0  
Actual to Date: 0
**St. Louis**  
*3800 Park Ave. (352-12)*

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $103.00  
As of: 1/1/2016

**Payments in Lieu of Taxes:**
- Total received since inception: $133,303.00  
  Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $119,881.00  
  Amount on Hand: $103.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $390,000.00

**Anticipated TOTAL Project Costs:** $1,300,000.00

**Financing Method:**
- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8
St. Louis

3800 Park Ave. (352-12)

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Park Avenue Management, LLC  
Senate District: 5  
House District: 64  
Original Date Plan/Project Approved: 8/1/2001

Plan Description:
Project has resulted in the redevelopment of a two-story, 24,000 s/f building to suit the needs of a high technology company with investment of 1.3 million, developer is leasing unneeded space to other complimentary high tech business, public benefit comprises the conversion of vacant and deteriorated building into productive tax-producing site, First Floor for lease.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
  Projected: 20  Actual to Date: 30

Number of Retained Jobs:
  Projected: 30  Actual to Date: 22
### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$852.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $1,774,808.00
- **Amount on Hand:** $852.00

#### Economic Activity Taxes:

- **Total received since inception:** $0.00
- **Amount on Hand:** $0.00

#### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

- **Total Anticipated TIF Reimbursable Project Costs:** $3,000,000.00

#### Anticipated TOTAL Project Costs:

- **Total Anticipated Project Costs:** $26,478,856.00

#### Financing Method:

- **TIF Notes**

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
The project involves the acquisition, renovation and equipping of the Willys Overland Building formerly known as the SJI Building for National Systems Inc.. The total cost of the project is approximately 12.3 million.

Plan Description:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Plan/Project Status: Fully-Operational

Number of New Jobs:

Projected: 0  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
### TIF Revenues

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<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
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<th>1/1/2016</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $822,773.00
- Amount on Hand: $17,451.00

#### Economic Activity Taxes:
- Total received since inception: $10,223.00
- Amount on Hand: $0.00

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $1,525,000.00

**Anticipated TOTAL Project Costs:** $12,027,490.00

#### Financing Method:
- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
St. Louis

410 N. Jefferson (West Gate) Lofts (352-45)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): 410 N. Jefferson, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 8/1/2004

Plan Description:
Renovation of 5-story, 85,000 s/f warehouse building into a 49 condominium units with related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis
4200 Laclede Ave. (352-19)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $986.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $724,895.00 Amount on Hand: $986.00

Economic Activity Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $925,400.00

Anticipated TOTAL Project Costs: $6,005,000.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 9
St. Louis

4200 Laclede Ave. (352-19)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): A.C. Murphy Properties & Development
Senate District: 5
House District: 64
Original Date Plan/Project Approved: 6/1/2002

Plan Description:
Project consists of renovation of 4200 Laclede Building into 18 new condominium units. This has preserved a historical building in the City and increased the tax base and resulting tax revenues for the City, and will serve as a catalyst for residential development and private investment in the Central West End.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2016

**Payments in Lieu of Taxes:**

Total received since inception: $0.00  Amount on Hand: $0.00

**Economic Activity Taxes:**

Total received since inception: $0.00  Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,500,000.00

**Anticipated TOTAL Project Costs:** $10,022,116.00

Financing Method: TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**St. Louis**

**4494 Lindell TIF (352-148)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Lindell Developer, Inc.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>1</td>
</tr>
<tr>
<td>House District:</td>
<td>80</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>11/1/2015</td>
</tr>
</tbody>
</table>

**Plan Description:**
Rehab of the Optimist Club for Commercial Tenant use.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**
- Projected: 0
- Actual to Date: 0

**Number of Retained Jobs:**
- Projected: 0
- Actual to Date: 0
St. Louis
5700 Arsenal (352-60)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $242,588.00

As of: 1/1/2016

Payments in Lieu of Taxes:

Total received since inception: $2,379,975.00
Amount on Hand: $1,758.00

Economic Activity Taxes:

Total received since inception: $10,878,243.00
Amount on Hand: $240,830.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $11,000,000.00

Anticipated TOTAL Project Costs: $40,000,000.00

Financing Method:
TIF Bonds

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St. Louis**

**5700 Arsenal (352-60)**

Contact Agency: St. Louis  
Contact Phone: 3146573732  
Developer(s): The 5700 Property, L.L.C.  
Senate District: 4  
House District: 65  
Original Date Plan/Project Approved: 2/1/2005

**Plan Description:**

15 million redevelopment of the Area. The project involves the demolition of the former Truman Center facility and the construction of approximately 34 single-family homes and 22 town homes in the Area.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

Projected: 0  
Actual to Date: 0

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $9,000,000.00

Anticipated TOTAL Project Costs: $53,308,605.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**St. Louis**

**634 N. Grand Ave. TIF (352-147)**

Contact Agency: St. Louis  
Contact Phone: 3146573732  
Developer(s): TLG 634 N Grand LLC  
Senate District: 1  
House District: 80  
Original Date Plan/Project Approved: 2/1/2016

**Plan Description:**

Historic rehab of the Missouri Theater Building into retail, office and a small luxury hotel Phase I. Future plan for a mixed use development with retail and a residential component wrapping a parking structure Phase II.

**Plan/Project Status:** Starting-Up

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.  
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

  - Projected: 0  
  - Actual to Date: 0

**Number of Retained Jobs:**

  - Projected: 0  
  - Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$390.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $0.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $140,996.00
- Amount on Hand: $390.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $7,000,000.00

**Anticipated TOTAL Project Costs:** $46,447,466.00

**Financing Method:**
- TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
St. Louis
706 Market (352-142)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): 706 Market TIF, Inc. (Roman Group)
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 12/1/2013

Plan Description:
Renovate 128,000 s/f former headquarter General American Life Insurance building for new headquarters of Laclede Gas at the cost of 46.4 million.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$1,305.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $966,023.00
- Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $675,951.00
- Amount on Hand: $1,305.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $2,667,732.00

### Anticipated TOTAL Project Costs:
- $18,277,761.00

### Financing Method:
- TIF Notes

### Original estimated number of years to retirement:
- 0

### Current anticipated estimated number of years to retirement:
- 0
St. Louis

920 Olive/1000 Locust (352-24)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): 9201000 LLC
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2002

Plan Description:
Adapt two multi-level historic masonry structures for 44 apartments plus ground floor retail and parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## St. Louis

### Adler Lofts-20121-2101 Washington Ave. (352-49)

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$25.00</td>
<td>1/1/2016</td>
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</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$294,605.00</td>
<td>$0.00</td>
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</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$16,671.00</td>
<td>$25.00</td>
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</tbody>
</table>

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$0.00</td>
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<tr>
<td>Project Implementation Costs</td>
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</tr>
<tr>
<td>Other</td>
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<td>Other</td>
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</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

### Total Anticipated TIF Reimbursable Project Costs: $1,300,000.00

### Anticipated TOTAL Project Costs: $8,085,845.00

### Financing Method:

- TIF Notes

### Original estimated number of years to retirement: 0

### Current anticipated estimated number of years to retirement: 0
**St. Louis**

**Adler Lofts-20121-2101 Washington Ave. (352-49)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Adler Lofts, LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>63</td>
</tr>
</tbody>
</table>

**Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**

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:** 0  
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
## St. Louis

### Argyle Redevelopment Plan (352-07)

**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$6,195,456.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $9,381,900.00
- Amount on Hand: $5,368,119.00

**Economic Activity Taxes:**

- Total received since inception: $8,426,517.00
- Amount on Hand: $827,337.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- **Total Anticipated TIF Reimbursable Project Costs:** $14,500,000.00

**Anticipated TOTAL Project Costs:** $14,500,000.00

**Financing Method:**

- Pay As You Go
- Other Bond

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 5
**St. Louis**

**Argyle Redevelopment Plan (352-07)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Treasurer, City of St. Louis  
Senate District: 4  
House District: 64  
Original Date Plan/Project Approved: 12/1/1998

Plan Description:

TIF is being used to back up bonds issued by the City Treasurer to build the Argyle Garage to serve the surrounding commercial district, including the renovated Chase Park Plaza Apartments and Hotel. The availability of parking is expected also to help market other commercial buildings in the district, which have been unoccupied for a long time.

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>25</td>
<td>30</td>
</tr>
</tbody>
</table>

Number of Retained Jobs:

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
St. Louis
Automobile Row-31xx Olive, Locust, Washington

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St. Louis**

*Automobile Row-31xx Olive, Locust, Washington*

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Rennaissance Development Associates, LLC  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 12/1/2004

Plan Description:  
Renovate nine properties into residential, office, commercial and parking uses.

Plan/Project Status: District Dissolved  
Area Type: Blight  
But for Determination:  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:  
Projected: 30  
Actual to Date: 45

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
St. Louis

Barton Street-2401 S. 12th St. (Tabernacle Lofts)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $810.00

As of: 1/1/2016

Payments in Lieu of Taxes:

Total received since inception: $336,685.00
Amount on Hand: $810.00

Economic Activity Taxes:

Total received since inception: $4,595.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $370,000.00

Anticipated TOTAL Project Costs: $2,824,162.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 11
**St. Louis**

**Barton Street-2401 S. 12th St. (Tabernacle Lofts)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Tabernacle Lofts, L.L.C.  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 8/1/2004  

Plan Description:
Renovation of a three-story, 26,000 s/f church and school property into 14 loft condominium units.

Plan/Project Status: Fully-Operational  
Area Type: Blight  

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:  
Projected: 2  
Actual to Date: 0

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
**St. Louis**

**Bee Hat Building (352-76)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$262.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $348,836.00  
  Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $431,225.00  
  Amount on Hand: $262.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $1,350,000.00

### Anticipated TOTAL Project Costs:
- $11,085,000.00

**Financing Method:**
- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
St. Louis

Bee Hat Building (352-76)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): BHAT Development, L.L.C.
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 8/1/2005

Plan Description:
Renovation of the Historic Bee Hat Building into a mixed use building featuring 1st floor commercial space and 36 1-1 bedroom market rate apartments.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### St. Louis

**Bottle District (352-59)**

#### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$155,292.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $145,964.00
- **Amount on Hand:** $145,964.00

#### Economic Activity Taxes:

- **Total received since inception:** $9,328.00
- **Amount on Hand:** $9,328.00

#### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
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<tr>
<td>Project Implementation Costs</td>
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</tr>
<tr>
<td>Other</td>
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<td>Other</td>
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<td>Other</td>
<td>$0.00</td>
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<tr>
<td>Other</td>
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</table>

**Total Anticipated TIF Reimbursable Project Costs:** $51,500,000.00

**Anticipated TOTAL Project Costs:** $226,550,000.00

**Financing Method:**

- TIF Notes

- **Original estimated number of years to retirement:** 0
- **Current anticipated estimated number of years to retirement:** 0
**St. Louis**

**Bottle District (352-59)**

Contact Agency: St. Louis  
Contact Phone: 3146573732  
Developer(s): Northside Regeneration  
Senate District: 5  
House District: 63  

**Original Date Plan/Project Approved:** 12/1/2004

**Plan Description:**
Renovation and new construction in eight blocks north of Edward Jones Dome and west of Lacledes Landing for entertainment, commercial and residential uses.

**Plan/Project Status:** Inactive

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- Projected: 0  
- Actual to Date: 0

**Number of Retained Jobs:**
- Projected: 0  
- Actual to Date: 0
St. Louis
Carrie Ave. (352-141

TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $18,031.00 | As of: | 1/1/2016 |

Payments in Lieu of Taxes:
  - Total received since inception: $1,776.00
  - Amount on Hand: $1,776.00

Economic Activity Taxes:
  - Total received since inception: $16,255.00
  - Amount on Hand: $16,255.00

Anticipated TIF Reimbursable Costs:
  - Public Infrastructure/Site Development Costs: $0.00
  - Property Acquisition and Relocation Costs: $0.00
  - Project Implementation Costs: $0.00
  - Other: $0.00
  - Other: $0.00
  - Other: $0.00
  - Other: $0.00
  - Other: $0.00

  Total Anticipated TIF Reimbursable Project Costs: $2,100,000.00

Anticipated TOTAL Project Costs: $25,776,000.00

Financing Method:
  - TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St. Louis**

**Carrie Ave. (352-141)**

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Carrie, TIF, INC (Greenstreet)
Senate District: 4
House District: 54

Original Date Plan/Project Approved: 12/1/2013

Plan Description:
In two phases, develop industrial projects on a former rail yard. Cost 24.46 m.

Plan/Project Status: Starting-Up
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis**  
**Catlin Townhomes-N. Boyle and W. Pine Blvd.**

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$8,807.00</td>
<td></td>
<td></td>
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</tbody>
</table>

#### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>On Hand</th>
<th>$8,807.00</th>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$352,312.00</td>
<td>Amount on Hand</td>
<td>$8,807.00</td>
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</table>

#### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$3,215.00</td>
<td>Amount on Hand</td>
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</table>

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00

#### Total Anticipated TIF Reimbursable Project Costs:

- $422,000.00

#### Anticipated TOTAL Project Costs:

- $2,814,460.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 11
St. Louis

Catlin Townhomes-N. Boyle and W. Pine Blvd.

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Rothschild Winzerling, LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 3/1/2004

Plan Description:
Construct seven new attached townhouses on vacant land.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0 Actual to Date: 0

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$126,489.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $989,769.00  
  Amount on Hand: $75,455.00

#### Economic Activity Taxes:
- Total received since inception: $1,022,172.00  
  Amount on Hand: $51,034.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $1,493,000.00

### Anticipated TOTAL Project Costs:
- $6,808,230.00

#### Financing Method:
- Pay As You Go
- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 6
St. Louis

Center for Emerging Technologies/Doris Wing Expan.

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Dorris Building, L.P.
Senate District: 5
House District: 64
Original Date Plan/Project Approved: 12/1/1999

Plan Description:
TIF 50,000 s.f. Dorris property was acquired on September 1, 2000 after a 8 million renovation, the Doris Building now provides expansion space for the centers tenants and other start-up advanced technology companies. The public benefit is the 8 million renovation of an historic building which is expected to create 140 new permanent jobs.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 140  Actual to Date: 150

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

**Current Amount of Revenue in Special Allocation Fund:**

<table>
<thead>
<tr>
<th>Amount</th>
<th>As of</th>
<th>1/1/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>$929.00</td>
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</table>

**Payments in Lieu of Taxes:**

- **Total received since inception:** $723,615.00  
  **Amount on Hand:** $929.00

**Economic Activity Taxes:**

- **Total received since inception:** $1,982,784.00  
  **Amount on Hand:** $0.00

**Anticipated TIF Reimbursable Costs:**

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $3,600,000.00

**Anticipated TOTAL Project Costs:** $14,502,400.00

**Financing Method:**
- TIF Notes

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 5
**St. Louis**

*Chouteau/Compton Industrial Center (352-6)*

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Chateau Compton, LLC  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 2/1/1999

**Plan Description:**

A largely unoccupied industrial site has been cleaned up to provide for first class office/industrial/distribution/warehouse uses to serve the region from this central location. Phase 1, a 40,000 sq. ft. office building, is completed. Phase II, a 300,000 sq. ft. warehouse/distribution/office center is completed.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

Projected: 1000  
Actual to Date: 600

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
### St. Louis

**Convention Headquarters Hotel (352-03)**

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$5,091,323.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

| Total received since inception: | $33,255,365.00 | Amount on Hand: | $5,091,323.00 |

**Economic Activity Taxes:**

| Total received since inception: | $14,964,003.00 | Amount on Hand: | $0.00 |

#### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $41,240,000.00

**Anticipated TOTAL Project Costs:** $193,471,000.00

**Financing Method:**

- Other

- Original estimated number of years to retirement: 0

- Current anticipated estimated number of years to retirement: 0
St. Louis

Convention Headquarters Hotel (352-03)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): HRI
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 2/1/1999

Plan Description:
Rehabilitate two historic hotel buildings, add a new hotel tower, ballrooms, retail and parking garage. Since 1992, the City has been without a Convention Headquarters Hotel. To be competitive with other cities, St. Louis has not only needed a state of the art Convention Center, but also a 1000 room hotel adjacent to the Convention Center. Renaissance Suites 180 units in the former Lennox Hotel and the remainder of hotel, including renovated Statler Hotel, new hotel tower, ballroom building and 800 space parking garage fulfill that need.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
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: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $207,900.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $415,000.00

Anticipated TOTAL Project Costs: $2,700,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St. Louis**

**Dogtown Walk II-6815-29 Waldemer Ave. (352-62)**

Contact Agency: St. Louis  
Contact Phone: 3146573732  
Developer(s): Saaman Development, I.L.C.  
Senate District: 4  
House District: 64  
Original Date Plan/Project Approved: 2/1/2005

Plan Description:
The project consists of approximately 2.7 million in development and preparation of three lots for the construction of approximately 10 residential townhouse units, each approximately 1,900 s/f in size

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required parcel assembly and/or relocation costs.

Number of New Jobs:  
Projected: 0  
Actual to Date: 0

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
$St. Louis$

$Dr. Martin Luther King Plaza (352-18)$

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $54,604.00  
As of: 1/1/2016

**Payments in Lieu of Taxes:**

Total received since inception: $1,233,674.00  
Amount on Hand: $1,676.00

**Economic Activity Taxes:**

Total received since inception: $1,550,599.00  
Amount on Hand: $52,928.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,250,000.00

**Anticipated TOTAL Project Costs:** $6,913,000.00

Financing Method:

- Industrial Revenue Bond

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 9
**St. Louis**  
**Dr. Martin Luther King Plaza (352-18)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>314-657-3732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Page Partners, LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
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<tr>
<td>House District:</td>
<td>60</td>
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<tr>
<td>Original Date Plan/Project Approved:</td>
<td>3/1/2002</td>
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</table>

**Plan Description:**

Project consists of approximately 40,000-43,000 s/f of new retail space constructed at the intersection of Grand Blvd., Martin Luther King Dr., and Page Blvd. Project is anchored by 13,000 s/f Save-A-Lot grocery store. Project also includes several in-line retailers and one out-lot. The Strip Center is 100 leased.

<table>
<thead>
<tr>
<th>Plan/Project Status:</th>
<th>Fully-Operational</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Type:</td>
<td>Blight</td>
</tr>
</tbody>
</table>

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

- Projected: 100
- Actual to Date: 100

**Number of Retained Jobs:**

- Projected: 5
- Actual to Date: 5
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $325,905.00 Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $18,352.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $1,300,000.00

Anticipated TOTAL Project Costs: $8,085,845.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
St. Louis

East Bank Lofts-1511 Washington Ave. (352-64)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): CHD Design Development, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 2/1/2005

Plan Description:
The project consists of commercial spaces on the first two floors and residential rental units on floors 3-8. Fifteen parking spaces are located underneath the building.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
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<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$335.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

| Total received since inception: | $7,795,717.00 | Amount on Hand: | $335.00 |

**Economic Activity Taxes:**

| Total received since inception: | $2,041,601.00 | Amount on Hand: | $0.00 |

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $5,300,000.00

**Anticipated TOTAL Project Costs:** $36,536,858.00

**Financing Method:**

- TIF Notes
- TIF Bonds

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**St. Louis**

**Edison Brothers Warehouse (352-8)**

Contact Agency: St. Louis  
Contact Phone: 3146573732  
Developer(s): Breckenridge Edison Development, LC  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 2/1/1999

**Plan Description:**
Conversion of unoccupied warehouse into a 300 room Sheraton Hotel with four levels of parking and recreation/meeting facilities. Though not part of the TIF, a portion of the 900,000 s/f building has been used for 76 condos. This project will provide great economic gain for the City and its downtown saving and reusing a prominent building.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
**St. Louis**  

### TIF Revenues

| Current Amount of Revenue in Special Allocation | $984.00 | As of: | 1/1/2016 |

#### Payments in Lieu of Taxes:

| Total received since inception: | $2,367,969.00 | Amount on Hand: | $984.00 |

#### Economic Activity Taxes:

| Total received since inception: | $2,203.00 | Amount on Hand: | $0.00 |

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $6,000,000.00

### Anticipated TOTAL Project Costs:

**$44,209,442.00**

**Financing Method:**

**TIF Notes**

- **Original estimated number of years to retirement:** 0
- **Current anticipated estimated number of years to retirement:** 0
**St. Louis**

*Ely Walker Lofts-1520 Washington Ave.(352-73)*

Contact Agency:  St. Louis  
Contact Phone:  3146573732  
Developer(s):  Orchard Development Group  
Senate District:  5  
House District:  63  

**Original Date Plan/Project Approved:**  8/1/2005

**Plan Description:**
The project consists of the conversion of a seven-story building into 168 residential units, commercial space and parking.

**Plan/Project Status:**  Fully-Operational

**Area Type:**  Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- Projected:  0  
- Actual to Date:  0

**Number of Retained Jobs:**
- Projected:  0  
- Actual to Date:  0
### TIF Revenues

| Current Amount of Revenue in Special Allocation | $100,232.00 | As of: | 1/1/2016 |

#### Payments in Lieu of Taxes:
- Total received since inception: $1,737,303.00
- Amount on Hand: $96,392.00

#### Economic Activity Taxes:
- Total received since inception: $1,357,482.00
- Amount on Hand: $3,840.00

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $3,700,000.00

**Anticipated TOTAL Project Costs:** $29,262,334.00

### Financing Method:
- **TIF Notes**

### Estimated Number of Years to Retirement:
- Original estimated number of years to retirement: 0
- Current anticipated estimated number of years to retirement: 0
**St. Louis**

*Fashion Square Lofts-1301 Washington Ave. (352-37)*

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146753732</td>
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<tr>
<td>Developer(s):</td>
<td>Fashion Square, LLC</td>
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<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>63</td>
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</tbody>
</table>

**Original Date Plan/Project Approved:** 7/1/2003

**Plan Description:**

Renovate existing eleven story structure for 122,400 s/f of residential use 96 apartments and approximately 48,600 s/f of commercial and retail uses.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

- **Projected:** 0
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
St. Louis
Gaslight Square East-41xx Olive St. (352-51)

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $34,285.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $1,401,382.00 Amount on Hand: $34,285.00

Economic Activity Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,500,000.00

Anticipated TOTAL Project Costs: $2,793,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
St. Louis

Gaslight Square East-41xx Olive St. (352-51)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Gaslight Square Place III, L.L.C.
Senate District: 4
House District: 58
Original Date Plan/Project Approved: 12/1/2004

Plan Description:
Construct public improvements to support construction of 44 townhouses and a lot for a condominium development in addition to two buildings for later development.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
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<tbody>
<tr>
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<tr>
<td>Total received since inception:</td>
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<td>Economic Activity Taxes:</td>
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<tr>
<td>Total received since inception:</td>
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<td>$1,770.00</td>
</tr>
<tr>
<td>Anticipated TIF Reimbursable Costs:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$0.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$0.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Implementation Costs:</td>
<td>$0.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
<td></td>
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<tr>
<td>Other:</td>
<td>$0.00</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$7,100,000.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Anticipated TOTAL Project Costs:</td>
<td>$24,439,839.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Financing Method:
- **TIF Notes**

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
St. Louis

Georgian Square (352-36 RPA 2)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Chris Goodson
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 7/1/2003

Plan Description:
Rehabilitation of the outbuildings, i.e., power plant, laundry building of the former City Hospital

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0      Actual to Date: 0

Number of Retained Jobs:
Projected: 0      Actual to Date: 0
## St. Louis

### Georgian Square (352-36 RPA 3)

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$79,954.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $496,638.00  
  - **Amount on Hand:** $65,544.00

#### Economic Activity Taxes:

- **Total received since inception:** $843,764.00  
  - **Amount on Hand:** $10,410.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00

### Total Anticipated TIF Reimbursable Project Costs:

- **$12,200,000.00**

### Anticipated TOTAL Project Costs:

- **$32,932,002.00**

### Financing Method:

- **TIF Notes**

### Original estimated number of years to retirement:

- **0**

### Current anticipated estimated number of years to retirement:

- **0**
**St. Louis**

**Georgian Square (352-36 RPA 3)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Gilded Age Komen Properties</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>58</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>7/1/2003</td>
</tr>
</tbody>
</table>

**Plan Description:**
Constitution of new retail

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Number of Retained Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $21,986.00  As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $531,673.00  Amount on Hand: $21,612.00

Economic Activity Taxes:
- Total received since inception: $423,663.00  Amount on Hand: $374.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,800,000.00

Anticipated TOTAL Project Costs: $9,793,045.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St. Louis**

**Grace Lofts-1324 Washington Ave. (352-28)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>McGowan Brothers Development Corp., L.L.C.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
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<tr>
<td>House District:</td>
<td>63</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>2/1/2003</td>
</tr>
</tbody>
</table>

**Plan Description:**
Adaptive reuse of eight story 60,000 s/f building for 24 loft apartments plus first and second floor commercial

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- **Projected:** 0  
  **Actual to Date:** 0

**Number of Retained Jobs:**
- **Projected:** 0  
  **Actual to Date:** 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$2,106,203.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$9,147,806.00</th>
<th>Amount on Hand:</th>
<th>$2,050,219.00</th>
</tr>
</thead>
</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$9,825,738.00</th>
<th>Amount on Hand:</th>
<th>$55,984.00</th>
</tr>
</thead>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

<table>
<thead>
<tr>
<th>Total Anticipated TIF Reimbursable Project Costs:</th>
<th>$104,679,000.00</th>
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</table>

### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>$531,316,000.00</th>
</tr>
</thead>
</table>

### Financing Method:

- **TIF Notes**

### Original estimated number of years to retirement:

- 23

### Current anticipated estimated number of years to retirement:

- 9
St. Louis

Grand Center (352-20)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Grand Center Inc.
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 12/1/2002

Plan Description:
A TIF District to engage some 20-30 interrelated arts, entertainment, commercial, and residential projects. The project support the Citys performing arts center connecting Downtown with the Central West End.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 3900  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$15,287.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $2,245,951.00
- Amount on Hand: $59.00

### Economic Activity Taxes:
- Total received since inception: $3,681,931.00
- Amount on Hand: $15,228.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $4,049,000.00

### Anticipated TOTAL Project Costs:
- $18,200,000.00

### Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8
St. Louis

Gravois Plaza (352-13)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Kimco Realty Corp.
Senate District: 5
House District: 67
Original Date Plan/Project Approved: 11/1/2001

Plan Description:
Demolition of existing Gravois Plaza. Reconstruct shopping mall anchored by 125,000 s/f Shop n Save supermarket with adjacent retail ships. New mall replaces aging shopping center suffering from excessive vacancies. New center will create jobs, increase real estate values, promote sales and other economic activity taxes, and help to stabilize the neighborhood.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 120 Actual to Date: 200

Number of Retained Jobs:
Projected: 102 Actual to Date: 102
**St. Louis**

**Hampton Inn @ the Highlands (352-38)**

**TIF Revenues**

| Current Amount of Revenue in Special Allocation | $20,043.00 | As of: | 1/1/2016 |

**Payments in Lieu of Taxes:**

- Total received since inception: $2,396,595.00
- Amount on Hand: $20,043.00

**Economic Activity Taxes:**

- Total received since inception: $0.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $2,400,000.00

**Anticipated TOTAL Project Costs:** $14,036,000.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
St. Louis

Hampton Inn @ the Highlands (352-38)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Hampton Hotel, LLC
Senate District: 4
House District: 64
Original Date Plan/Project Approved: 3/1/2004

Plan Description:
Construction of a 118 room hotel on vacant land.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis**

**Lafayette Square Historic District (352-14)**

**TIF Revenues**

Current Amount of Revenue in Special Allocation $99,019.00  
As of: 1/1/2016

**Payments in Lieu of Taxes:**

Total received since inception: $3,648,411.00  
Amount on Hand: $99,019.00

**Economic Activity Taxes:**

Total received since inception: $2,587,557.00  
Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $8,161,000.00

Anticipated TOTAL Project Costs: $18,200,000.00

**Financing Method:**

- Pay As You Go
- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 8
**St. Louis**

**Lafayette Square Historic District (352-14)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Near Southside Improvement Corp.  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 12/1/2001  

Plan Description:
Implement Lafayette Square Neighborhood Plan by restoring vacant buildings and sites improving access, circulation and parking make basic improvements to the streets, sidewalks, and parks and improving neighborhood services and amenities.

Plan/Project Status: Fully-Operational  
Area Type: Conservation  
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
- Projected: 350  
- Actual to Date: 300

Number of Retained Jobs:
- Projected: 75  
- Actual to Date: 75
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$60,796.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $1,074,691.00
- Amount on Hand: $55,563.00

### Economic Activity Taxes:
- Total received since inception: $574,726.00
- Amount on Hand: $5,233.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- **Total Anticipated TIF Reimbursable Project Costs:** $2,100,000.00

### Anticipated TOTAL Project Costs:
- **$19,676,000.00**

### Financing Method:
- **TIF Notes**

### Original estimated number of years to retirement:
- 0

### Current anticipated estimated number of years to retirement:
- 0
St. Louis

Loop Hotel (352-80A)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Loop Hotel, L.L.C.
Senate District: 4
House District: 57
Original Date Plan/Project Approved: 1/1/2006

Plan Description:
Construction of a 120 room hotel.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# St. Louis

## Louderman Building (352-25)

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$1,032.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $1,329,772.00
- **Amount on Hand:** $170.00

#### Economic Activity Taxes:

- **Total received since inception:** $738,254.00
- **Amount on Hand:** $862.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

#### Total Anticipated TIF Reimbursable Project Costs: $2,400,000.00

#### Anticipated TOTAL Project Costs: $15,000,000.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
St. Louis

Louderman Building (352-25)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Louderman Building LLC
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2002

Plan Description:
Adaptive reuse of multi-level office building for condo, 3 floors of office, ground floor retail plus parking.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$242,588.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $2,379,975.00
- Amount on Hand: $1,758.00

### Economic Activity Taxes:
- Total received since inception: $10,878,243.0
- Amount on Hand: $240,830.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $11,000,000.00

**Anticipated TOTAL Project Costs:** $40,000,000.00

### Financing Method:
- TIF Bonds

### Estimated Numbers of Years to Retirement:
- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 12
St. Louis

Loughborough Commons-802-1062 Loughborough Ave.

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): The Desco Group, Inc. or Loughborough Commons, L.L
Senate District: 1
House District: 108
Original Date Plan/Project Approved: 2/1/2005

Plan Description:
A new Schnucks proto-type super center consisting of approximately 63,000 s/f. A national hardware retailed consisting of approximately 116,000 s/f exclusive of nursery and yard. Additional general retail consisting of approximately 25,000 s/f to potentially 50,000 s/f. Four or five out lots consisting of approximately 26,000 s/f to include a combination of financial services, consumer products, and sit-down and fast food restaurants.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
   Projected: 300  Actual to Date: 300

Number of Retained Jobs:
   Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund: $36,126.00</th>
<th>As of: 1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $375,083.00  
  Amount on Hand: $36,126.00

### Economic Activity Taxes:
- Total received since inception: $180,375.00  
  Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $850,000.00

**Anticipated TOTAL Project Costs:** $7,130,500.00

### Financing Method:
- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**St. Louis**

**Ludwig Lofts-1004-06 Olive St. (352-53)**

Contact Agency: St. Louis  
Contact Phone: 3146573732  
Developer(s): Ludwig Partners, LLC  
Senate District: 5  
House District: 58  
Original Date Plan/Project Approved: 3/1/2006

Plan Description:
The plan calls for rehabbing two buildings in downtown St. Louis into first floor retail and condos in the upper floors.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Blight  
**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**  
Projected: 0  
Actual to Date: 0

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
St. Louis
Marquette Building-413-27 Olive St. (352-57)

TIF Revenues

Current Amount of Revenue in Special Allocation $76,948.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $2,421,317.00 Amount on Hand: $76,880.00

Economic Activity Taxes:
Total received since inception: $113,457.00 Amount on Hand: $68.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $4,000,000.00

Anticipated TOTAL Project Costs: $54,000,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
St. Louis

Marquette Building-413-27 Olive St. (352-57)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): TLG Marquette, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2004

Plan Description:

In 2014, apartments being converted to condos.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $9,696.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $1,017,691.00  Amount on Hand: $9,696.00

Economic Activity Taxes:
Total received since inception: $4,101.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $4,000,000.00

Anticipated TOTAL Project Costs: $10,240,720.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St. Louis**

**Maryland Plaza North (352-7p1)**

Contact Agency: St. Louis  
Contact Phone: 3146573732  
Developer(s): Rothschild Development Ltd  
Senate District: 5  
House District: 58  
Original Date Plan/Project Approved: 8/1/2004

Plan Description:

Renovation of seven townhomes on 14 lots into approximately 20 condominiums.

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0  
Actual to Date: 0

Number of Retained Jobs:

Projected: 0  
Actual to Date: 0
## St. Louis
### Maryland Plaza South (352-7p2)

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$43,648.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $1,530,432.00
- Amount on Hand: $26.00

#### Economic Activity Taxes:
- Total received since inception: $1,576,106.00
- Amount on Hand: $43,622.00

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Project Implementation Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
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<td>Other</td>
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</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$4,850,000.00</td>
</tr>
</tbody>
</table>

### Anticipated TOTAL Project Costs:

- $20,571,935.00

### Financing Method:
- TIF Notes

### Original estimated number of years to retirement: 0

### Current anticipated estimated number of years to retirement: 0
St. Louis

Maryland Plaza South (352-7p2)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Koplar Properties Inc.
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 8/1/2004

Plan Description:
Redevelopment of former Saks Store and Medical Arts Building and Greenberg Gallery into commercial and retail/office use.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0   Actual to Date: 0

Number of Retained Jobs:

Projected: 0   Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$3,278.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $415,278.00
- **Amount on Hand:** $3,278.00

### Economic Activity Taxes:

- **Total received since inception:** $0.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

- **Total Anticipated TIF Reimbursable Project Costs:** $825,000.00

### Anticipated TOTAL Project Costs:

- **$4,592,938.00**

### Financing Method:

- **TIF Notes**

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
St. Louis

Mississippi Place-1602-26 Mississippi Ave. (352-56)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Gilded Age Renovation, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2004

Plan Description:
Construction of 16 new townhomes including off-street parking in project area.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0   Actual to Date: 0

Number of Retained Jobs:
Projected: 0   Actual to Date: 0
### St. Louis

#### Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$37,180.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $759,009.00  
  Amount on Hand: $37,180.00

**Economic Activity Taxes:**

- Total received since inception: $0.00  
  Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

<table>
<thead>
<tr>
<th>Public Infrastructure/Site Development Costs:</th>
<th>$0.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Project Implementation Costs:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$1,300,000.00</td>
</tr>
</tbody>
</table>

**Anticipated TOTAL Project Costs:**

- $10,675,500.00

**Financing Method:**

- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 12
**St. Louis**

*Moon Bros. Carriage Lofts-1700-06 Delmar Blvd.*

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Loftworks, L.L.C.  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 8/1/2005

Plan Description:

The project involves the acquisition, renovation and equipping of the Willys Overland Building formerly known as the SJI Building for National Systems Inc. The total cost of the project is approximately 12.3 million.

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:  
Projected: 5  
Actual to Date: 10  

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $1,339,540.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $6,655,220.00

### Anticipated TOTAL Project Costs:
- $34,950,000.00

### Financing Method:
- Pay As You Go

### Estimated Years to Retirement:
- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 9
**St. Louis**

**Old Post Office Building (352-15)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Old Post Office Developers, LLC  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 7/1/2007  

**Plan Description:**

Renovation of 5-level, 242,000 s/f historic Old Post Office, acquired from GSA and developed for office and retail, including the Missouri Court of Appeals and Webster University.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Blight  
**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**  
Projected: 300  
Actual to Date: 300  

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $473.00  As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $498,129.00  Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $125,290.00  Amount on Hand: $473.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,300,000.00

Anticipated TOTAL Project Costs: $7,814,400.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St. Louis**

**Packard Lofts-2221 Locust St. (352-74)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Packard Lofts, L.L.C.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>63</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>8/1/2005</td>
</tr>
</tbody>
</table>

**Plan Description:**

The project consists of renovating and rehabilitating the existing four-story building and the development of 35 residential condominium units with first floor retail.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

- **Projected:** 0
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
**St. Louis**

**Paul Brown/Arcade Building (352-26)**

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$113.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $2,707,919.00
- Amount on Hand: $113.00

**Economic Activity Taxes:**

- Total received since inception: $8,140.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $3,264,200.00

**Anticipated TOTAL Project Costs:** $143,138,400.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**St. Louis**

*Paul Brown/Arcade Building (352-26)*

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Not Listed</td>
</tr>
<tr>
<td>Senate District</td>
<td>5</td>
</tr>
<tr>
<td>House District</td>
<td>63</td>
</tr>
<tr>
<td><strong>Original Date Plan/Project Approved:</strong></td>
<td>12/1/2002</td>
</tr>
</tbody>
</table>

**Plan Description:**

Adaptive reuse of Paul Brown Building for 222 apartments, ground floor retail and parking.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
St. Louis
Pet Building-400 S. 4th St. (352-65)

TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $0.00 | As of: | 1/1/2016 |

Payments in Lieu of Taxes:
- Total received since inception: $1,394,916.00
- Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $28,326.00
- Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $3,000,000.00

Anticipated TOTAL Project Costs: $43,495,000.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St. Louis**

**Pet Building-400 S. 4th St. (352-65)**

- **Contact Agency:** St. Louis
- **Contact Phone:** 3146573732
- **Developer(s):** Balke Brown Associates
- **Senate District:** 5
- **House District:** 63
- **Original Date Plan/Project Approved:** 8/1/2005

**Plan Description:**

The project is the conversion of the Pet Building, currently a vacant commercial building into 118 residential units and approximately 8,500 s/f of commercial usage. Total project cost is estimated at 40,495,000.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

- **Projected:** 0
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
**St. Louis**

**Printer's Lofts-1601-27 Locust St. (352-32)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$1,899.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

| Total received since inception: | $1,817,403.00 | Amount on Hand: | $1,899.00 |

#### Economic Activity Taxes:

| Total received since inception: | $99,453.00 | Amount on Hand: | $0.00 |

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $3,880,000.00

**Anticipated TOTAL Project Costs:** $26,502,500.00

**Financing Method:**

- TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**St. Louis**

*Printer's Lofts-1601-27 Locust St. (352-32)*

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Printers Lofts, L.L.C.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>63</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>7/1/2003</td>
</tr>
</tbody>
</table>

**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: 0  
- Actual to Date: 0

**Number of Retained Jobs:**

- Projected: 0  
- Actual to Date: 0
### St. Louis


#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$39,472.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$1,008,477.00</th>
<th>Amount on Hand:</th>
<th>$39,469.00</th>
</tr>
</thead>
</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$30,947.00</th>
<th>Amount on Hand:</th>
<th>$3.00</th>
</tr>
</thead>
</table>

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $1,583,379.00

**Anticipated TOTAL Project Costs:** $13,216,575.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
### St. Louis


<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>1619 Washington, LLC</td>
</tr>
<tr>
<td>Senate District:</td>
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</tr>
<tr>
<td>House District:</td>
<td>63</td>
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</tbody>
</table>

**Original Date Plan/Project Approved:** 3/1/2004

**Plan Description:**

Renovation of existing 96,000 s/f 9-story building for ground floor commercial and 41 residential condominiums.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

- **Projected:** 0
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $207,841.00

As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $1,319,779.00
Amount on Hand: $207,680.00

Economic Activity Taxes:
Total received since inception: $289,850.00
Amount on Hand: $161.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $3,000,000.00

Anticipated TOTAL Project Costs: $13,201,397.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St. Louis**

**Security Building (352-40)**

Contact Agency: St. Louis  
Contact Phone: 3146573732  
Developer(s): Security Building Partners LLC  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 3/1/2004  

Plan Description:

Renovate existing 128,000 s/f 11-story building built in 1891 for office and retail uses.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0  
Actual to Date: 0

Number of Retained Jobs:

Projected: 0  
Actual to Date: 0
# TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

## Payments in Lieu of Taxes:
- Total received since inception: $118,700.00  
  Amount on Hand: $0.00

## Economic Activity Taxes:
- Total received since inception: $1,883.00  
  Amount on Hand: $0.00

## Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $231,540.00

## Anticipated TOTAL Project Costs:
- $1,549,416.00

### Financing Method:
- TIF Notes

### Original estimated number of years to retirement:
- 0

### Current anticipated estimated number of years to retirement:
- 0
**St. Louis**

**Shenandoah Place-2303-11 Minnesota Ave. (352-42)**

Contact Agency: St. Louis  
Contact Phone: 3146573732  
Developer(s): Minnesota Development Partners, L.L.C.  
Senate District: 5  
House District: 59  
Original Date Plan/Project Approved: 3/1/2004

**Plan Description:**  
Renovate three four-family two-story buildings into six for-sale condominiums

**Plan/Project Status:** Fully-Operational  
**Area Type:** Blight  
**But for Determination:**  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**  
Projected: 0  
Actual to Date: 0

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
**St. Louis**

**Soulard Market Apartments-1535 S. 8th St. (352-34)**

### TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $66.00 | As of: | 1/1/2016 |

#### Payments in Lieu of Taxes:
- Total received since inception: $1,869,977.00
  - Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $184,286.00
  - Amount on Hand: $66.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $4,400,000.00

### Anticipated TOTAL Project Costs:
- $29,226,315.00

#### Financing Method:
- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**St. Louis**

**Soulard Market Apartments-1535 S. 8th St. (352-34)**

Contact Agency: St. Louis  
Contact Phone: 3146573732  
Developer(s): Carriage Apartments, LLC  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 7/1/2004

Plan Description:
Renovation of the 5-story Welsch Baby Carriage building for 127,032 s/f of residential 132 apartments and 23,618 s/f of commercial space plus residential parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
- Projected: 0  
- Actual to Date: 0

Number of Retained Jobs:
- Projected: 0  
- Actual to Date: 0
**TIF Revenues**

**Current Amount of Revenue in Special Allocation Fund:**

- Payments in Lieu of Taxes: 
  - Total received since inception: $397,340.00  
  - Amount on Hand: $14,415.00

- Economic Activity Taxes:
  - Total received since inception: $33,134.00  
  - Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- Total Anticipated TIF Reimbursable Project Costs: $1,400,000.00

**Anticipated TOTAL Project Costs:** $6,688,000.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
St. Louis

Southside National Bank (352-75)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Southside National, L.L.C.
Senate District: 4
House District: 67

Original Date Plan/Project Approved: 8/1/2005

Plan Description:
The project consists of the conversion of the National Bank Building into commercial space and residential units.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis

Southtown (352-31)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $179,701.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $1,654,952.00
Amount on Hand: $4,433.00

Economic Activity Taxes:
Total received since inception: $3,379,107.00
Amount on Hand: $175,268.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $7,500,000.00

Anticipated TOTAL Project Costs: $30,000,000.00

Financing Method:
- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
## St. Louis
### Southtown (352-31)

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Developers Diversified Realty (DDR)</td>
</tr>
<tr>
<td>Senate District:</td>
<td>4</td>
</tr>
<tr>
<td>House District:</td>
<td>66</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>7/1/2003</td>
</tr>
</tbody>
</table>

**Plan Description:**

Construct approximately 97,000 square feet of one story retail space including two retail strips and three out parcel developments.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

- **Projected:** 0
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
**St. Louis**

**Syndicate Trust Building-915 Olive St. (352-77)**

**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$7,945.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $4,058,867.00  
- Amount on Hand: $7,943.00

**Economic Activity Taxes:**

- Total received since inception: $70,950.00  
- Amount on Hand: $2.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- Total Anticipated TIF Reimbursable Project Costs: $8,200,000.00

**Anticipated TOTAL Project Costs:**

- $68,897,200.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**St. Louis**

**Syndicate Trust Building-915 Olive St. (352-77)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St. Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Syndicate Partners, L.L.C.</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>63</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>1/1/2006</td>
</tr>
</tbody>
</table>

**Plan Description:**
The project entails renovating and rehabilitating the Syndicate Trust Building, providing 91 for-sale residential condominiums, 84 loft-style rental apartment units plus office and retail development.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- *Projected:* 0  
  *Actual to Date:* 0

**Number of Retained Jobs:**
- *Projected:* 0  
  *Actual to Date:* 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $324,830.00 Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $194,700.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $900,000.00

Anticipated TOTAL Project Costs: $4,500,000.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 9
**St. Louis**

**Tech Electronics (352-17)**

- **Contact Agency:** St. Louis
- **Contact Phone:** 314-657-3732
- **Developer(s):** Tech Electronics, Inc.
- **Senate District:** 4
- **House District:** 64
- **Original Date Plan/Project Approved:** 2/1/2002

**Plan Description:**

Project consists of constructing a 7,000 s/f, one story office building, capable of being expanded to three stories. Project will allow Tech Electronics continued growth of its facilities and operation. The company will expand its current operation of 160 employees and 25 million annual sales in St. Louis. New project will create approximately 45 permanent new full-time jobs with salaries ranging from 55,000 to 65,000 per year.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions. Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**

- **Projected:** 45  
- **Actual to Date:** 45

**Number of Retained Jobs:**

- **Projected:** 160  
- **Actual to Date:** 160
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$2,281.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $2,067,591.00
  - Amount on Hand: $2,036.00

### Economic Activity Taxes:
- Total received since inception: $231,546.00
  - Amount on Hand: $245.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $3,500,000.00

### Anticipated TOTAL Project Costs:
- $24,398,026.00

### Financing Method:
- TIF Notes

- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 10
**St. Louis**

**Terra Cotta Annex & Garage-1511-21 Locust St.**

Contact Agency: St. Louis  
Contact Phone: 314) 657-3732  
Developer(s): 1501 Locust Partners, L.L.C.  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 6/1/2013

Plan Description:
The developer has completed 100 Terra Cotta Loft Condos. This project rehabs the adjacent building for 75 additional condos. The construction of a parking garage to serve the 175 units has been completed. Provides parking for the Terra Cotta Lofts and also some public parking.

Plan/Project Status: Fully-Operational  
Area Type: Blight  

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:  
Projected: 76  
Actual to Date: 60

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
**TIF Revenues**

**Current Amount of Revenue in Special Allocation Fund:**
- $80,986.00

**Payments in Lieu of Taxes:**
- Total received since inception: $2,261,929.00
- Amount on Hand: $79,573.00

**Economic Activity Taxes:**
- Total received since inception: $152,739.00
- Amount on Hand: $1,413.00

**Anticipated TIF Reimbursable Costs:**

<table>
<thead>
<tr>
<th>Cost Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$0.00</td>
</tr>
<tr>
<td>Project Implementation Costs</td>
<td>$0.00</td>
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<tr>
<td>Other</td>
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<td>Other</td>
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<td>Other</td>
<td>$0.00</td>
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<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$4,000,000.00</td>
</tr>
</tbody>
</table>

**Anticipated TOTAL Project Costs:**
- $24,068,124.00

**Financing Method:**
- TIF Notes

**Original estimated number of years to retirement:**
- 0

**Current anticipated estimated number of years to retirement:**
- 0
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.

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
St. Louis
The Georgian @ City Hospital-1515 Lafayette Ave.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $80,986.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $2,261,929.00  Amount on Hand: $79,573.00

Economic Activity Taxes:
Total received since inception: $152,739.00  Amount on Hand: $1,413.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $4,000,000.00

Anticipated TOTAL Project Costs: $24,068,124.00

Financing Method:
  TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St. Louis**

**The Georgian @ City Hospital-1515 Lafayette Ave.**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): City Hospital Development, L.L.C.  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 7/1/2004

Plan Description:

Renovate abandoned 5-story, 153,000 s/f hospital built in 1912 for development of 101 residential condominiums RPA1. Other buildings in the complex and vacant land around the main building are being developed for multi-use projects RPA2 AND RPA3.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

Projected: 0  Actual to Date: 30

Number of Retained Jobs:

Projected: 0  Actual to Date: 30
St. Louis

The Loop Center North (352-80B)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of:  1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $0.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $0.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,500,000.00

Anticipated TOTAL Project Costs: $7,213,665.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
St. Louis

The Loop Center North (352-80B)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Loop Center North, L.L.C.
Senate District: 4
House District: 57
Original Date Plan/Project Approved: 1/1/2006

Plan Description:
Construction of a two-story building containing a total of 33,600 s/f of space for retail and office use.

Plan/Project Status: District Dissolved
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis**  
**Union Station Phase 2 (352-145)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$767,709.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

| Total received since inception: | $689,394.00 | Amount on Hand: | $689,394.00 |

**Economic Activity Taxes:**

| Total received since inception: | $78,315.00 | Amount on Hand: | $78,315.00 |

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $18,500,000.00

**Anticipated TOTAL Project Costs:** $69,949,676.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**St. Louis**

*Union Station Phase 2 (352-145)*

Contact Agency: St. Louis  
Contact Phone: 3146573732  
Developer(s): USH, LLC  
Senate District: 1  
House District: 79  
Original Date Plan/Project Approved: 2/1/2015

Plan Description:
Renovate Union Station to provide additional entertainment and restaurant facilities for St. Louis area residents and will provide new and exciting amusement attractions that currently do not exist in downtown St. Louis.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
- Projected: 0  
  Actual to Date: 0

Number of Retained Jobs:
- Projected: 0  
  Actual to Date: 0
**St. Louis**

**Ventana Lofts-1635 Washington Ave. (352-68)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund</th>
<th>$5,540.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $1,265,299.00
- **Amount on Hand:** $5,540.00

#### Economic Activity Taxes:

- **Total received since inception:** $40,456.00
- **Amount on Hand:** $0.00

#### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

- **Total Anticipated TIF Reimbursable Project Costs:** $2,330,000.00

#### Anticipated TOTAL Project Costs:

- **$20,930,180.00**

#### Financing Method:

- **TIF Notes**

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**St. Louis**

**Ventana Lofts-1635 Washington Ave. (352-68)**

- **Contact Agency:** St. Louis
- **Contact Phone:** 3146573732
- **Developer(s):** Jacob Development Group, L.L.C.
- **Senate District:** 5
- **House District:** 63
- **Original Date Plan/Project Approved:** 8/1/2005

**Plan Description:**

The project involves the acquisition, renovation and equipping of the Willys Overland Building formerly known as the SJI Building for National Systems Inc. The total cost of the project is approximately 12.3 million.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

- **Projected:** 0
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
St. Louis
Walter Knoll Florist Row (352-27)

TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$1,170.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$178,839.00</th>
<th>Amount on Hand</th>
<th>$0.00</th>
</tr>
</thead>
</table>

Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception</th>
<th>$714,026.00</th>
<th>Amount on Hand</th>
<th>$1,170.00</th>
</tr>
</thead>
</table>

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,000,000.00

Anticipated TOTAL Project Costs: $3,013,650.00

Financing Method:

- TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
St. Louis

Walter Knoll Florist Row (352-27)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): WC&D Enterprises (Walter Knoll Florist)
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2002

Plan Description:
Renovate and expand buildings to accommodate a relocated floral company for wholesale/retail businesses.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis**  
**Warehouse of Fixtures (352-50)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$39,085.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $2,958,677.00  
- Amount on Hand: $39,085.00

**Economic Activity Taxes:**

- Total received since inception: $317,225.00  
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other:  
  - Other: $0.00
  - Other: $0.00
  - Other: $0.00
  - Other: $0.00
  - Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $6,100,000.00

**Anticipated TOTAL Project Costs:** $53,495,200.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
St. Louis

Warehouse of Fixtures (352-50)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): University Village Apartments, L.P.
Senate District: 5
House District: 64
Original Date Plan/Project Approved: 8/1/2004

Plan Description:
Renovation of seven buildings, totaling 340,000 s/f into 200 loft apartment units, commercial uses and related parking.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$150,163.00</th>
<th>As of: 1/1/2016</th>
</tr>
</thead>
</table>

## Payments in Lieu of Taxes:

- Total received since inception: $3,308,572.00  
  Amount on Hand: $146,910.00

## Economic Activity Taxes:

- Total received since inception: $544,684.00  
  Amount on Hand: $3,253.00

## Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $7,300,000.00

## Anticipated TOTAL Project Costs:

**$60,280,847.00**

## Financing Method:

- TIF Notes

## Original estimated number of years to retirement:

- 23

## Current anticipated estimated number of years to retirement:

- 11
**St. Louis**

**Washington East Condominiums-901 & 1001-15**

Contact Agency: St. Louis  
Contact Phone: (314) 657-3732  
Developer(s): Not Listed  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 12/1/2004

Plan Description:
Redevelopment of 901, 1001-15 Washington avenue and 1010 Lucas Street to renovate four loft buildings for retail, office and residential condos with parking.

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:  
Projected: 64  
Actual to Date: 42

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 30
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $1,911.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $598,054.00  Amount on Hand: $1,911.00

Economic Activity Taxes:
Total received since inception: $0.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,400,000.00

Anticipated TOTAL Project Costs: $18,562,643.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 12
St. Louis

West Town Lofts-2201 Washington Ave/2211 Lucas Ave

Contact Agency: St. Louis
Contact Phone: 314) 657-3732
Developer(s): KN & C, L.L.C.
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 8/1/2005

Plan Description:
The project anticipates the development of approximately 80 residential condominium units, three penthouse loft condominium units and 24,000 s/f of commercial space.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 50 Actual to Date: 20

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
**St. Louis**

**Willy's Overland Building- 2300 Locust St. 352-66**

**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$8,129.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $8,125.00
- Amount on Hand: $8,125.00

**Economic Activity Taxes:**

- Total received since inception: $966,043.00
- Amount on Hand: $4.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- **Total Anticipated TIF Reimbursable Project Costs:** $1,800,000.00

**Anticipated TOTAL Project Costs:** $12,300,000.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**St. Louis**

**Willy's Overland Building- 2300 Locust St. 352-66**

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): The National System, Inc.
Senate District: 5
House District: 63

**Original Date Plan/Project Approved:** 6/1/2005

**Plan Description:**

The project involves the acquisition, renovation and equipping of the Willys Overland Building formerly known as the SJI Building for National Systems Inc. The total cost of the project is approximately 12.3 million.

---

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

---

**Number of New Jobs:**

Projected: 0  Actual to Date: 0

**Number of Retained Jobs:**

Projected: 0  Actual to Date: 0
St. Louis
Windows Lofts-1601 Washington Ave. (352-33)

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $39,347.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $1,458,096.00 Amount on Hand: $38,921.00

Economic Activity Taxes:
Total received since inception: $392,908.00 Amount on Hand: $426.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $3,000,000.00

Anticipated TOTAL Project Costs: $15,835,160.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
St. Louis

Windows Lofts-1601 Washington Ave. (352-33)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): 1601 Washington, LLC
Senate District: 5
House District: 63

Original Date Plan/Project Approved: 7/1/2003

Plan Description:
Renovate existing 120,000 s/f building for 75,250 s/f of commercial uses and 45,150 s/f of residential lofts 33 condominiums.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0    Actual to Date: 0

Number of Retained Jobs:
Projected: 0    Actual to Date: 0
**St. Louis County**

**Grasso Plaza**

**TIF Revenues**

| Current Amount of Revenue in Special Allocation | $29,063.45 | As of: | 1/1/2016 |

**Payments in Lieu of Taxes:**
- Total received since inception: $671,378.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $587,242.00
- Amount on Hand: $29,063.45

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $880,000.00
- Property Acquisition and Relocation Costs: $300,000.00
- Project Implementation Costs: $1,595,000.00
- Other: $725,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $3,500,000.00

**Anticipated TOTAL Project Costs:**
- $18,500,000.00

**Financing Method:**
- TIF Notes

**Original estimated number of years to retirement:**
- 23

**Current anticipated estimated number of years to retirement:**
- 13
St. Louis County
Grasso Plaza

Contact Agency: St. Louis County
Contact Phone: (314) 615-7046
Developer(s): Grasso Plaza Development Company
Senate District: 15
House District: 65
Original Date Plan/Project Approved: 4/1/2004

Plan Description:
Demolition of certain existing structures, the payment of relocation expenses, the construction, improvement, renovation and reconstruction of buildings and infrastructure and other related site improvements for a commercial retail center and public improvements in order to achieve the objectives of the Redevelopment Plan.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 200  Actual to Date: 200

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$273,959.12</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $9,501,987.00
- Amount on Hand: $246,571.88

**Economic Activity Taxes:**
- Total received since inception: $459,188.74
- Amount on Hand: $27,387.24

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $39,667,526.00
- Property Acquisition and Relocation Costs: $26,342,160.00
- Project Implementation Costs: $3,242,367.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $69,252,053.00

**Anticipated TOTAL Project Costs:** $107,000,000.00

**Financing Method:**
- TIF Notes
- Other Bond

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 13
**St. Louis County**

**Lambert Airport Eastern Perimeter RPA 1**

Contact Agency: St. Louis County  
Contact Phone: (314) 615-7046  
Developer(s): NorthPark Partners LLC  
Senate District: 14  
House District: 70  
Original Date Plan/Project Approved: 7/1/2004

**Plan Description:**

Completion of Public Infrastructure Improvements necessary for construction of a business and industrial park, as follows road improvements mass grading and excavation building and site demolition environmental remediation detention, landscaping and irrigation sanitary & sewer improvements extension and resurfacing utility improvements, upgrades and relocations traffic signalization sidewalks and pedestrian trails improvements to and creation of the Maline Creek Greenway.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.  
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

Projected: 11,000  
Actual to Date: 2,900

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
# TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $0.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $0.00
- Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $1,836,530.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $1,836,530.00

**Anticipated TOTAL Project Costs:** $18,421,095.00

**Financing Method:**
- TIF Notes
- TIF Bonds

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 13
**St. Louis County**

**Lambert Airport Eastern Perimeter RPA 2**

Contact Agency: St. Louis County  
Contact Phone: (314) 615-7046  
Developer(s): None Currently  
Senate District: 14  
House District: 70  
Original Date Plan/Project Approved: 7/1/2004

Plan Description:
A single family neighborhood incorporating renovation of existing occupied single-family residences, selected renovation of vacant single-family residences and the construction of new single-family residences.

Plan/Project Status: Seeking Developer  
Area Type: Blight  
But for Determination:  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:  
Projected: 0  Actual to Date: 0  

Number of Retained Jobs:  
Projected: 0  Actual to Date: 0
St. Louis County
Lemay Plaza

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $55,613.96
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $402,559.00
Amount on Hand: $0.22

Economic Activity Taxes:
Total received since inception: $464,168.00
Amount on Hand: $55,613.74

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $785,000.00
- Property Acquisition and Relocation Costs: $350,000.00
- Project Implementation Costs: $350,000.00
- Other: $215,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $1,700,000.00

Anticipated TOTAL Project Costs: $5,538,760.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 20
Current anticipated estimated number of years to retirement: 13
St. Louis County

Lemay Plaza

Contact Agency: St. Louis County
Contact Phone: (314) 615-7046
Developer(s): Kimco of Missouri Inc.
Senate District: 1
House District: 96
Original Date Plan/Project Approved: 9/1/2004

Plan Description:
Demolition of certain existing structures, the payment of relocation expenses, the construction, improvement, renovation and reconstruction of buildings and infrastructure and other related site improvements for a commercial retail center and public improvements in order to achieve the objectives of the Redevelopment Plan.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis County**

**Mayfair Plaza**

---

### TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $0.00 | As of: | 1/1/2016 |

#### Payments in Lieu of Taxes:

- **Total received since inception:** $487,600.00
- **Amount on Hand:** $0.00

#### Economic Activity Taxes:

- **Total received since inception:** $813,214.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $3,697,500.00
- **Property Acquisition and Relocation Costs:** $2,800,000.00
- **Project Implementation Costs:** $2,425,165.00
- **Other:** $847,068.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Other:**
- **Total Anticipated TIF Reimbursable Project Costs:** $9,770,733.00

### Anticipated TOTAL Project Costs:

- **Total Anticipated TIF Reimbursable Project Costs:** $9,770,733.00

### Financing Method:

- **TIF Notes**
- **TIF Bonds**

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**Original estimated number of years to retirement:** 22

**Current anticipated estimated number of years to retirement:** 15
**St. Louis County**

**Mayfair Plaza**

Contact Agency: St. Louis County  
Contact Phone: (314) 615-7406  
Developer(s): Koman Properties Inc, Mayfair Acquisitions, LLC  
Senate District: 13  
House District: 81  
Original Date Plan/Project Approved: 8/1/2006

**Plan Description:**

Acquisition, renovation, and reconstruction of the Mayfair Plaza Shopping Center and parcels adjacent thereto, the demolition of certain structures, the construction of new retail and commercial space and outlots and related site and infrastructure improvements in order to achieve the objectives of the Redevelopment Plan.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**
- Projected: 0  
  Actual to Date: 0

**Number of Retained Jobs:**
- Projected: 0  
  Actual to Date: 0
St. Robert
Liberty Commons TIF Redevelopment Plan

TIF Revenues
Current Amount of Revenue in Special Allocation $0.00 As of: 1/1/2016

Payments in Lieu of Taxes:
   Total received since inception: $246,087.76 Amount on Hand: $0.00

Economic Activity Taxes:
   Total received since inception: $254,098.44 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
   Public Infrastructure/Site Development Costs: $28,175,000.00
   Property Acquisition and Relocation Costs: $725,000.00
   Project Implementation Costs: $250,000.00
   Other: $1,450,000.00
   Other: $0.00
   Other:
   Other:
   Other:

Total Anticipated TIF Reimbursable Project Costs: $4,125,000.00

Anticipated TOTAL Project Costs: $30,600,000.00

Financing Method:
   Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
St. Robert

Liberty Commons TIF Redevelopment Plan

Contact Agency: St. Robert
Contact Phone: 5734513303
Developer(s): The Sonic Boys and US, LLC
Senate District: 16
House District: 148
Original Date Plan/Project Approved: 12/1/2010

Plan Description:
Development of 16 acres of land within the city limits of St. Robert, Missouri to consist of Colton’s Steakhouse, one other casual themed restaurant, one retail center, one 85 room extended stay hotel and 180 unit apartment complex which will result in the removal of blight and creation of jobs, investment and future growth of the city.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 125 Actual to Date: 80

Number of Retained Jobs:
Projected: 125 Actual to Date: 80
St. Robert
Ramada Inn Redevelopment Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $147,806.55
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $558,390.32
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $2,500,000.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,500,000.00

Anticipated TOTAL Project Costs: $8,600,000.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Ramada Inn Redevelopment Project

Contact Agency: St. Robert
Contact Phone: 573-451-3303
Developer(s): Ehrhardt Properties
Senate District: 16
House District: 148
Original Date Plan/Project Approved: 12/1/2009

Plan Description:
Redevelopment project consisting of commercial uses that would entail rehabilitation of certain existing site improvements and provide for the construction of new buildings and certain existing site improvement and provide for the construction of new buildings.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 50  Actual to Date: 75

Number of Retained Jobs:

Projected: 50  Actual to Date: 75
## St. Robert

### St. Robert Redevelopment Project #2

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>Payments in Lieu of Taxes:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception:</td>
<td>$2,540,845.00</td>
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<tr>
<td>Amount on Hand:</td>
<td>$0.00</td>
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</table>

<table>
<thead>
<tr>
<th>Economic Activity Taxes:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception:</td>
<td>$688,464.00</td>
</tr>
<tr>
<td>Amount on Hand:</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $1,649,988.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $325,000.00
- Other: $608,000.00

Total Anticipated TIF Reimbursable Project Costs: $2,582,988.00

#### Anticipated TOTAL Project Costs:

Total Anticipated TIF Reimbursable Project Costs: $2,582,988.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**St. Robert**

**St. Robert Redevelopment Project #2**

Contact Agency: St. Robert  
Contact Phone: 573-451-3303  
Developer(s): Sundowner Hospitality LLC  
Senate District: 16  
House District: 148  
Original Date Plan/Project Approved: 8/1/1997

**Plan Description:**
Development of vacant land highly visible from Interstate 44 to a mix of commercial and residential use property.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

- **Projected:** 200  
- **Actual to Date:** 175

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$0.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $402,508.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $228,229.00
- Amount on Hand: $37.00

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $1,950,000.00

**Anticipated TOTAL Project Costs:** $10,218,750.00

**Financing Method:**
- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**St.Louis**

**1001 Locust (352-108)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St.Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Kinloch LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
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<tr>
<td>House District:</td>
<td>58</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>7/1/2008</td>
</tr>
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</table>

**Plan Description:**
The project consists of the rehabilitation of a six-story building with approximately 8,800 s/f of retail space and 45,000 s/f of office space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- **Projected:** 0
- **Actual to Date:** 0

**Number of Retained Jobs:**
- **Projected:** 0
- **Actual to Date:** 0
## TIF Revenues

| Current Amount of Revenue in Special Allocation Fund: | $0.00 | As of: | 1/1/2016 |

### Payments in Lieu of Taxes:
- Total received since inception: $503,084.00  
  Amount on Hand: $0.00

### Economic Activity Taxes:
- Total received since inception: $224,870.00  
  Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $2,350,000.00

### Anticipated TOTAL Project Costs:
$11,750,583.00

### Financing Method:
- TIF Notes

### Estimated Number of Years to Retirement:
- Original estimated number of years to retirement: 0
- Current anticipated estimated number of years to retirement: 0
St. Louis

1111 Olive (352-127)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Infomedia, Inc.
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 3/1/2010

Plan Description:
The mixed-use development on .56 acres includes the renovation of a five-story structure originally used to house the Post-Dispatch printing presses, and more recently used by KSDK and the United Way. It is anticipated it will be used for approximately 7,900 sq. ft. of first floor retail, 77,000 sq. ft. of office and 10,000 sq. ft. of storage.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0
Number of Retained Jobs:
Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $736.00  As of: 1/1/2016

Payments in Lieu of Taxes:
   Total received since inception: $242,091.00  Amount on Hand: $0.00

Economic Activity Taxes:
   Total received since inception: $1,377,536.00  Amount on Hand: $736.00

Anticipated TIF Reimbursable Costs:
   Public Infrastructure/Site Development Costs: $0.00
   Property Acquisition and Relocation Costs: $0.00
   Project Implementation Costs: $0.00
   Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $6,300,000.00

Anticipated TOTAL Project Costs: $21,672,113.00

Financing Method:
   Pay As You Go
   TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St.Louis**

**1225 Washington (352-122)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St.Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>McGowan Brothers Development</td>
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<td>4</td>
</tr>
<tr>
<td>House District:</td>
<td>54</td>
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</table>

**Original Date Plan/Project Approved:** 2/1/2009

**Plan Description:**

This project will involve the rehabilitation of approx 45 residential apartments, featuring high-end amenities and design elements. Unit size is anticipated to average approx. 1,050 square feet in size, renting for an average price of .90 per square foot 940 per month. Additionally, this project seeks to rehabilitate 11,800 square feet for mixed commercial activity an restaurant/bar or chain retailer is expected to occupy this space for an average rent of 26 per square foot, or 25,500.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

- **Projected:** 0
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$70,546.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $109,023.00  
  **Amount on Hand:** $12,822.00

### Economic Activity Taxes:

- **Total received since inception:** $201,315.00  
  **Amount on Hand:** $57,724.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Total Anticipated TIF Reimbursable Project Costs:** $2,170,000.00

### Anticipated TOTAL Project Costs:

- **$8,685,000.00**

### Financing Method:

- TIF Notes

### Original estimated number of years to retirement:

- 0

### Current anticipated estimated number of years to retirement:

- 0
St. Louis

1449-1601 S. Jefferson (352-132)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Green Street Development Group, LLC
Senate District: 5
House District: 63
Original Date Plan/Project Approved: 12/1/2011

Plan Description:
Renovate 47,000 s/f commercial building for new tenants and construct a new 5,000-8,000 s/f commercial building on out lot.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:
- Total received since inception: $0.00
- Amount on Hand: $0.00

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- Total Anticipated TIF Reimbursable Project Costs: $0.00

#### Anticipated TOTAL Project Costs:
- $0.00

**Financing Method:**
- TIF Notes

- Original estimated number of years to retirement: 0
- Current anticipated estimated number of years to retirement: 0
**St.Louis**

***1900 Washington (352-107)***

Contact Agency: St.Louis  
Contact Phone: 3146573732  
Developer(s): Terminated  
Senate District: 5  
House District: 58  
Original Date Plan/Project Approved: 12/1/2013

Plan Description: Terminated

Plan/Project Status: District Dissolved  
Area Type: Blight  
But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0  
Actual to Date: 0

Number of Retained Jobs:

Projected: 0  
Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $43,252.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $222,428.00
Amount on Hand: $43,252.00

Economic Activity Taxes:
Total received since inception: $276,014.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,400,000.00

Anticipated TOTAL Project Costs: $8,756,326.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
St. Louis

1910 Locust (352-102)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): 1891 Locust, LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 12/1/2007

Plan Description:
The project 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 and restaurant space, which will most likely be used for a coffee house and will be rented at 14 per s/f.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

## Payments in Lieu of Taxes:
- Total received since inception: $318,561.00
- Amount on Hand: $0.00

## Economic Activity Taxes:
- Total received since inception: $57,237.00
- Amount on Hand: $0.00

## Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- **Total Anticipated TIF Reimbursable Project Costs:** $1,000,000.00

## Anticipated TOTAL Project Costs:
- **$8,000,000.00**

### Financing Method:
- TIF Notes

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13
St. Louis

2200 Gravois (352-85)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): 2200 Gravois, LLC
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 8/1/2006

Plan Description:
Rehabilitation of a historic structure into mixed-use commercial and residential uses.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis
2727 Washington (352-133)

**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $24,432.00  As of: 1/1/2016

**Payments in Lieu of Taxes:**
- Total received since inception: $97,654.00  Amount on Hand: $16,119.00

**Economic Activity Taxes:**
- Total received since inception: $31,905.00  Amount on Hand: $8,313.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $450,000.00

**Anticipated TOTAL Project Costs:** $1,699,700.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St.Louis**

**2727 Washington (352-133)**

Contact Agency: St.Louis  
Contact Phone: 3146573732  
Developer(s): Birch LLC  
Senate District: 5  
House District: 63  
Original Date Plan/Project Approved: 1/1/2012

Plan Description:
Rehabilitate unoccupied two story 13,000 s/f building for use as a V.A. Medical Clinic

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:  
Projected: 0  
Actual to Date: 0

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $50.00

As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $222,974.00
- Amount on Hand: $0.00

Economic Activity Taxes:
- Total received since inception: $67,464.00
- Amount on Hand: $50.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,500,000.00

Anticipated TOTAL Project Costs: $12,477,500.00

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**St.Louis**

**3693 Forest Park (352-115)**

Contact Agency: St.Louis  
Contact Phone: 3146573732  
Developer(s): McGowan Brothers Management Corp, LLC  
Senate District: 4  
House District: 54  
Original Date Plan/Project Approved: 12/1/2008

Plan Description:

Project consists of the rehabilitation of building into a mix of residential apartments 2nd and 3rd floors and commercial/retail space with parking on the ground floor. The residential component consists of 48 residential apartments, where each apartment is approx. 1,125 s/f at 1,350 per month. Retail space will consists of approx. 6,000 s/f, renting at 12 per s/f, or 6,000 per month of total potential revenue. Site also provides 48 parking spaces located on the ground floor.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:

- **Projected:** 0  
- **Actual to Date:** 0

Number of Retained Jobs:

- **Projected:** 0  
- **Actual to Date:** 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$18,211.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $1,533,884.00
- Amount on Hand: $18,009.00

#### Economic Activity Taxes:

- Total received since inception: $51,985.00
- Amount on Hand: $202.00

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- Total Anticipated TIF Reimbursable Project Costs: $4,550,000.00

#### Anticipated TOTAL Project Costs:

- $67,094,000.00

#### Financing Method:

- TIF Notes

#### Original estimated number of years to retirement:

- 0

#### Current anticipated estimated number of years to retirement:

- 0
**St.Louis**

**374 South Grand (352-113)**

Contact Agency: St.Louis  
Contact Phone: 3146573732  
Developer(s): Union Square Enterprises, LLC  
Senate District: 4  
House District: 54  
Original Date Plan/Project Approved: 12/1/2008

**Plan Description:**

The redevelopment project proposes the rehabilitation of the building into a mix of residential units and commercial space. This will include 129 student housing units with a total of 298 beds 1,2,3 bedroom types, and 7,200 s/f of commercial space for dining and coffee shops. The building will house 380 parking spaces beneath the project, which will include 100 for public use.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
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</tbody>
</table>

**Number of Retained Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
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</tbody>
</table>
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$128,689.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $2,430,831.00
- Amount on Hand: $128,689.00

### Economic Activity Taxes:
- Total received since inception: $64,459.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $6,036,000.00

### Anticipated TOTAL Project Costs:
**$40,939,971.00**

**Financing Method:**
- TIF Notes

**Original estimated number of years to retirement:** 23

**Current anticipated estimated number of years to retirement:** 13
**St. Louis**

**4100 Forest Park (352-86)**

Contact Agency: St. Louis  
Contact Phone: 314-657-3732  
Developer(s): Acme Development, LLC  
Senate District: 5  
House District: 58  
Original Date Plan/Project Approved: 7/1/2006

**Plan Description:**
Rehabilitate 1921 warehouse into mixed-use commercial, office, and residential

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2016

Payments in Lieu of Taxes:
  Total received since inception: $0.00  Amount on Hand: $0.00

Economic Activity Taxes:
  Total received since inception: $0.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
  Public Infrastructure/Site Development Costs: $0.00
  Property Acquisition and Relocation Costs: $0.00
  Project Implementation Costs: $0.00
  Other: $0.00
  Other: $0.00
  Other: $0.00
  Other: $0.00
  Other: $0.00
  Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:
  TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
St.Louis

4249 Michigan (352-129)

Contact Agency: St.Louis
Contact Phone: 3146573732
Developer(s): Terminated
Senate District: 4
House District: 54

Original Date Plan/Project Approved: 12/1/2013

Plan Description:
Terminated

Plan/Project Status: District Dissolved
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$14,273.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>As of:</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $274,156.00
- Amount on Hand: $14,465.00

#### Economic Activity Taxes:
- Total received since inception: $182,393.00
- Amount on Hand: $0.00

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $1,320,000.00

#### Anticipated TOTAL Project Costs:
- $6,392,500.00

### Financing Method:
- TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**St.Louis**

**4900 Manchester (352-112)**

Contact Agency: St.Louis  
Contact Phone: 3146573732  
Developer(s): BDG Reality, LLC  
Senate District: 4  
House District: 54  
Original Date Plan/Project Approved: 11/1/2008

**Plan Description:**

Construction of a 6.39 million, 50,000 s/f commercial property, includes St. Louis Science Center in addition to maintaining a headquarters for Boxes, Inc. Public benefit is to eliminate blight through the construction of a new building.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Blight  
**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

Projected: 0  
Actual to Date: 0

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
**St.Louis**

**500 Kingshighway (352-124)**

---

**TIF Revenues**

| Current Amount of Revenue in Special Allocation Fund: | $145.00 | As of: | 1/1/2016 |

**Payments in Lieu of Taxes:**

| Total received since inception: | $9.00 | Amount on Hand: | $0.00 |

**Economic Activity Taxes:**

| Total received since inception: | $145.00 | Amount on Hand: | $145.00 |

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $2,000,000.00

**Anticipated TOTAL Project Costs:** $6,517,130.00

**Financing Method:**

- TIF Notes

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Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**St.Louis**

**500 Kingshighway (352-124)**

Contact Agency: St.Louis  
Contact Phone: 3146573732  
Developer(s): Rothschild Development  
Senate District: 4  
House District: 54  
Original Date Plan/Project Approved: 12/1/2013  
Plan Description: Terminated

**Plan/Project Status:** District Dissolved  
**Area Type:** Blight  
**But for Determination:**  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**  
Projected: 0  
Actual to Date: 0

**Number of Retained Jobs:**  
Projected: 0  
Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $158,276.00 As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $3,841,729.00 Amount on Hand: $158,276.00

Economic Activity Taxes:
- Total received since inception: $16,322.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $30,600,000.00

Anticipated TOTAL Project Costs: $109,906,221.00

Financing Method:
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 13
The plan calls for converting the old St. Louis Centre Mall into a parking structure with retail on the first floor. The existing bridges that radiate out from the mall and tower will be removed. The plan also calls for the renovation of the One City Centre office tower and renaming it to 600 Washington.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
- Projected: 0
- Actual to Date: 0

Number of Retained Jobs:
- Projected: 0
- Actual to Date: 0
# TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
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<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
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<td>1/1/2016</td>
</tr>
<tr>
<td>Payments in Lieu of Taxes:</td>
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<td>Amount on Hand</td>
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<td>Economic Activity Taxes:</td>
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<td>Anticipated TIF Reimbursable Costs:</td>
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<td>Public Infrastructure/Site Development Costs</td>
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<td>Property Acquisition and Relocation Costs</td>
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<tr>
<td>Other</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
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</tr>
<tr>
<td>Anticipated TOTAL Project Costs</td>
<td>$0.00</td>
<td></td>
</tr>
</tbody>
</table>

Financing Method:
- TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
St.Louis

721 Olive Chemical Building (352-114)

Contact Agency: St.Louis
Contact Phone: 3146573732
Developer(s): Lancaster Ventures Ltd.
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 7/1/2013
Plan Description:
Terminated

Plan/Project Status: District Dissolved
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$109,491.00</td>
<td>1/1/2016</td>
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</table>

#### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,568,085.00</td>
<td>$71,017.00</td>
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</table>

#### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,206,144.00</td>
<td>$38,474.00</td>
</tr>
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</table>

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $11,000,000.00

#### Anticipated TOTAL Project Costs:

Anticipated TOTAL Project Costs: $86,632,600.00

#### Financing Method:

- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 13
St.Louis

Ballpark Lofts (352-84)

Contact Agency: St.Louis
Contact Phone: 314-657-3732
Developer(s): Ballpark Lofts I, LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 8/1/2006

Plan Description:
Rehabilitate 3 historic buildings.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 350  Actual to Date: 50

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**TIF Revenues**

Current Amount of Revenue in Special Allocation Fund: $18,031.00

| As of: | 1/1/2016 |

**Payments in Lieu of Taxes:**

Total received since inception: $1,776.00

| Amount on Hand: | $1,776.00 |

**Economic Activity Taxes:**

Total received since inception: $16,255.00

| Amount on Hand: | $16,255.00 |

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $2,100,000.00

**Anticipated TOTAL Project Costs:** $25,776,000.00

**Financing Method:**

- TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**St.Louis**

**Carondelet Coke (352-140)**

<table>
<thead>
<tr>
<th>Contact Agency</th>
<th>St.Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s)</td>
<td>Green Street Development Group LLC</td>
</tr>
<tr>
<td>Senate District</td>
<td>5</td>
</tr>
<tr>
<td>House District</td>
<td>93</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved</td>
<td>2/1/2013</td>
</tr>
</tbody>
</table>

**Plan Description:**

After brownfield clean-up of industrial site, a new access road will be constructed east of S. Broadway and some 650,000 s/f of new LEED-certified industrial/commercial buildings will be constructed by both rail and river.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

- Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
- Project required significant public infrastructure investment to remedy existing inadequate conditions.
- Project required significant public infrastructure investment to construct adequate capacity to support the project.
- Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

- Projected: 0
- Actual to Date: 0

**Number of Retained Jobs:**

- Projected: 0
- Actual to Date: 0
St. Louis
Carondelet South-District #1 (352-110a)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $44,954.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $542,364.00 Amount on Hand: $44,753.00

Economic Activity Taxes:
Total received since inception: $81,688.00 Amount on Hand: $201.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,466,924.00

Anticipated TOTAL Project Costs: $25,522,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
St. Louis

Carondelet South-District #1 (352-110a)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Steins Broadway, Inc.
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 7/1/2008

Plan Description:
The project consists of the rehabilitation of a former Coca-Cola syrup manufacturing plant at 8125 Michigan Ave. into approximately 78 market-rate apartments and 22,200 s/f of commercial space, and construction on vacant land of approximately 16 residential units.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $6,502.00

As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $31,089.00
Amount on Hand: $5,014.00

Economic Activity Taxes:
Total received since inception: $38,218.00
Amount on Hand: $1,488.00

Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $498,649.00

Anticipated TOTAL Project Costs: $6,622,777.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
St. Louis

Carondelet South-District #2 (352-110b)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Steins Broadway, Inc.
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 7/1/2008

Plan Description:
The project consists of the rehabilitation of the former Carondelet School into classroom and meeting room use for Grace Hill Community Center.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

| Total received since inception: | $0.00 | Amount on Hand: | $0.00 |

### Economic Activity Taxes:

| Total received since inception: | $0.00 | Amount on Hand: | $0.00 |

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $0.00

### Anticipated TOTAL Project Costs:

| Anticipated TOTAL Project Costs: | $0.00 |

### Financing Method:

- TIF Notes

### Original estimated number of years to retirement:

| 0 |

### Current anticipated estimated number of years to retirement:

| 0 |
### St. Louis

#### Carondelet South-District #3 (352-110c)

<table>
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<tr>
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<tr>
<td>Contact Phone:</td>
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<tr>
<td>Developer(s):</td>
<td>Steins</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
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<tr>
<td>House District:</td>
<td>58</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>12/1/2013</td>
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</table>

**Plan Description:**
Terminated

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

<table>
<thead>
<tr>
<th>Number of New Jobs:</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Projected:</td>
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<tr>
<td>Actual to Date:</td>
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</table>

<table>
<thead>
<tr>
<th>Number of Retained Jobs:</th>
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</thead>
<tbody>
<tr>
<td>Projected:</td>
<td>0</td>
</tr>
<tr>
<td>Actual to Date:</td>
<td>0</td>
</tr>
</tbody>
</table>
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $43,304.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $4,609.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $312,144.00

Anticipated TOTAL Project Costs: $2,009,000.00

Financing Method:

TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St.Louis**

**Carondelet South-District #4 (352-110d)**

**Contact Agency:** St.Louis  
**Contact Phone:** 3146573732  
**Developer(s):** Steins Broadway, Inc.  
**Senate District:** 5  
**House District:** 58  
**Original Date Plan/Project Approved:** 7/1/2008

**Plan Description:**

The project consists of the rehabilitation of the property into approximately 8 market-rate apartments and approximately 8,520 s/f of commercial space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
St.Louis
Chouteau Crossing (352-118)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $959.00 As of: 1/1/2016

Payments in Lieu of Taxes:
   Total received since inception: $44,036.00 Amount on Hand: $0.00

Economic Activity Taxes:
   Total received since inception: $251,328.00 Amount on Hand: $959.00

Anticipated TIF Reimbursable Costs:
   Public Infrastructure/Site Development Costs: $0.00
   Property Acquisition and Relocation Costs: $0.00
   Project Implementation Costs: $0.00
   Other: $0.00
   Other: $0.00
   Other: $0.00
   Other: $0.00
   Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $2,965,000.00

Anticipated TOTAL Project Costs: $20,106,052.00

Financing Method:
   TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St.Louis**

**Chouteau Crossing (352-118)**

Contact Agency: St.Louis  
Contact Phone: 3146573732  
Developer(s): Green Street Properties, LLC  
Senate District: 4  
House District: 54  
Original Date Plan/Project Approved: 2/1/2009

**Plan Description:**

2302 Papin will result in 120,000 square feet of LEED-certified commercial-flex space including office and warehousing. 2602 Papin will provide approx. 5,000 square feet of retail space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

Projected: 0  
Actual to Date: 0

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
**St. Louis**

**Delmar East Loop (352-80D)**

**TIF Revenues**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$107,095.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $498,819.00
- Amount on Hand: $70,195.00

**Economic Activity Taxes:**

- Total received since inception: $2,546,533.00
- Amount on Hand: $36,900.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $6,000,000.00

**Anticipated TOTAL Project Costs:** $16,000,000.00

**Financing Method:**

- TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 13
**St.Louis**

**Delmar East Loop (352-80D)**

**Contact Agency:** St.Louis  
**Contact Phone:** 314-657-3732  
**Developer(s):** Loop TIF, Inc.  
**Senate District:** 4  
**House District:** 57  
**Original Date Plan/Project Approved:** 1/1/2006

**Plan Description:**

The project includes property acquisition and public improvements like public parking, streetscape improvements and lighting, transportation infrastructure development and roadway improvements.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.  
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

Projected: 0  
Actual to Date: 0

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
St. Louis
Euclid/Buckingham Garage (352-81)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2016

Payments in Lieu of Taxes:

Total received since inception: $1,510,731.00 Amount on Hand: $0.00

Economic Activity Taxes:

Total received since inception: $353,606.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $0.00

Property Acquisition and Relocation Costs: $0.00

Project Implementation Costs: $0.00

Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $3,409,000.00

Anticipated TOTAL Project Costs: $23,574,000.00

Financing Method:

Pay As You Go

Original estimated number of years to retirement: 23

Current anticipated estimated number of years to retirement: 13
**St.Louis**

**Euclid/Buckingham Garage (352-81)**

Contact Agency:  St.Louis  
Contact Phone:  314-657-3732  
Developer(s):  Treasurer, City of St. Louis  
Senate District:  5  
House District:  58  
Original Date Plan/Project Approved:  3/1/2006

**Plan Description:**

Construction of a parking garage with 130-140 parking spaces. The development also includes 45 loft style residential condominium units above the garage and approximately 6100 s/f of street level retail space, but they will not be TIF assisted.

**Plan/Project Status:**  Fully-Operational

**Area Type:**  Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>20</td>
</tr>
</tbody>
</table>

**Number of Retained Jobs:**

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
St. Louis
Ford Building (352-121)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $196,453.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $14,116.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $900,000.00

Anticipated TOTAL Project Costs: $11,511,494.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
St. Louis
Ford Building (352-121)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Blue Shutters Development
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 2/1/2009

Plan Description:
This project has created approx. 6,000 square feet of first floor retail space. Floors 2-14 have been rehabilitated into three two-bedroom units on each floor. Monthly rents for residential units average approx. 1,050 per month. Commercial space is designed to capture 18 per square foot.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $744,267.00  
  Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $62,660.00  
  Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $3,200,000.00

**Anticipated TOTAL Project Costs:** $19,239,131.00

**Financing Method:**
- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
St. Louis

GEW Lofts-2601-43 Washington Ave. (352-92)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): The George E. Walsh Building, LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 2/1/2007

Plan Description:
Renovate the Tudor Building into first floor retail and second floor residential condominiums.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$6,223.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- **Total received since inception:** $6,223.00
- **Amount on Hand:** $6,223.00

### Economic Activity Taxes:
- **Total received since inception:** $0.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:
- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- Total Anticipated TIF Reimbursable Project Costs: $2,500,000.00

### Anticipated TOTAL Project Costs:
- **Total Anticipated TIF Reimbursable Project Costs:** $2,500,000.00
- Financing Method:
  - TIF Notes

### Estimated Years to Retirement:
- Original estimated number of years to retirement: 0
- Current anticipated estimated number of years to retirement: 0
Contact Agency: St.Louis
Contact Phone: 3146573732
Developer(s): First & Main Properties, LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 2/1/2007

Plan Description:
The project will involve construction a new mixed-use commercial building with 14,000 s/f of retail space, and 16,000 s/f of office space. The second part of the project calls for the rehabilitation of the Pelican Building on the site into retail space.

Plan/Project Status: District Dissolved
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$208,913.00</td>
<td>1/1/2016</td>
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<tr>
<td><strong>Payments in Lieu of Taxes:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total received since inception</td>
<td>$4,675.00</td>
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<tr>
<td><strong>Economic Activity Taxes:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total received since inception</td>
<td>$204,238.00</td>
<td>Amount on Hand: $204,238.00</td>
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<tr>
<td><strong>Anticipated TIF Reimbursable Costs:</strong></td>
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<td></td>
</tr>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
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<td>Project Implementation Costs</td>
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<td><strong>Total Anticipated TIF Reimbursable Project Costs:</strong></td>
<td>$950,000.00</td>
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<tr>
<td><strong>Anticipated TOTAL Project Costs:</strong></td>
<td>$3,600,000.00</td>
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</tr>
</tbody>
</table>

**Financing Method:**
- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**St.Louis**

**Hadley Dean Building (352-125)**

Contact Agency: St.Louis  
Contact Phone: 3146573732  
Developer(s): Loftworks LLC  
Senate District: 4  
House District: 54  
Original Date Plan/Project Approved: 6/1/2009

Plan Description:
Developer anticipates including approx. 5,150 square feet of retail space for the purpose of occupying Mango Peruvian Restaurant. Floors 3-7 will undergo rehabilitation to include 4,800 and 5,100 square feet of office space on each floor. The buildings basement will also undergo rehabilitation to include 1,500 square feet of office space. Developer anticipates renting retail and office space at 12 per square foot.

Plan/Project Status: Fully-Operational  
Area Type: Blight

But for Determination:  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:  
Projected: 0  Actual to Date: 0

Number of Retained Jobs:  
Projected: 0  Actual to Date: 0
St. Louis
Jefferson Arms-401-15 N. Tucker (352-87)

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2016

Payments in Lieu of Taxes:
  Total received since inception: $0.00 Amount on Hand: $0.00

Economic Activity Taxes:
  Total received since inception: $0.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
  Public Infrastructure/Site Development Costs: $0.00
  Property Acquisition and Relocation Costs: $0.00
  Project Implementation Costs: $0.00
  Other: $0.00
  Other: $0.00
  Other: $0.00
  Other: $0.00
  Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:
  TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
St. Louis
Jefferson Arms-401-15 N. Tucker (352-87)

Contact Agency: St. Louis
Contact Phone: 314-657-3732
Developer(s): Unknown
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 8/1/2006

Plan Description:
Rehabilitate the existing residential structure into a mixed-use structure.

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
# TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $14,352.00  
As of: 1/1/2016

## Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount received since inception</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>$14,352.00</td>
<td>$14,352.00</td>
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</table>

## Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount received since inception</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

## Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount received since inception</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Project Implementation Costs</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
<td>$0.00</td>
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<tr>
<td>Other</td>
<td>$0.00</td>
<td>$0.00</td>
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<tr>
<td>Other</td>
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<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Total Anticipated TIF Reimbursable Project Costs: $1,200,000.00

## Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount received since inception</th>
<th>Amount on Hand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anticipated</td>
<td>$6,609,000.00</td>
<td></td>
</tr>
</tbody>
</table>

## Financing Method:

<table>
<thead>
<tr>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIF Notes</td>
</tr>
</tbody>
</table>

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
St. Louis

LaSalle Building (352-111)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): LaSalle Development LLC
Senate District: 5
House District: 58

Original Date Plan/Project Approved: 12/1/2013

Plan Description:
Terminated

Plan/Project Status: District Dissolved

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

Projected: 0  Actual to Date: 0

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $33,119.00  
  - Amount on Hand: $0.00

**Economic Activity Taxes:**

- Total received since inception: $10,555.00  
  - Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $2,850,000.00

**Anticipated TOTAL Project Costs:** $23,055,050.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**St.Louis**

**Leather Trades Building-1600 Locust St. (352-99)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St.Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Jeff Huggett (Dominium Development)</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>58</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>8/1/2007</td>
</tr>
</tbody>
</table>

**Plan Description:**
The plan calls for rehabilitating the former warehouse into commercial and residential uses. The project calls for 86 artist lofts residential units with the first floor being reserved for commercial.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

<table>
<thead>
<tr>
<th>Number of New Jobs:</th>
<th></th>
<th>Number of Retained Jobs:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected:</td>
<td>0</td>
<td>Actual to Date:</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Actual to Date:</td>
<td>0</td>
</tr>
</tbody>
</table>
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$11,803.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $167,284.00
- Amount on Hand: $11,790.00

**Economic Activity Taxes:**
- Total received since inception: $5,286.00
- Amount on Hand: $13.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Total Anticipated TIF Reimbursable Project Costs: $570,000.00

**Anticipated TOTAL Project Costs:** $4,316,000.00

**Financing Method:**
- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
St. Louis

Magnolia-Thurman (352-103)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Paramount Property Development, LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 4/1/2008

Plan Description:
The project is to renovate and rehabilitate the building and adjacent lot into approximately 24 residential condominium units and related parking.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
St. Louis
Midtown Lofts (352-116)

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $19,761.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $192,031.00  Amount on Hand: $19,756.00

Economic Activity Taxes:
Total received since inception: $99,182.00  Amount on Hand: $5.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $700,000.00

Anticipated TOTAL Project Costs: $5,609,529.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
St.Louis

Midtown Lofts (352-116)

Contact Agency: St.Louis
Contact Phone: 3146573732
Developer(s): Midtown, LLC
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 2/1/2009

Plan Description:
Project proposes renovation of properties into a variety of residential, office, and commercial uses. Included as part of the plan, developer will provide 10,373 s/f of commercial space and 7,015 s/f of residential space.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
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</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$136,550.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

#### Payments in Lieu of Taxes:
- Total received since inception: $286,836.00
- Amount on Hand: $109,334.00

#### Economic Activity Taxes:
- Total received since inception: $329,946.00
- Amount on Hand: $27,216.00

#### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $3,500,000.00

**Anticipated TOTAL Project Costs:** $13,216,000.00

**Financing Method:** TIF Notes

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
St. Louis

N. Broadway Carrie (352-130)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Broadway Carrie TIF, Inc.
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 2/1/2011

Plan Description:
Assemble and clear multiple parcels and develop commercial uses.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St. Louis**  
* Nadira Place (352-104)  

## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
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<td>1/1/2016</td>
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</table>

**Payments in Lieu of Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception:</td>
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</tr>
<tr>
<td>Amount on Hand:</td>
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</tbody>
</table>

**Economic Activity Taxes:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception:</td>
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</tr>
<tr>
<td>Amount on Hand:</td>
<td>$0.00</td>
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</table>

**Anticipated TIF Reimbursable Costs:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs:</td>
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<tr>
<td>Project Implementation Costs:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other:</td>
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<td>Other:</td>
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<td>Other:</td>
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</tr>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Anticipated TOTAL Project Costs:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Anticipated TIF Reimbursable Project Costs:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Anticipated TOTAL Project Costs:</td>
<td>$0.00</td>
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</tbody>
</table>

**Financing Method:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIF Notes</td>
<td></td>
</tr>
</tbody>
</table>

**Original estimated number of years to retirement:** 0  

**Current anticipated estimated number of years to retirement:** 0
**St.Louis**

**Nadira Place (352-104)**

- **Contact Agency:** St.Louis
- **Contact Phone:** 3146573732
- **Developer(s):** Terminated
- **Senate District:** 5
- **House District:** 58
- **Original Date Plan/Project Approved:** 12/1/2013

**Plan Description:**
Terminated

**Plan/Project Status:** District Dissolved

**Area Type:** Blight

**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
### St. Louis
#### Northeast Hampton/Berthold (32-138)

**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$207,465.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

| Total received since inception: | $133,207.00 | Amount on Hand: | $133,207.00 |

**Economic Activity Taxes:**

| Total received since inception: | $74,258.00 | Amount on Hand: | $74,258.00 |

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $2,850,000.00

**Anticipated TOTAL Project Costs:** $13,200,000.00

**Financing Method:**

- TIF Notes

<table>
<thead>
<tr>
<th>Original estimated number of years to retirement:</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current anticipated estimated number of years to retirement:</td>
<td>0</td>
</tr>
</tbody>
</table>
**St.Louis**

**Northeast Hampton/Berthold (32-138)**

Contact Agency: St.Louis  
Contact Phone: 3146573732  
Developer(s): Northeast Hampton Berthed TIF, Inc.  
Senate District: 4  
House District: 77  
Original Date Plan/Project Approved: 1/1/2013

Plan Description:  
Demolish unoccupied TV station and construct Tri-Star Mercedes Dealership

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.  
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
- Projected: 0  
- Actual to Date: 0

Number of Retained Jobs:
- Projected: 0  
- Actual to Date: 0
## St. Louis

### Northside Regeneration (352-126)

#### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$1,452,943.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- **Total received since inception:** $192,580.00
- **Amount on Hand:** $192,580.00

#### Economic Activity Taxes:

- **Total received since inception:** $1,181,955.00
- **Amount on Hand:** $1,260,363.00

#### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $390,648,325.00

#### Anticipated TOTAL Project Costs:

**$8,153,965,758.00**

#### Financing Method:

- **TIF Notes**

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
St. Louis

Northside Regeneration (352-126)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): Northside Regeneration, LLC
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 11/1/2009

Plan Description:
Projects are located immediately north of downtown St. Louis, containing 4,634 parcels, and comprising approximately 1,112 acres of land. In total, developer proposes the construction of 4.5 million square feet of office and business space, 1 million square feet of retail and entertainment space, 2,200 new single family homes, and approximately 7,800 apartments and condominiums. In addition, approximately 170 residential units are to be created from the rehabilitation of existing vacant structures. Developer currently estimates retaining approximately 3,900 existing residential units.

Plan/Project Status: Under Construction
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**St.Louis**  
**Page Partners III/Walgreens (352-89)**

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
<th>1/1/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$47,544.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $389,157.00  
  - Amount on Hand: $21,746.00

### Economic Activity Taxes:

- Total received since inception: $348,799.00  
  - Amount on Hand: $1,753.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $1,200,000.00

### Anticipated TOTAL Project Costs:

**$5,126,000.00**

**Financing Method:**
- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**St.Louis**

**Page Partners III/Walgreens (352-89)**

Contact Agency: St.Louis  
Contact Phone: 314-657-3732  
Developer(s): Page Partners III  
Senate District: 5  
House District: 58  
Original Date Plan/Project Approved: 11/1/2006

Plan Description:
Construct a 14,738 s/f Walgreens and related parking.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
- Projected: 0  
- Actual to Date: 0

Number of Retained Jobs:
- Projected: 0  
- Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$2,788.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

#### Payments in Lieu of Taxes:

- Total received since inception: $1,993,361.00
- Amount on Hand: $0.00

#### Economic Activity Taxes:

- Total received since inception: $501,875.00
- Amount on Hand: $2,788.00

#### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- Total Anticipated TIF Reimbursable Project Costs: $20,460,000.00

### Anticipated TOTAL Project Costs:

- $125,500,000.00

#### Financing Method:

- TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
**St. Louis**

**Park Pacific (352-90)**

Contact Agency: St. Louis  
Contact Phone: 3146573732  
Developer(s): Parkside Tower, LLC  
Senate District: 5  
House District: 58  
Original Date Plan/Project Approved: 8/1/2006

Plan Description:
Rehabilitate the old Union Pacific building into apartments and commercial plus construct 1000 space parking garage.

Plan/Project Status: Fully-Operational  
Area Type: Blight  
But for Determination:  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:  
Projected: 0  
Actual to Date: 0  

Number of Retained Jobs:  
Projected: 0  
Actual to Date: 0
St. Louis
Railway Exchange Building (352-128)

TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $1.00

Payments in Lieu of Taxes:
Total received since inception: $112,399.00 Amount on Hand: $1.00

Economic Activity Taxes:
Total received since inception: $583,361.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $27,800,000.00

Anticipated TOTAL Project Costs: $111,715,000.00

Financing Method:
- TIF Notes
- TIF Bonds

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
St. Louis

Railway Exchange Building (352-128)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): RNY, LLC
Senate District: 4
House District: 54
Original Date Plan/Project Approved: 3/1/2010

Plan Description:
The proposed development includes the renovation and reconfiguring of the Macys department store on floors 1-3 and the renovation of the upper floors of the 21 story building, and the renovation of the attached parking garage and its first floor retail space

Plan/Project Status: Inactive
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund: $3,820.00</th>
<th>As of: 1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- **Total received since inception:** $159,046.00
- **Amount on Hand:** $3,820.00

**Economic Activity Taxes:**

- **Total received since inception:** $9,922.00
- **Amount on Hand:** $0.00

**Anticipated TIF Reimbursable Costs:**

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $600,000.00

**Anticipated TOTAL Project Costs:** $5,156,023.00

**Financing Method:**

- **TIF Notes**

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**St.Louis**

**REO (352-117)**

**Contact Agency:** St.Louis  
**Contact Phone:** 3146573732  
**Developer(s):** Midtown TIF Company, Inc.  
**Senate District:** 4  
**House District:** 54  
**Original Date Plan/Project Approved:** 2/1/2009

**Plan Description:**

3151-47 Locust will be redeveloped into a mixed-use building that will contain office, restaurant/retail, a live/work space, and nine residential apartments. 3144 Locust will be redeveloped into parking to supplement the project. The project will result in approx. 12,825 s/f of commercial space and approx. 11,040 s/f of residential space.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Blight  
**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
### St.Louis

#### St.Louis Innovation District (352-137)

## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$471,787.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$153,251.00</th>
<th>Amount on Hand:</th>
<th>$10,079.00</th>
</tr>
</thead>
</table>

### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Total received since inception:</th>
<th>$1,595,778.00</th>
<th>Amount on Hand:</th>
<th>$461,708.00</th>
</tr>
</thead>
</table>

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $85,400,000.00

### Anticipated TOTAL Project Costs:

- $937,100,000.00

## Financing Method:

- **TIF Notes**

Original estimated number of years to retirement: 0

Current anticipated estimated number of years to retirement: 0
**St.Louis**

**St.Louis Innovation District (352-137)**

Contact Agency: St.Louis  
Contact Phone: 3146573732  
Developer(s): St. Louis Innovation District, LLC (Cortex)  
Senate District: 5  
House District: 79  
Original Date Plan/Project Approved: 2/1/2013

**Plan Description:**

This is a mixed-use project including 11 RPAs. The total expected development on 150 acres will total 2.1 billion and is located between the Washington University Medical Center and St. Louis University.

---

**Plan/Project Status:** Under Construction  
**Area Type:** Blight  
**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.  
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

<table>
<thead>
<tr>
<th>Projected</th>
<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Number of Retained Jobs:**

<table>
<thead>
<tr>
<th>Projected</th>
<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $2,202.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $5,210.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $838,037.00
Amount on Hand: $2,202.00

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Total Anticipated TIF Reimbursable Project Costs: $4,050,000.00

Anticipated TOTAL Project Costs: $20,661,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
The project consists of the redevelopment of the parcel into a 95,700 square foot commercial building, to use as a mix of warehouse space and potential office, service, and showroom space.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Project required significant public infrastructure investment to remedy existing inadequate conditions.

**Number of New Jobs:**

- **Projected:** 0
- **Actual to Date:** 0

**Number of Retained Jobs:**

- **Projected:** 0
- **Actual to Date:** 0
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:
- Total received since inception: $19,638.00  
  Amount on Hand: $18,772.00

### Economic Activity Taxes:
- Total received since inception: $0.00  
  Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $400,000.00

**Anticipated TOTAL Project Costs:** $4,385,305.00

### Financing Method:
- TIF Notes

### Original estimated number of years to retirement:
- 0

### Current anticipated estimated number of years to retirement:
- 0
St. Louis

The Foundry (352-95)

Contact Agency: St. Louis
Contact Phone: 3146573732
Developer(s): 1911 Locust Partners LLC
Senate District: 5
House District: 58
Original Date Plan/Project Approved: 5/1/2007

Plan Description:
Rehab former industrial building into commercial/retail space.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 0  Actual to Date: 0

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
**TIF Revenues**

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation</th>
<th>$425,963.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**

- Total received since inception: $3,131,944.00
- Amount on Hand: $394,874.00

**Economic Activity Taxes:**

- Total received since inception: $994,227.00
- Amount on Hand: $31,089.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

**Total Anticipated TIF Reimbursable Project Costs:** $32,000,000.00

**Anticipated TOTAL Project Costs:** $182,051,185.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
**St.Louis**

**The Laurel/555 Washington (352-109)**

<table>
<thead>
<tr>
<th>Contact Agency:</th>
<th>St.Louis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Phone:</td>
<td>3146573732</td>
</tr>
<tr>
<td>Developer(s):</td>
<td>Dillards Building LLC</td>
</tr>
<tr>
<td>Senate District:</td>
<td>5</td>
</tr>
<tr>
<td>House District:</td>
<td>58</td>
</tr>
<tr>
<td>Original Date Plan/Project Approved:</td>
<td>7/1/2008</td>
</tr>
</tbody>
</table>

**Plan Description:**

The project consist of the rehabilitation and redevelopment of the former Dillards Building into a retail, restaurant, hotel and apartment uses, together with parking, to be known as The Laurel. The hotel will have about 212 rooms, retail or restaurant space will occupy about 30,000 s/f, 200 apartments.

**Plan/Project Status:** Fully-Operational

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

Projected: 0  
Actual to Date: 0

**Number of Retained Jobs:**

Projected: 0  
Actual to Date: 0
TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00

As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $486,345.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $2,428.00
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $0.00
Property Acquisition and Relocation Costs: $0.00
Project Implementation Costs: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $1,900,000.00

Anticipated TOTAL Project Costs: $11,678,070.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 13
**St.Louis**

**The Union Club (352-83)**

Contact Agency: St.Louis

Contact Phone: 314-657-3732

Developer(s): Gilded Age Renovation, LLC

Senate District: 5

House District: 58

Original Date Plan/Project Approved: 3/1/2006

Plan Description:

Construction of a parking garage with 130-140 parking spaces. The development also includes 45 loft style residential condominium units above the garage and approximately 6100 s/f of street level retail space, but they will not be TIF assisted.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:

- Projected: 0
- Actual to Date: 0

Number of Retained Jobs:

- Projected: 0
- Actual to Date: 0
### St. Louis

**Tudor Building/1818 Washington (352-91)**

#### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund:</td>
<td>$69,249.00</td>
<td>1/1/2016</td>
</tr>
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</table>

#### Payments in Lieu of Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Total received since inception:</td>
<td>$765,845.00</td>
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<tr>
<td>Amount on Hand:</td>
<td>$69,249.00</td>
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</table>

#### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception:</td>
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<tr>
<td>Amount on Hand:</td>
<td>$0.00</td>
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</table>

#### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs:</td>
<td>$0.00</td>
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<tr>
<td>Project Implementation Costs:</td>
<td>$0.00</td>
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<tr>
<td>Other:</td>
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<tr>
<td>Other:</td>
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<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other:</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Total Anticipated TIF Reimbursable Project Costs:**

$2,380,000.00

**Anticipated TOTAL Project Costs:**

$33,895,535.00

**Financing Method:**

- TIF Notes

**Original estimated number of years to retirement:**

0

**Current anticipated estimated number of years to retirement:**

0
# St. Louis

## Tudor Building/1818 Washington (352-91)

- **Contact Agency:** St. Louis
- **Contact Phone:** 3146573732
- **Developer(s):** 1818 Washington Tudor Partners, L.L.C
- **Senate District:** 5
- **House District:** 58
- **Original Date Plan/Project Approved:** 2/1/2007

### Plan Description:

Renovate the Tudor Building into first floor retail and second floor residential condominiums.

### Plan/Project Status:

Fully-Operational

### Area Type:

Blight

### But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

### Number of New Jobs:

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
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</table>

### Number of Retained Jobs:

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Ste. Genevieve

Redevelopment plan for the Downtown Ste. Genevieve

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $51.00
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $0.00
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $7,032.72
Amount on Hand: $46.75

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $22,325,000.00
- Property Acquisition and Relocation Costs: $500,000.00
- Project Implementation Costs: $1,543,750.00
- Other: $0.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $24,368,750.00

Anticipated TOTAL Project Costs: $33,638,750.00

Financing Method:
- Pay As You Go
- TIF Notes
- Loan
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Ste. Genevieve

Redevelopment plan for the Downtown Ste. Genevieve

Contact Agency: Ste. Genevieve
Contact Phone: 573-883-5400
Developer(s): none
Senate District: 3
House District: 116

Original Date Plan/Project Approved: 4/1/2013

Plan Description:
converting existing deteriorated and vacant buildings into retail, office and service space, municipal infrastructure

Plan/Project Status: Starting-Up
Area Type: Conservation

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 150  Actual to Date: 30

Number of Retained Jobs:
Projected: 100  Actual to Date: 0
Ste. Genevieve
Valle Springs Tax Increment Financing Dist.

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $0.00  As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $4,785,883.00  Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $6,189,581.00  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $5,129,134.00
- Property Acquisition and Relocation Costs: $3,729,000.00
- Project Implementation Costs: $83,124.00
- Other: $458,742.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $9,400,000.00

Anticipated TOTAL Project Costs: $14,534,009.00

Financing Method:
- Pay As You Go
- TIF Notes
- Loan
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 0
Ste. Genevieve

Valle Springs Tax Increment Financing Dist.

Contact Agency: Ste. Genevieve
Contact Phone: 573-883-5400
Developer(s): none
Senate District: 3
House District: 116
Original Date Plan/Project Approved: 11/1/1992

Plan Description:
The original TIF provided water, sewer, and sidewalks, to serve a developing industrial/commercial area. The amended plan provides for property assembly, water, sewer, and storm drainage, site improvements and relocation assistance

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 120  Actual to Date: 435

Number of Retained Jobs:
Projected: 200  Actual to Date: 200
Ste. Genevieve County

Redevelopment Plan for the Ozora Area TIF

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $230.02
As of: 1/1/2016

Payments in Lieu of Taxes:

Total received since inception: $20,980.60  Amount on Hand: $230.02

Economic Activity Taxes:

Total received since inception: $49,106.92  Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:

Public Infrastructure/Site Development Costs: $4,850,000.00
Property Acquisition and Relocation Costs: $100,000.00
Project Implementation Costs: $580,000.00
Other: $400,000.00
Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $5,930,000.00

Anticipated TOTAL Project Costs: $14,500,000.00

Financing Method:

Pay As You Go
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Ste. Genevieve County

Redevelopment Plan for the Ozora Area TIF

Contact Agency: Ste. Genevieve County
Contact Phone: 573-883-7202
Developer(s): Crawford Oil Company
Senate District: 3
House District: 116

Original Date Plan/Project Approved: 9/1/2012

Plan Description:
Rehab Ozora truck stop and country store, environmental remediation

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

Number of New Jobs:
Projected: 70  Actual to Date: 70

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
TIF Revenues
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $0.00 Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $43,660,105.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $115,000.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $43,775,105.00

Anticipated TOTAL Project Costs: $170,306,630.00

Financing Method:
- Pay As You Go
- TIF Bonds
- Other

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
**Sugar Creek Bluffs**

**Contact Agency:** Sugar Creek  
**Contact Phone:** 816-252-4400  
**Developer(s):** None  
**Senate District:** 11  
**House District:** 51  
**Original Date Plan/Project Approved:** 1/1/2007

**Plan Description:**
The proposed redevelopment plan includes four phases of development of primarily light industrial manufacturing, commercial retail and office space, roadways and other infrastructure and greenways. The plan also provides for public infrastructure improvements including sewer, storm water, and roads.

**Plan/Project Status:** Seeking Developer  
**Area Type:** Blight  
**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**
- **Projected:** 1045  
- **Actual to Date:** 0

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
**Sugar Creek**  
**LCM/Courtney Atherton Tax Increment Financing Plan**

## TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of:</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$2,544.64</td>
<td>1/1/2016</td>
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### Payments in Lieu of Taxes:

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
<th>On Hand:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$303,995.35</td>
<td>$100.00</td>
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### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>On Hand:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,471,902.87</td>
<td>$2,444.64</td>
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</tbody>
</table>

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $240,000.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $117,500.00
- **Other:** $3,750,000.00
- **Other:** $0.00
- **Other:**
- **Other:**
- **Other:**
- **Other:**

**Total Anticipated TIF Reimbursable Project Costs:** $4,107,500.00

## Anticipated TOTAL Project Costs:

**Total Anticipated TIF Reimbursable 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: 10
Sugar Creek

LCM/Courtney Atherton Tax Increment Financing Plan

Contact Agency: Sugar Creek  
Contact Phone: 816-252-4400  
Developer(s): Talon Companies(formerly Lafarge Construction)  
Senate District: 11  
House District: 20  
Original Date Plan/Project Approved: 5/1/2003

Plan Description:
Project includes relocation of regional sales office, rehabilitation of a closed abandoned elementary school containing hazardous materials, and the purchase of plant equipment.

Plan/Project Status: Fully-Operational

Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:

<table>
<thead>
<tr>
<th>Projected</th>
<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>36</td>
</tr>
</tbody>
</table>

Number of Retained Jobs:

<table>
<thead>
<tr>
<th>Projected</th>
<th>Actual to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>
**Sugar Creek**
**Sugarland Land**

**TIF Revenues**
Current Amount of Revenue in Special Allocation Fund: $0.00 As of: 1/1/2016

**Payments in Lieu of Taxes:**
Total received since inception: $0.00 Amount on Hand: $0.00

**Economic Activity Taxes:**
Total received since inception: $0.00 Amount on Hand: $0.00

**Anticipated TIF Reimbursable Costs:**
- Public Infrastructure/Site Development Costs: $11,103,888.00
- Property Acquisition and Relocation Costs: $5,857,000.00
- Project Implementation Costs: $9,278,339.00
- Other: $1,485,289.00
- Other: $0.00
- Other:
- Other:
- Other:
- Total Anticipated TIF Reimbursable Project Costs: $23,983,276.00

**Anticipated TOTAL Project Costs:** $43,603,666.00

**Financing Method:**
- Pay As You Go
- TIF Bonds

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 23
Sugar Creek
Sugarland Land

Contact Agency: Sugar Creek
Contact Phone: 816-252-4400
Developer(s): None
Senate District: 11
House District: 51

Original Date Plan/Project Approved: 5/1/2007

Plan Description:
The Redevelopment Area will be developed as commercial retail use. Project 1 Supermarket, 5 commercial/retail pad sites, and a Community Center. Project 2 National retail store, 2 commercial/retail pad sites and an existing Sonic and Taco Bell.

Plan/Project Status: Seeking Developer
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 61 Actual to Date: 0

Number of Retained Jobs:
Projected: 0 Actual to Date: 0
Village of Sunrise Beach
Sunrise Beach Market Center TIF Plan

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $927,439.41

Payments in Lieu of Taxes:
- Total received since inception: $12,188.69
  Amount on Hand: $12,188.69

Economic Activity Taxes:
- Total received since inception: $927,012.21
  Amount on Hand: $927,012.21

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $5,142,600.00
- Property Acquisition and Relocation Costs: $1,100,000.00
- Project Implementation Costs: $867,400.00
- Other: $240,000.00
- Other: $0.00
- Other:
- Other:
- Other:
- Other:

Total Anticipated TIF Reimbursable Project Costs: $7,350,000.00

Anticipated TOTAL Project Costs: $19,184,394.00

Financing Method:
- Pay As You Go

Original estimated number of years to retirement: 19
Current anticipated estimated number of years to retirement: 20


Village of Sunrise Beach  
Sunrise Beach Market Center TIF Plan

Contact Agency: Village of Sunrise Beach  
Contact Phone: (573) 374-8782  
Developer(s): Super Market Developers, Inc.  
Senate District: 16  
House District: 124  
Original Date Plan/Project Approved: 6/1/2012

Plan Description:

A supermarket with approximately 53,540 square feet of retail space has been constructed. Future construction is expected to include a fast-food restaurant or convenience store with approximately 3,000 square feet, an approximately 13,000 square foot strip center, other commercial uses permitted by the Comprehensive Plan in the Redevelopment Project Area.

Plan/Project Status: Under Construction

Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place. Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>50</td>
<td>120</td>
</tr>
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</table>

Number of Retained Jobs:

<table>
<thead>
<tr>
<th>Projected:</th>
<th>Actual to Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
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</table>
## Washington Downtown Washington Redevelopment Plan & Project

### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation</td>
<td>$336,842.86</td>
<td>1/1/2016</td>
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### Payments in Lieu of Taxes:

<table>
<thead>
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<th>Description</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,101,198.84</td>
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<td>Amount on Hand</td>
<td>$272,023.08</td>
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### Economic Activity Taxes:

<table>
<thead>
<tr>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Total received since inception</td>
<td>$205,186.75</td>
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<td>Amount on Hand</td>
<td>$64,819.78</td>
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</table>

### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$3,822,795.00</td>
</tr>
<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$3,450,000.00</td>
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<tr>
<td>Project Implementation Costs</td>
<td>$4,650,000.00</td>
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<tr>
<td>Other</td>
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</tr>
<tr>
<td>Other</td>
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<td>$0.00</td>
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<tr>
<td>Other</td>
<td>$0.00</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$11,855,900.00</td>
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</table>

### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anticipated TOTAL Project Costs</td>
<td>$35,537,250.00</td>
</tr>
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</table>

### Financing Method:

- TIF Notes

### Estimated Years to Retirement:

- Original estimated number of years to retirement: 23
- Current anticipated estimated number of years to retirement: 14
**Washington**

**Downtown Washington Redevelopment Plan & Project**

Contact Agency: Washington  
Contact Phone: 636-390-1000  
Developer(s): Bank of Washington  
Senate District: 26  
House District: 109  
Original Date Plan/Project Approved: 2/1/2007

Plan Description:

The Redevelopment Program and project concept involves multiple developments and activities including rehabilitation/expansion of the Bank of Washington, relocation of the Franklin County Recycling Facility, redevelopment of the Ready-Mix Cement Plant into a mixed use dev., relocation of railroad switch and maintenance facility, location of the overhead electrical power lines to below ground, a streetscape program and grant/loan facade prog

Plan/Project Status: Fully-Operational  
Area Type: Conservation  
But for Determination:  
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.  
Project required parcel assembly and/or relocation costs.

Number of New Jobs:  
Projected: 7  
Actual to Date: 7

Number of Retained Jobs:  
Projected: 102  
Actual to Date: 102
Washington
Rhine River Redevelopment Plan & Project

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $4,413.46
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $82,903.14
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $10,338.12
Amount on Hand: $4,413.46

Anticipated TIF Reimbursable Costs:
Public Infrastructure/Site Development Costs: $1,025,000.00
Property Acquisition and Relocation Costs: $505,000.00
Project Implementation Costs: $175,000.00
Other: $0.00
Other: $0.00
Other:
Other:
Other:
Other:
Total Anticipated TIF Reimbursable Project Costs: $1,705,000.00

Anticipated TOTAL Project Costs: $7,805,000.00

Financing Method:
TIF Notes

Original estimated number of years to retirement: 23
Current anticipated estimated number of years to retirement: 17
**Washington**

**Rhine River Redevelopment Plan & Project**

Contact Agency: Washington  
Contact Phone: 636-390-1000  
Developer(s): Rhine River Development, LLC  
Senate District: 26  
House District: 109  

Original Date Plan/Project Approved: 7/1/2010

**Plan Description:**

This plan consists of residential and commercial uses that would entail rehabilitation of certain existing site improvements and provide for the construction of new buildings and site improvements on the property.

**Plan/Project Status:** Under Construction

**Area Type:** Blight

**But for Determination:**

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.  
Project required significant public infrastructure investment to remedy existing inadequate conditions.  
Project required significant public infrastructure investment to construct adequate capacity to support the project.  
Project required parcel assembly and/or relocation costs.

**Number of New Jobs:**

Projected: 24  
Actual to Date: 77

**Number of Retained Jobs:**

Projected: 24  
Actual to Date: 77
Waynesville
Highway H Redevelopment

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $14,079.00 As of: 1/1/2016

Payments in Lieu of Taxes:
- Total received since inception: $2,837,459.43 Amount on Hand: $14,079.00

Economic Activity Taxes:
- Total received since inception: $6,485,833.39 Amount on Hand: $14,079.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $0.00

Anticipated TOTAL Project Costs: $0.00

Financing Method:
- TIF Bonds

Original estimated number of years to retirement: 15
Current anticipated estimated number of years to retirement: 2
Waynesville

Highway H Redevelopment

Contact Agency: Waynesville
Contact Phone: 573 774-6171
Developer(s): Various
Senate District: 16
House District: 122

Original Date Plan/Project Approved: 5/1/1994

Plan Description:
Construction of full service grocery store, shopping center, movie theater. Service Station, mini mall farm and home store, auto dealership, fast food, restaurant, variety store and sit down restaurant.

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
A & B

Number of New Jobs:
Projected: 300  Actual to Date: 300

Number of Retained Jobs:
Projected: 300  Actual to Date: 350
### TIF Revenues

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Amount of Revenue in Special Allocation Fund</td>
<td>$117,686.10</td>
<td>1/1/2016</td>
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#### Payments in Lieu of Taxes:

<table>
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<th>Description</th>
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<tbody>
<tr>
<td>Total received since inception</td>
<td>$4,024,743.14</td>
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<td>Amount on Hand</td>
<td>$215,483.06</td>
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#### Economic Activity Taxes:

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<tbody>
<tr>
<td>Total received since inception</td>
<td>$1,744,927.67</td>
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<td>Amount on Hand</td>
<td>$27,582.66</td>
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#### Anticipated TIF Reimbursable Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Infrastructure/Site Development Costs</td>
<td>$0.00</td>
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<tr>
<td>Property Acquisition and Relocation Costs</td>
<td>$1,134,000.00</td>
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<td>Project Implementation Costs</td>
<td>$2,386,000.00</td>
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<td>Other:</td>
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<tr>
<td>Total Anticipated TIF Reimbursable Project Costs</td>
<td>$3,520,000.00</td>
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#### Anticipated TOTAL Project Costs:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Anticipated TOTAL Project Costs</td>
<td>$10,850,000.00</td>
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#### Financing Method:

- TIF Notes

#### Retirement:

<table>
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<tr>
<th>Description</th>
<th>Number of Years</th>
</tr>
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<tr>
<td>Original estimated number of years to retirement</td>
<td>20</td>
</tr>
<tr>
<td>Current anticipated estimated number of years to retirement</td>
<td>5</td>
</tr>
</tbody>
</table>
Webster Groves

Tax Increment plan for the Shoppes at Old Webster

Contact Agency: Webster Groves
Contact Phone: 314 963-5320
Developer(s): Novus Companies
Senate District: 15
House District: 87 & 91
Original Date Plan/Project Approved: 2/1/1999

Plan Description:
Agreement calling for construction of office and retail buildings and certain public improvements, including a parking structure and surface parking lot.

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.
Project required parcel assembly and/or relocation costs.

Number of New Jobs:
Projected: 155  Actual to Date: 215

Number of Retained Jobs:
Projected: 0  Actual to Date: 0
## TIF Revenues

**Current Amount of Revenue in Special Allocation Fund:**

<table>
<thead>
<tr>
<th>Fund</th>
<th>Amount</th>
<th>As of</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIF Revenues</td>
<td>$0.00</td>
<td>1/1/2016</td>
</tr>
</tbody>
</table>

### Payments in Lieu of Taxes:

- **Total received since inception:** $0.00
- **Amount on Hand:** $0.00

### Economic Activity Taxes:

- **Total received since inception:** $0.00
- **Amount on Hand:** $0.00

### Anticipated TIF Reimbursable Costs:

- **Public Infrastructure/Site Development Costs:** $0.00
- **Property Acquisition and Relocation Costs:** $0.00
- **Project Implementation Costs:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00
- **Other:** $0.00

- **Total Anticipated TIF Reimbursable Project Costs:** $0.00

### Anticipated TOTAL Project Costs:

- **Anticipated TOTAL Project Costs:** $0.00

### Financing Method:

- **TIF Bonds**

### Estimated Number of Years to Retirement:

- **Original estimated number of years to retirement:** 0
- **Current anticipated estimated number of years to retirement:** 0
**Contact Agency:** Wentzille  
**Contact Phone:** 636 327-5102  
**Developer(s):** NA  
**Senate District:** 2  
**House District:** 63  
**Original Date Plan/Project Approved:** 10/1/2004  

**Plan Description:**  
There is NOT and will not be a Plan or Project.

**Plan/Project Status:** Inactive  
**Area Type:** Blight  
**But for Determination:**  
Project required significant public infrastructure investment to remedy existing inadequate conditions.

<table>
<thead>
<tr>
<th>Number of New Jobs:</th>
</tr>
</thead>
</table>
| Projected:          | 0  
| Actual to Date:     | 0  

<table>
<thead>
<tr>
<th>Number of Retained Jobs:</th>
</tr>
</thead>
</table>
| Projected:               | 0  
| Actual to Date:          | 0  

**Wentzille**

**South 70 Commercial Area-East**
## TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

### Payments in Lieu of Taxes:

- Total received since inception: $0.00
- Amount on Hand: $0.00

### Economic Activity Taxes:

- Total received since inception: $0.00
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

- Public Infrastructure/Site Development Costs: $0.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

- Total Anticipated TIF Reimbursable Project Costs: $0.00

### Anticipated TOTAL Project Costs:

- $0.00

### Financing Method:

- TIF Bonds
- Other

### Original estimated number of years to retirement:

- 15

### Current anticipated estimated number of years to retirement:

- 0
**Wentzville**

**I-70 Corporate Parkway**

**Contact Agency:** Wentzville  
**Contact Phone:** (636)327-5102  
**Developer(s):** na  
**Senate District:** 2  
**House District:** 107  
**Original Date Plan/Project Approved:** 5/1/2004

**Plan Description:**
There is NOT and will not be a plan or project.

**Plan/Project Status:** Inactive  
**Area Type:** Blight  
**But for Determination:**
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

**Number of New Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0

**Number of Retained Jobs:**
- **Projected:** 0  
- **Actual to Date:** 0
**Wentzville**  
*M&B Sachs Business Park Extension*

**TIF Revenues**

Current Amount of Revenue in Special Allocation:  $0.84  
As of:  1/1/2016

**Payments in Lieu of Taxes:**

Total received since inception:  $401,995.73  
Amount on Hand:  $0.84

**Economic Activity Taxes:**

Total received since inception:  $0.00  
Amount on Hand:  $0.00

**Anticipated TIF Reimbursable Costs:**

- Public Infrastructure/Site Development Costs:  $892,014.75
- Property Acquisition and Relocation Costs:  $0.00
- Project Implementation Costs:  $0.00
- Other:  $0.00
- Other:  $0.00
- Other:  $0.00
- Other:  $0.00
- Other:  $0.00
- Other:  $0.00

**Total Anticipated TIF Reimbursable Project Costs:**  $892,014.74

**Anticipated TOTAL Project Costs:**  $892,014.74

**Financing Method:**

- TIF Notes

Original estimated number of years to retirement:  23

Current anticipated estimated number of years to retirement:  23
**Wentzville**  
**M&B Sachs Business Park Extension**

**Contact Agency:** Wentzville  
**Contact Phone:** 636 327-5102  
**Developer(s):** Doyle W. Shockley  
**Senate District:** 2  
**House District:** 63  
**Original Date Plan/Project Approved:** 1/1/2006  

**Plan Description:**
Building of the public infrastructure necessary to create sites for industrial activities. The provision of roadways, sanitary sewers and storm sewers and drainage-ways adequately sized and constructed to handle anticipated users.

**Plan/Project Status:** Fully-Operational  
**Area Type:** Conservation  
**But for Determination:**
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.

**Number of New Jobs:**

- **Projected:** 0  
- **Actual to Date:** 70

**Number of Retained Jobs:**

- **Projected:** 0  
- **Actual to Date:** 0
# West Plains

## S. US Hwy 160

### TIF Revenues

<table>
<thead>
<tr>
<th>Current Amount of Revenue in Special Allocation Fund:</th>
<th>$0.00</th>
<th>As of:</th>
<th>1/1/2016</th>
</tr>
</thead>
</table>

**Payments in Lieu of Taxes:**
- Total received since inception: $1,584,374.80  
- Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $496,942.69  
- Amount on Hand: $0.00

### Anticipated TIF Reimbursable Costs:

| Public Infrastructure/Site Development Costs: | $12,775,000.00 |
| Property Acquisition and Relocation Costs: | $711,000.00 |
| Project Implementation Costs: | $499,000.00 |
| Other: | $300,000.00 |
| Other: | $0.00 |

**Total Anticipated TIF Reimbursable Project Costs:** $14,285,000.00

### Anticipated TOTAL Project Costs:

$61,838,000.00

**Financing Method:**

- Pay As You Go

**Original estimated number of years to retirement:** 0

**Current anticipated estimated number of years to retirement:** 0
Contact Agency: West Plains
Contact Phone: 417-256-7176
Developer(s): Kevin Guffey-WestPlains Prop, Games People Play, R
Senate District: 33
House District: 154
Original Date Plan/Project Approved: 10/1/2005

Plan Description:

same as previous reports, no changes or new plans, Oct 2015 marked the 10 year timeline to submit new plans

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:

Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:

Projected: 80  Actual to Date: 110

Number of Retained Jobs:

Projected: 0  Actual to Date: 0
### TIF Revenues

**Current Amount of Revenue in Special Allocation Fund:**
- $1,703.87

**As of:**
- 1/1/2016

**Payments in Lieu of Taxes:**
- Total received since inception: $0.00
- Amount on Hand: $0.00

**Economic Activity Taxes:**
- Total received since inception: $3,127,280.40
- Amount on Hand: $1,703.87

**Anticipated TIF Reimbursable Costs:**
- **Public Infrastructure/Site Development Costs:**
  - $1,960,385.00
- **Property Acquisition and Relocation Costs:**
  - $0.00
- **Project Implementation Costs:**
  - $0.00
- **Other:**
  - $0.00
- **Other:**
  - $0.00
- **Other:**
  - $0.00
- **Other:**
  - $0.00
- **Total Anticipated TIF Reimbursable Project Costs:**
  - $1,960,385.00

**Anticipated TOTAL Project Costs:**
- $3,904,249.00

**Financing Method:**
- Pay As You Go
- Loan
- Other Bond

**Original estimated number of years to retirement:**
- 0

**Current anticipated estimated number of years to retirement:**
- 0
West Plains
S. US Hwy Corridor-Porter Wagoner Blvd. Redevelop

Contact Agency: West Plains
Contact Phone: 417-256-7176
Developer(s): Wal-Mart, Hoover Prop, Silvey Prop, Stewart Constr
Senate District: 33
House District: 154
Original Date Plan/Project Approved: 5/1/1994
Plan Description:
same as previous reports, no new areas or projects

Plan/Project Status: Fully-Operational
Area Type: Blight
But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
Projected: 701  Actual to Date: 701

Number of Retained Jobs:
Projected: 30  Actual to Date: 30
West Plains
U.S. Highway 63 Bypass

TIF Revenues

Current Amount of Revenue in Special Allocation Fund: $307,648.70
As of: 1/1/2016

Payments in Lieu of Taxes:
Total received since inception: $120,111.23
Amount on Hand: $0.00

Economic Activity Taxes:
Total received since inception: $628,762.77
Amount on Hand: $0.00

Anticipated TIF Reimbursable Costs:
- Public Infrastructure/Site Development Costs: $7,000,000.00
- Property Acquisition and Relocation Costs: $0.00
- Project Implementation Costs: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00
- Other: $0.00

Total Anticipated TIF Reimbursable Project Costs: $7,000,000.00

Anticipated TOTAL Project Costs: $32,005,500.00

Financing Method:
Pay As You Go

Original estimated number of years to retirement: 0
Current anticipated estimated number of years to retirement: 0
Contact Agency: West Plains
Contact Phone: 417-256-7176
Developer(s): Rick Hoover
Senate District: 33
House District: 154
Original Date Plan/Project Approved: 11/1/2006

Plan Description:
Phase I - contains a national restaurant chain, strip mall, and a stand alone pharmacy, Phase II - future plans for retail. No TIF amendment was brought prior to the notice requirements to meet the 10 year deadline for new plans in November 2016

Plan/Project Status: Fully-Operational
Area Type: Blight

But for Determination:
Project had unusual/extraordinary costs that made the project financially unfeasible in the market place.
Project required significant public infrastructure investment to remedy existing inadequate conditions.
Project required significant public infrastructure investment to construct adequate capacity to support the project.

Number of New Jobs:
    Projected: 70    Actual to Date: 0

Number of Retained Jobs:
    Projected: 0    Actual to Date: 0